



Homes  
England

The Housing and Regeneration Agency

Central Lancashire Local Plan Team  
Regulation 19 Consultation  
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Town Hall  
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By email: [centrallancashireplan@chorley.gov.uk](mailto:centrallancashireplan@chorley.gov.uk)

11 April 2025

Dear Central Lancashire Local Plan Team,

### **CENTRAL LANCASHIRE LOCAL PLAN: REGULATION 19 SUBMISSION LOCAL PLAN CONSULTATION**

As a prescribed body, and landowner in the wider Central Lancashire area, we would firstly like to thank you for the opportunity to comment on the above consultation: Central Lancashire Local Plan: Regulation 19 Submission Plan (hereafter referred to as “CLLP”).

Homes England is the government’s housing and regeneration agency and we drive regeneration and housing delivery to create high-quality homes and thriving places. This supports greater social justice, the levelling up of communities across England and the creation of places people are proud to call home.

This response is provided following ongoing collaboration and dialogue on the CLLP, including responses to the Call for Sites 2018, Issues and Options Consultation and the Call for Sites in February 2020, the Preferred Options consultation in February 2023 and the Site Promoter Questionnaires in August 2024.

#### **Homes England Role**

Homes England’s role is to ensure more people have access to better homes in the right locations. Homes England has a unique approach to delivering projects across the country which involves partnership working with authorities, de-risking and breaking down barriers to delivery, accelerated planning, infrastructure, and accelerated delivery.

Homes England have a strong track record of delivery in Central Lancashire for example, over recent years Homes England have delivered over 1,800 homes as part of the City Deal.

#### **Homes England Support for Plan-Making**

Homes England supports the efforts of the Central Lancashire Authorities (Preston, South Ribble and Chorley) (hereafter referred to as “CLAs”) in preparing a joint Local Plan for the future needs of the area. Homes England supports the preparation of Plans to ensure that long term housing needs and economic growth ambitions are met in full.

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Except for policies that affect Homes England's active land interests, Homes England does not propose to comment generally on the content of specific policies contained within the CLLP document.

However, the overall role of the Plan in providing a positive and robust framework to ensure that growth is co-ordinated, sustainable and resilient, is supported by Homes England.

### **Homes England's Land Ownership**

Homes England owns land across Central Lancashire. Representations regarding the CLLP that impact on the Agency's land holdings are set out below and within enclosures to this letter.

The focus of the representation is on supporting the draft housing allocations within the CLLP that include Homes England's land ownership. A plan showing Homes England Sites currently being promoted within the CLLP is provided at Appendix C and a summary is provided below.

#### *Chorley*

- Eaves Green - CLLP reference HS2.13 - indicative capacity of 29 dwellings
- Pear Tree Lane - CLLP reference HS2.25 - indicative capacity of 100 dwellings
- Cowling Farm - CLLP reference EC5.2 - indicative capacity of 158 dwellings on Homes England land and a total of 242 dwellings and 0.3 ha of employment across the wider allocation (owned by Chorley Council)

#### *South Ribble*

- Emnie Lane, Leyland - CLLP reference HS3.1 - indicative capacity of 500 dwellings
- Apsley House, Farington - CLLP reference HS3.2 - indicative capacity of 220 dwellings on Homes England land and a total of 448 dwellings across the wider allocation
- Pickering's Farm – CLLP reference SS6.A – 1,100 dwellings on Homes England and Taylor Wimpey approved scheme and a total of 1,350 dwellings across the wider allocation
- Pickering's Farm (South) - CLLP reference SS6.B - indicative capacity of 220 dwellings on Homes England and 545 dwellings across the wider allocation
- Church Lane, Farington - CLLP reference HS3.5 - indicative capacity of 200 dwellings
- Central Park - CLLP reference EN5.2 - indicative capacity of 150 dwellings to enable the delivery of a Central Park

#### *Preston*

- Land at Eastway - CLLP reference HS4.3 - indicative capacity of 95 dwellings
- Bleasdale Road – indicative capacity of 80 dwellings

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In total, the Homes England Sites identified above can deliver circa 2,852 dwellings, contributing to meeting housing needs across the Central Lancashire area.

All Sites are considered to be suitable, available and achievable within the Plan period.

### Supporting Documents

This letter should be read alongside the submitted Development Statements provided as part of the Regulation 18 consultation in February 2023 and also a number of further Development Statements submitted as part of this Representation (provided at Appendix B). The previously submitted Development Statements have not been re-provided on this occasion, but can be made available at the CLA's request. The latest Development Statements have been updated to reflect further collaboration and technical information that has become available since the last consultation.

These statements provide evidence of deliverability and Concept Frameworks demonstrating the Site's capacity, based on supporting technical evidence.

This submission therefore includes:

- Appendix A – Regulation 19 Consultation Response: This appendix outlines Homes England's responses to the proposed Local Plan policies and allocations.
- Appendix B – Development Statements: This appendix includes development statements providing updates which support the allocation of Homes England Sites:
  - Apsley House (Site HS3.2).
  - Pickering's Farm, Penwortham (Site SS6.B).
  - Lime Kiln Farm (Site EN5.2).
- Appendix C – Homes England landownership plans
  - Land ownership boundaries for all Homes England Sites.

All documents stated above have been submitted online via the CLLP Regulation 19 Consultation Citizen Space and via email with a link for direct download sent to [CentralLancashirePlan@chorley.gov.uk](mailto:CentralLancashirePlan@chorley.gov.uk).

Homes England welcomes further discussions with the CLAs to bring these Sites forward and also wishes to appear at the Examination in Public in support of its Representations.

Homes England will continue to engage as appropriate and looks forward to continuing to work with the CLAs on supporting the preparation of the CLLP.



# Homes England

If you require any additional information or clarification on the representations contained within this response, please do not hesitate to contact:

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Senior Planning and Enabling Manager  
Homes England  
[Redacted]

Laura Marchant  
Associate Director  
Ove Arup and Partners (Homes England consultant)  
[Redacted]

Yours faithfully,

[Redacted Signature]

Lucinda Taylor  
Head of Planning and Enabling – North West  
Homes England

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The Housing and Regeneration Agency

# Appendix A- Regulation 19 Consultation Response

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## Appendix A – Regulation 19 Consultation Response

### 1. Site Specific Allocation Comments

#### 1.1 Introduction

Homes England support the following allocations included within the Local Plan for residential development. Homes England consider that the Regulation 19 draft Local Plan has met the tests of soundness outlined in NPPF paragraph 36 in relation to the inclusion of these allocations. We have made specific comments related to Homes England owned Sites below.

#### 1.2 Chorley

##### 1.2.1 Eaves Green, off Lower Burgh Way, Chorley – HS2.13

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	2.10 ha	29
Homes England Ownership	2.10 ha	29
Position on the Allocation	Supportive of the allocation.	

#### Summary

Homes England support Policy HS2.13 and the allocation of Eaves Green, off Lower Burgh Way, Chorley for 29 dwellings. The Site is:

- **Suitable:** The Site provides a logical extension to an existing residential area.
- **Available:** The Site is within one single land ownership (Homes England) – as shown in Appendix C.
- **Achievable:** Homes England exchanged conditional contracts with Highall Developments on 31<sup>st</sup> March 2025.

#### Deliverability

A disposal of this Site to a developer has now been confirmed. Work has been undertaken to understand the housing trajectory of the Site, with the trajectory outlined in Table 2 later in this response. As such, 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. Homes England do not propose any modifications to Policy HS2.13.

### 1.2.2 Pear Tree Lane, Euxton – HS2.25

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	4.63 ha	100
Homes England Ownership	4.63 ha	100
Position on the Allocation	Supportive of the allocation.	

#### Summary

Homes England support Policy HS2.25 and the allocation of Pear Tree Lane, Euxton for 100 dwellings. The Site is:

- **Suitable:** The Site forms a logical and modest expansion of Euxton. The Site is considered suitable as a robust understanding of constraints and opportunities has fed into the Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues.
- **Available:** The Site is within one single land ownership (Homes England) – as shown in Appendix C.
- **Achievable:** The Site can be delivered within Years 6 – 8 of the Plan period (as set out in Table 2).

#### Deliverability

To support the delivery of the Site, a Development Statement has been prepared and was provided at the two Regulation 18 Local Plan consultation stages (in 2020 and 2023). This considered all constraints and opportunities to define a development capacity.

Since the Regulation 18 consultation, Homes England has secured an agreement around a shared approach to access and surface water drainage with Rowland Homes, informed by discussions with Lancashire County Council. Rowland Homes are developing a consented scheme to the north of the Homes England Site (application reference: 21/00635/REMMAJ). Alongside this, a Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) baseline assessment has been undertaken on Homes England’s land to understand the habitats on-site and the scope of protected species surveys required to support a future planning application.

Work has been undertaken to understand the housing trajectory of the Site, with the trajectory outlined in Table 2 later in this response.

As such, 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. Homes England do not propose any modifications to Policy HS2.25.

### 1.2.3 Cowling Farm, Chorley – EC5.2

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	9.50 ha	242
Homes England Ownership	c.6.0 ha	158
Position on the Allocation	Supportive of the allocation.	

#### Summary

Homes England support Policy EC5.2 and the allocation of Cowling Farm, Chorley for 242 dwellings.

Homes England confirms their land ownership of the Site as shown in Appendix C. It should be noted Homes England do not own the full extent of the EC5.2 allocation and their land ownership has capacity for 158 dwellings. The remainder of the allocation is owned by Chorley Council.

The Site is:

- **Suitable:** The Site is considered suitable as a robust understanding of constraints and opportunities has fed into the Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues.
- **Available:** The allocation is owned by Chorley Council and Homes England, who are working together to deliver this proposal. Homes England’s land ownership is shown in Appendix C.
- **Achievable:** The Site can be delivered within Years 6 – 10 of the Plan period (as set out in Table 2).

Homes England has regular conversations with Chorley Council and both parties are committed to the delivery of this allocation. As joint landowners, both parties agree that there are identified benefits to a combined de-risking programme for the full allocation and work is being progressed to formalise the joint-working, delivery and disposal options for the allocation. A statement of common ground can be submitted to the Local Plan examination, providing details of this collaboration.

#### Deliverability

To support the delivery of the Site, a Development Statement has been prepared and was provided at the two Regulation 18 Local Plan consultation stages (in 2020 and 2023). This considered all constraints and opportunities to define a development capacity.

Work has been undertaken to understand the housing trajectory of the Site, with the trajectory outlined in Table 2 later in this response. This has been reviewed by Chorley Council, as joint landowner and work is in progress to ensure that this delivery timescale can be achieved.

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

### 1.3 South Ribble

#### 1.3.1 Pickering's Farm, Penwortham, Charnock & Farington West wards – SS6.A

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	c.79 ha	c.1,350
Position on the Allocation	Supportive of the allocation.	

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.

### 1.3.2 Pickering’s Farm, Penwortham, Farington West ward – SS6.B

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	c.21.7 ha	c.545
Homes England Ownership	10.6 ha	220
Position on the Allocation	Supportive of the allocation.	

#### Summary

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.

Homes England confirms their land ownership of the Site as shown in Appendix C. It should be noted Homes England do not own the full extent of the SS6.B allocation and their land ownership has capacity for circa 220 dwellings.

The Site is:

- **Suitable:** The Site is considered suitable as a robust understanding of constraints and opportunities has fed into the Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues.
- **Available:** The proposed allocation is in multiple ownerships. Homes England’s landownership is shown in Appendix C.
- **Achievable:** The Site can be delivered within Years 8 – 11 of the Plan period (as set out in Table 2).

#### Deliverability

To support the delivery of the Site, a Development Statement has been prepared, provided in Appendix B, which includes a Concept Framework for the Site. This considers all constraints and opportunities to define a development capacity for Homes England’s land ownership.

Policy SS6.B also refers to the Site’s Key Development Considerations set out in Section 3 of the CLLP (Pages 46-48). Homes England wishes to confirm that:

- Recognising the need for good placemaking within the Key Development Considerations, Homes England will explore the delivery of links to the wider surroundings, including the remainder of the land within allocation SS6.B. Pickering’s Farm Site SS6.A has an existing outline planning permission (application references: 07/2021/00886/ORM and 07/2021/00887/ORM) which sets broad development principles for the land to the south. This development is partly in Homes England’s ownership and there are opportunities to secure links through to this allocation and to respond to the design proposals on this development. This will help to ensure the Site (SS6.B) is delivered in an integrated and coordinated manner.

- The Site is also in close proximity to other Homes England owned Sites including Apsley House HS3.2 and Church Lane HS3.5 and we have considered the highways implications and wider connectivity opportunities from these Sites.
- The utility easements, access arrangements and broad principles of the Framework Masterplan set out in application references 07/2021/00886/ORM and 07/2021/00887/ORM - the existing permission for land within allocation Pickering's Farm Site SS6.A have been fed into the Concept Framework for Homes England's ownership. Homes England note and support the production of a Design Code to be provided as part of any submission to ensure that buildings and spaces are designed to be flexible to respond to changing circumstances. Further details can be found in the Development Statement in Appendix B.
- We have had initial engagement with United Utilities on the proposed allocation and carried out technical work to inform the development of the Concept Framework which considers all utility easements on Site linked to the requirement of Drainage and Utilities EN11.
- We note the Local Plan sets a requirement for a Wintering Bird Survey as linked to the requirement of designated Sites for Nature Conservation EN7. We have carried out a PEA and a BNG baseline assessment for the Site which has confirmed all protected species requirements including Breeding Birds and Wintering Bird Surveys. We have reflected these requirements into our planning application timetable and associated housing trajectory.
- Work has been undertaken to understand the sustainable transport options. The Concept Framework includes details of how the Site will link to the wider highways network via proposed access arrangements onto Chain House Lane. Strong green pedestrian links across the Site will be included, with a number of public rights of way crossing the Site and providing links between the Site and SS6.A. We will engage with the Highway Authority prior to submission of a planning application and are currently working to understand highway capacity to identify any improvements required and sustainable travel options and land take required to deliver these linked to the requirement of Highways ST2 and planning obligations ID2.
- The Concept Framework provides a buffer between proposed residential dwellings and the A582 (Penwortham Way) and the West Coast main line railway ensure an acceptable level of amenity is provided for residents, aligning with Amenity EN4.

Work has been undertaken to understand the housing trajectory of the Site with this outlined in Table 2 later in this response. 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. Homes England do not propose any modifications to Policy SS6.B.

### 1.3.3 Emnie Lane, Leyland – HS3.1

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	20.20 ha	500
Homes England Ownership	25.01 ha	500
Position on the Allocation	Supportive of the allocation. A minor amendment to the allocation boundary is requested.	

#### Summary

Homes England support Policy HS3.1 and the allocation of Emnie Lane, Leyland for 500 dwellings. The Site is:

- **Suitable:** The Site is considered suitable as a robust understanding of constraints and opportunities has fed into the Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues.
- **Available:** Homes England’s ownership is shown in Appendix C. This is larger than the proposed boundary for HS3.1.
- **Achievable:** The Site can be delivered within Years 7 – 11 of the Plan period (as set out in Table 2).

Homes England confirms their land ownership of the Site as shown in Appendix C. 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 only (this relates to amends at the edge of the boundary to the north and north west). It is noted that the area to the north of the proposed allocation is currently identified as an area of open space and green infrastructure (policies EN5 and HC6). There is no detail of why this is proposed, and in the interests of place-making, it would be more appropriate for open space to be integrated into any future development as part of the HS3.1 allocation.

#### Deliverability

To support the delivery of the Site, a Development Statement has been prepared and was provided at the two Regulation 18 Local Plan consultation stages (in 2020 and 2023). This considered all constraints and opportunities to define a development capacity.

Work has been undertaken to understand the housing trajectory of the Site, with the trajectory outlined in Table 2 later in this response.

Policy HS3.1 also refers to the Site’s Key Development Considerations set out in Appendix 4 of the CLLP (Pages 220-222). Homes England wishes to confirm that:

- As required by the Key Development Considerations there has been ongoing meaningful engagement with United Utilities (“UU”) relating to the adjacent Leyland Wastewater Treatment Works (“WWTW”), which has also fed into the Concept Framework for the Site. This has included:
  - An Odour Assessment was prepared to understand any implications on the capacity of the site. This was prepared to support the Concept Framework and Development Framework submitted as part of the Homes England representation to the Local Plan Regulation 18 consultation in 2020. The method and conclusions of the odour study were agreed with UU. There has been continued dialogue with UU in relation to further odour and noise assessments using a shared set of odour data which will be used to produce assessments to support a future planning application linked to the requirement of Amenity EN4 and Environmental Quality EN14.
  - Addressing the design requirements for the required easement and future utility and surface water requirements. All utility easements have been considered as part of the Concept Framework and have been reflected in the Site capacity linked to the requirement of Drainage and Utilities EN11.
- The proposed developable area in the Concept Framework excludes all areas in Flood Zone 2 and 3 linked to the requirement of Flood Risk EN10.
- Heritage assets have been considered in our work to date and will include further analysis to support a future planning application, linked to the requirement of Heritage assets and archaeology EN13. This includes reference to Grade II Listed Building adjacent to the Site, Cliff’s Farmhouse and the Grade II stone fence posts at Ambry Meadows which are located near the Site to the northwest.
- We note the requirement for a Wintering Bird Survey within the key development considerations as linked to the requirement of designated Sites for Nature Conservation EN7. We have carried out a PEA and a BNG baseline assessment for the Site which has confirmed all protected species requirements including Breeding Birds and Wintering Bird Surveys. We have reflected these requirements in our planning application timetable and associated housing trajectory.

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.

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.

### 1.3.4 Apsley House, Farington – HS3.2

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	16.06 ha	435
Homes England Ownership	11 ha	220
Position on the Allocation	Supportive of the allocation.  A modification is requested to reflect the overall allocation capacity of 448 dwellings.	

#### Summary

Homes England are supportive in principle of Policy HS3.2 and the allocation of Apsley House, Farington for new dwellings.

Homes England confirms their land ownership of the Site as shown in Appendix C. 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 housing capacity shown across the entirety of the allocation in the Regulation 19 Local Plan is lower than our analysis has indicated. Following a review of technical constraints, we consider the allocation has capacity for 448 dwellings rather than 435 dwellings as included as part of Policy HS3: Housing Allocations South Ribble

The Site is:

- **Suitable:** The Site is considered suitable as a robust understanding of constraints and opportunities has informed this Concept Framework for the proposed allocation and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues
- **Available:** The proposed allocation is in multiple ownerships, but 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 Development Statement provided at Appendix B has considered the Site can be delivered within Years 6 – 10 of the Plan period (as set out in Table 2).

#### Deliverability

Homes England is working in collaboration with the other landowners, G & W Love and Northern Trust Group (with Lanley Homes), to promote and coordinate delivery of this proposed allocation. Further details are provided in an updated Development Statement in Appendix B and a separate letter has been jointly submitted by all landowners setting out their approach to collaboration. Work has been undertaken to understand the housing trajectory of the Site outlined in Table 2 later in this response.

Policy HS3.2 also refers to the Site's Key Development Considerations set out in Appendix 4 of the CLLP (Pages 223-225). Homes England wishes to confirm that:

- Recognising the need for a collaborative approach to ensure this land is brought forward in a well-planned and timely manner, Homes England, G & W Love and Northern Trust Land Group (with Lanley Homes) have agreed and signed "Letters of Understanding" and prepared a Concept Framework for the proposed allocation. Further details can be found in the Development Statement in Appendix B. This is linked to the requirement of well-designed place EN1.
- We have engaged with UU on the proposed allocation and carried out technical work to understand outfall options and our approach to surface water management. The Concept Framework considers all utility easements on Site linked to the requirement of Drainage and Utilities EN11.
- The Concept Framework includes details of proposed access points on Chain House Lane and Coote Lane. We will engage with the Highway Authority prior to submission of a planning application and are currently working to understand highway capacity to identify any improvements required and sustainable travel options and land take required to deliver these linked to the requirement of Highways ST2 and planning obligations ID2.
- The Concept Framework shows a buffer along the A582 and railway line linked to the requirements of amenity EN4 and Environmental Quality EN14.
- We note the requirement for a Wintering Bird Survey within the key development considerations as linked to the requirement of designated Sites for Nature Conservation EN7. We have carried out a Preliminary Ecological Appraisal and a Biodiversity Appraisal for Site which has confirmed all protected species requirements including Breeding Birds and Wintering Bird Surveys. We have reflected these requirements into our planning application timetable and associated housing trajectory.

As noted above, whilst Policy HS3.2 suggests an indicative capacity of 435 dwellings, our analysis to date has demonstrated the allocation can accommodate up to 448 dwellings.

Therefore, whilst the allocation of Apsley House, Farington (Policy HS3.2) is considered sound in principle as it is justified by technical evidence, it is available to be brought forward for development now and offers a sustainable location for development, we request a modification to the policy to ensure it is justified (reflecting our proportionate evidence of Site 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).

Homes England request a modification to Policy HS3.2 to state the allocation has the capacity to deliver up to 448 dwellings.

### 1.3.5 Church Lane, Farington - HS3.5 (Cheshire House Farm)

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	8.30 ha	200
Homes England Ownership	8.00 ha	200
Position on the Allocation	Supportive of the allocation. A minor amendment to the allocation boundary is requested.	

#### Summary

Homes England support the allocation of Church Lane, Farington under policy HS3.5 for the delivery of 200 dwellings. The Site is:

- **Suitable:** The Site is considered suitable as a robust understanding of constraints and opportunities has fed into the Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues.
- **Available:** The Site is within one single land ownership (Homes England) – as shown in Appendix C.
- **Achievable:** The Site can be delivered within Years 6 – 10 of the Plan period (as set out in Table 2).

Homes England confirms their land ownership of the Site as shown in Appendix C. 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 only (this relates to minor errors at the edge of the boundary to the north, north west and south).

#### Deliverability

To support the delivery of the Site, a Development Statement has been prepared and was provided at the two Regulation 18 Local Plan consultation stages (in 2020 and 2023). This considers all constraints and opportunities to define a development capacity. Work has been undertaken to understand the housing trajectory of the Site, with the trajectory outlined in Table 2 later in this response.

Policy HS3.5 also refers to the Site’s Key Development Considerations set out in Appendix 4 of the CLLP (Pages 230-231). Homes England wishes to confirm that:

- Work has been undertaken to understand the sustainable transport opportunities to ensure suitable vehicle access is achievable from Church Lane aligned to requirements of ST2. The Concept Framework indicates that safe access with adequate visibility to the Site can be created on to Church Lane. We will engage with the Highway Authority prior to submission of a planning application and will work to understand highway capacity to

identify any improvements required and sustainable travel options and land take required to deliver these linked to the requirement of Highways ST2 and planning obligations ID2.

- Work has also been undertaken to understand any potential air quality implications on the Site. In response to this, a buffer has been provided at the access point off Church Lane to ensure noise and air quality levels of the Site will be appropriate for future residents. Recognising the proximity of the Site to the timber yard, Homes England is seeking to engage with Whitfires (located adjacent to the Site) to understand their operations and identify any further mitigation measures that may be required. Further detailed noise and air quality work would be conducted prior to the submission of any planning application to ensure alignment to requirements of Amenity EN4 and Environmental Quality EN14.

As such, 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.

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.

1.3.6 Central Park – ENV.2 (Lime Kiln Farm)

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	13.21 ha	125
Homes England Ownership	13.21 ha	150
Position on the Allocation	<p>Supportive of the allocation in principle.</p> <p>However, a modification is requested to change the wording of the policy to:</p> <p><i>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.</i></p>	

**Summary**

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. The Site is:

- **Suitable:** The Site is in an existing residential area and is considered suitable for a landscape-led residential development. A robust understanding of constraints and opportunities has fed into this Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues.
- **Available:** The Site is within one single land ownership (Homes England) – as shown in Appendix C.
- **Achievable:** The Site can be delivered within Years 8 – 11 of the Plan period (as set out in Table 2).

Homes England confirms their landownership of the Site as shown in Appendix C.

**Deliverability**

To support the delivery of the Site, an updated Development Statement has been prepared which provides a Concept Framework for the Site. This is included as part of Appendix B. This considers all constraints and opportunities to define a development capacity for the Site and also considers the aspirations and vision for the new Central Park. Work has been undertaken to understand the housing trajectory of the Site, which is outlined in Table 2 later in this response.

Lime Kiln Farm lies at the centre of a Central Parks network. This is an ambitious scheme which South Ribble Borough Council is delivering in partnership with Lancashire County Council, Lancashire Wildlife Trust and other partner agencies. Whilst the Central Park was allocated in the South Ribble 2015 Local Plan and work has progressed well to deliver parts of the scheme owned by the Council.

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.

The Site can provide a landscape-led residential development within a park setting that links into wider green networks and existing residential development, enhancing health and well-being whilst also maintaining a natural break in the built environment.

Homes England is keen to work with the Council to agree a strategy for the delivery of the park, which, as referenced in Policy EN5.2, could be through the physical transfer of land to South Ribble Borough Council and/ or developer contributions linked to the planning application for the wider Site.

Further work has also 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.

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.

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.

## 1.4 Preston

### 1.4.1 Land at Eastway – HS4.3

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Local Plan Allocation	4.30 ha	56
Homes England Ownership	4.30 ha	95
Position on the Allocation	<p>Supportive of the allocation in principle.</p> <p>However:</p> <p>A modification is requested to reflect the overall allocation capacity of 95 dwellings.</p> <p>A modification is requested to change the wording of the Key Development Considerations: Planning Obligations ID2 to:</p> <p><i>The Site is suitable for a residential led development and could accommodate affordable housing or extra care <del>along with open space/sports pitch provision</del> commensurate with the scale of residential development proposed. A planning contribution may be required to help mitigate the impacts of development.</i></p> <p>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.</p> <p>A minor amendment to the allocation boundary is also requested.</p>	

### Summary

Homes England are supportive in principle of the allocation of Land at Eastway in Policy HS4.3. The Site is:

- **Suitable:** The Site is in an existing residential area and is considered suitable as a robust understanding of constraints and opportunities has fed into this Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site’s delivery is unimpeded by significant technical or legal issues
- **Available:** The Site is within one single landownership (Homes England) – as shown in Appendix C.
- **Achievable:** The Site can be delivered within Years 8 – 10 of the Plan period (as set out in Table 2).

Homes England confirms their land ownership of the Site as shown in Appendix C.

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).

The emerging Local Plan policies map currently shows an area of open space (policy HS5) running along the northern boundary of the Site, adjacent to the M55. There is no detail of why this is proposed within the allocation policy or the Key Development Considerations, however the North West Preston Masterplan Supplementary Planning document (NWPMSPD) (2017) identifies an area of green open spaces around sensitive edges and a green buffer to mitigate noise and air pollution from the M55. Acknowledging the need for mitigation measures to address noise and pollution issues arising from the motorway, the Concept Framework produced for this Site similarly identifies a green buffer to the edge of the motorway and the location of noise mitigation measures. This aligns strongly to the requirements for such measures outlined in the NWPMSPD and to policies EN4 and EN14 in the CLLP. The green buffer would not be publicly accessible open space, but would provide necessary measures to guarantee no air quality or noise issues are experienced on the Site. We would request that the policy is updated to reference the green space along the M55 as a green buffer to mitigate noise and air pollution from the M55.

### Deliverability

To support the delivery of the Site, a Development Statement has been prepared and was provided at the two Regulation 18 Local Plan consultation stages (in 2020 and 2023). This considers all constraints and opportunities on the Site to define a development capacity. Work has been undertaken to understand the housing trajectory of the Site, with the trajectory outlined in Table 2 later in this response.

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.
- Homes England request that the Policy is modified to include a capacity of 95 dwellings and the Key Development Considerations is amended to remove reference to sports pitches.
- 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

## 1.5 Other Homes England Land Ownership

As set out above, Homes England have requested modifications to the allocations at Apsley House, Lime Kiln Farm and Eastway which would increase the housing numbers allocated at these Sites by 77 dwellings (+13 dwellings at Apsley House, +25 dwellings at Lime Kiln Farm and +39 dwellings at Eastway).

In the event that the Council should need to identify additional Sites, Homes England wish to draw attention to other land with development potential within their ownership.

This includes Bleasdale Road near Whittingham, which is covered in detail below.

Homes England have also previously submitted to the Regulation 18 consultation in 2023 wider land within our ownership at Pear Tree Lane in Euxton, which has capacity for 235 dwellings. Homes England also have land available, known as Gott Front Field near Whittingham, which could form a logical, sustainable residential extension, adjoining existing development at Whittingham and in close proximity to the proposed allocation HS4.1, Former Whittingham Hospital.

Homes England land ownership plans for the above Sites are included in Appendix C.

### 1.5.1 Bleasdale Road

	<u>Total Site Area</u>	<u>Total Dwellings</u>
Homes England Ownership	2.75 ha	80
Position on the Allocation	A modification is requested to remove the Site from the Open Countryside (Policy EN17) and allocate it for residential development for specialist needs (such as older person accommodation).	

#### Summary

Homes England propose that Bleasdale Road should be allocated within this Local Plan for specialist housing. The Site is:

- **Suitable:** The Site is in an existing residential area and is considered suitable for residential development.
- **Available:** The Site is within one single land ownership (Homes England) – as shown in Appendix C.
- **Achievable:** The Site can be delivered within Years 9 – 11 of the Plan period (as set out in Table 2).

Homes England confirms their land ownership of the Site as shown in Appendix C.

### Deliverability

To support the delivery of the Site, a Development Statement has been prepared and was provided at the two Regulation 18 Local Plan consultation stages (in 2020 and 2023). This considers all constraints and opportunities on the Site to define a development capacity. Work has been undertaken to understand the housing trajectory of the Site, with the trajectory outlined in Table 2 later in this response.

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 policy intends to inhibit unacceptable development which may harm the open and rural character. The Site adjoins Whittingham, an existing residential area under Policy AD1 of the Local Plan.

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.

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 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. 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.

The Concept Framework included within the Development Statement 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.

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<sup>1</sup> Six people living together in a single household.

Homes England entirely own the Site, has a track record of securing planning, de-risking and delivering Sites across Preston. The Concept Framework has considered the constraints and opportunities for the Site and identified no significant technical issues. Homes England is committed to bringing this Site forward for specialist housing development and would be happy to work with Preston Council on the exact specification of the Site. Allocation in the Local Plan which could accelerate growth in the area through delivering new homes within 0-5 years, contributing greatly to meeting specialist housing need in the Preston area.

Homes England propose a modification to allocate Bleasdale Road Site for specialist housing. 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.

## 1.6 Housing Trajectories

Table 2 provides the indicative housing trajectories for each allocation commented on above.

The housing trajectories below have been provided by Hive Land & Planning to outline indicative housing delivery trajectories for the Sites owned by Homes England in Central Lancashire.

This is based upon the Lichfields Start to Finish (3rd Edition) report which provides a comprehensive evidence base in relation to lead-in times and build out rates of large-scale residential developments.

The report sets out different assumptions across different site sizes as follows:

Site Size	Total Lead-In Period (Years)	Average Annual Build Out Rates (Dwellings)
50-99	3.8	20
100-499	6	49
500-999	4.9	123 (assuming two outlets)

The lead-in times and delivery rate assumptions from this report have been compared to delivery on Homes England Sites within Central Lancashire and indicate that these assumptions are appropriate.

In a majority of cases, the trajectories for Homes England Sites assume that outline planning applications will be prepared and submitted post adoption of the CLLP – in December 2026. Should the CLLP be adopted earlier than anticipated, applications and consequently delivery could also start earlier.

However, there are two Sites already identified with potential for earlier delivery:

- Eaves Green – this is an existing housing allocation in the Chorley Local Plan (2015) and a disposal has already been progressed. This site is therefore available to be brought forward for development earlier in the plan period.
- Cowling Farm - this is an existing mixed-use allocation in the Chorley Local Plan (2015) and Homes England are working with Chorley Council on the preparation of a joint application.

There is strong developer activity across Central Lancashire and market intelligence confirms that the market can sustain a large number of developers.

However, mindful of market saturation concerns, Homes England have assumed a phased approach to delivery of Sites. Outline planning application submissions for Pickering's Farm South, Lime Kiln Farm, Eastway and Bleasdale Road are assumed in December 2028.

Homes England remain keen to accelerate delivery of housing wherever possible and where this is supported by planning policy and the CLAs.

**Table 2: Housing Trajectories for Homes England Land Ownership**

LPA	CLLP Ref	Trajectory									
		2027/ 2028	2028/ 2029	2029/ 2030	2030/ 2031	2031/ 2032	2032/ 2033	2033/ 2034	2034/ 2035	2035/ 2036	2036/ 2037
		Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
		<b>Chorley</b>									
Eaves Green (29 Units)	HS2.13	6	20	3							
Pear Tree Lane (100 Units)	HS2.25				24	49	27				
Cowling Farm (158 Units)	EC5.2				44	49	49	16			
		<b>South Ribble</b>									
Emmie Lane (500 Units)	HS3.1					51	123	123	123	80	
Apsley House (220 Unit)	HS3.2				24	49	49	49	49		
Pickering's Farm (South) (220 Units)	SS6B						24	49	49	49	29
Church Lane (200 Units)	HS3.5				24	49	49	49	29		
Central Park - Lime Kiln Farm	EN5.2						24	49	49	28	



Homes  
England

ARUP

HIVE  
LAND & PLANNING

(150 Units)											
	Preston										
Eastway (95 Units)	HS4.3						24	49	22		
Bleasdale Road (80 Units)	N/A						9	20	20	20	11

## 1.7 Thematic Policies Comments

### 1.7.1 Overview

In this section, Homes England has provided focused comments on certain thematic policies and evidence base documents, which relate to their proposed Sites.

Homes England have identified that certain evidence documents are not currently available, such as highways modelling work. Homes England welcome the opportunity to review and engage on these documents in due course.

### 1.7.2 Housing Mix and Affordable Housing

National planning policy requires local planning authorities to assess the size, type and tenure of housing needed. This is then defined in emerging policies HS6 and HS7. Whilst these are reflective of current housing need and demand assessments, Homes England consider that there is a need for flexibility to ensure that the policy is effective.

The supporting text clarifies at 4.41 that “*The dwelling type and size mix needs identified in the HNDAs must be met unless it can be evidenced that there are Site specific considerations that justify an alternative mix.*”. To ensure sustainable development can be brought forward, it should be clarified that a deviation from the mix proposed in the Housing Need and Demand Assessments does not require a Financial Viability Assessment to be submitted, provided that other robust market evidence is submitted to justify the deviation.

### 1.7.3 Open Space Evidence Base

Whilst Homes England support Policy HS5: Open space and playing pitch requirements in New Housing Developments and the need for all major new residential developments to make provision for open space, Homes England notes that the open space requirements vary across the three authorities based on the Central Lancashire Open Space Study as referenced within paragraph 4.28. Homes England asks that the Central Lancashire Authorities please clarify if this is correct based on the methodology set out in Paragraph 4.27 and modify the Policy if necessary.

Policy HS5 notes the methodology to be used to calculate the level of contribution has been informed by the Central Lancashire Open Space Assessment Report (2019). Given this

evidence base is now six years old, Homes England raise concerns regarding whether this is effective to support a policy position, particularly linked with the requirements of sport pitch provision at Eastway.

#### 1.7.4 Infrastructure Delivery Plan (IDP) (January 2025)

There are currently some gaps and missing information in the IDP. This includes some pieces of infrastructure which are related to Homes England land ownership. Whilst Homes England support the production of the IDP, detail has not been provided on the necessity of this infrastructure nor evidence on why these are required to support Local Llan growth (such as the Cowling Farm Highway Improvement and Cross Borough Link Road) and therefore Homes England questions whether this is justified.

#### 1.7.5 Central Lancashire Local Plan Viability Main Viability Report (February 2025)

As set out in the Planning Practice Guidance for Viability ('PPGV'), the primary role for viability testing is at the plan-making stage to ensure that policy requirements are set at a realistic, achievable level that do not compromise site viability and therefore limits the need for site-specific viability testing at the application stage.

In the Aspinall Verdi report, the base testing for the "low", "mid" and "high" value greenfield typology sites (see Section 6 of the report) all produce either negative land values or a land value that is below the assumed Benchmark Land Value (BLV) and is therefore unviable. All of Homes England's Sites fall in those typologies.

It is not clear why Aspinall Verdi therefore conclude that "*our viability appraisals demonstrate that medium and higher-value greenfield Sites, both within and outside settlement boundaries, are viable*" as their results show the contrary.

In the report Aspinall Verdi have taken an approach to consider scenarios which they term as "pragmatic". It is only in these scenarios that viable results start to be generated, but this is predicated on Aspinall Verdi adopting a series of more optimistic assumptions (such as reduced profit, reduced benchmark land values to very low levels, lower costs etc).

Homes England consequently have significant concerns over whether the emerging policy requirements are justified based on the viability evidence, as the implication of the viability report is that the vast majority of (if not all) sites would be subject to site-specific viability testing, based on the Council's own evidence.

Homes England also raise concerns regarding the accuracy of the initial assumptions used in the baseline scenario, namely the benchmark land value and the assumption that there are no abnormal costs associated with the delivery of greenfield development sites. In our experience it is inevitable that there will be some site abnormal costs on greenfield development sites and a reasonable allowance should be included in the viability testing at the plan-making stage. If the nil abnormal cost assumption is maintained, the benchmark land values assumed by Aspinall Verdi would have to be reviewed and increased to a much higher level to allow for a downward adjustment for inevitable site abnormal costs but maintaining a

land value which still incentivises a reasonable landowner to bring their land forward in accordance with the PPGV.

Homes England also requests clarity on the profit assumptions adopted in the base testing. Within the LPVA, Aspinall Verdi include a profit assumption of 20% of market housing GDV in their tabular summary of assumptions, but the supporting text is contradictory and states that they have adopted the "*midpoint of the range*" advised in the PPGV (15-20%) which would be 17.5% of GDV. Aspinall Verdi also later state that "*we have adopted a baseline profit of 18% on the Gross Development Value of the open market sale housing (OMS) - with a sensitivity analysis which shows the impact of profit between 15-20%*". It is therefore unclear what profit Aspinall Verdi actually intended to adopt. The appended appraisals seem to include a profit of 18% of market housing GDV and 6% of affordable housing GDV. In contrast, there are a wide range of Local Plan examinations and CIL Charging Schedule examinations whereby a developer's profit of 20% of GDV for market housing has been deemed appropriate. We therefore consider that it is reasonable for a minimum 20% profit on market housing to be adopted in the plan-wide viability testing.

Homes England have experience of delivering housing on greenfield development sites across Central Lancashire. They have a track record of successfully bringing land to market whilst achieving positive land values and being policy compliant on all Homes England consented City Deal sites with developer contributions.

Our promotion and disposal of similar greenfield residential sites have attracted strong market interest and multiple, compliant bids from developers.

# Appendix B – Development Statements

Homes England  
2<sup>nd</sup> Floor  
Three New Bailey  
Salford



APRIL 2025

# Apsley House Development Statement

The background of the slide is an aerial photograph of a residential development site. Overlaid on the photo is a detailed site plan. A red line delineates the overall site boundary. Inside this boundary, a yellow-green shaded area represents the main development footprint. A dark grey path winds through the site, with several arrows indicating the direction of pedestrian or cycle movement. There are several blue ponds or water features scattered throughout the site. Pink shaded areas are also present, possibly indicating specific zones or features. The surrounding area shows existing buildings and roads, providing context for the development's location.

# Apsley House: A Deliverable Allocation

Homes England is a non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government (MHCLG), tasked with accelerating the delivery of housing across England. As the government's housing and regeneration agency, Homes England has the responsibility to drive positive market change, of which a key aspect is to release more land to developers, helping to improve neighbourhoods and grow communities.

This Development Statement outlines the deliverability of Apsley House ("the Site"), owned by Homes England. This document has been prepared to support the proposed residential allocation of the Site (policy reference: HS3.2: Apsley House, Farington) in the emerging Central Lancashire Regulation 19 Local Plan ("CLLP"). It provides details of Homes England's land ownership which has capacity for 220 homes and comprises part of the wider proposed residential allocation, which has capacity for around 448 homes.

The proposed allocation is controlled jointly by Homes England, G & W Love, and Northern Trust Group (with Lanley Homes). The landowners are jointly promoting the allocation through the CLLP to achieve holistic deliverability, with each landowner able to bring their sites forward independently to accelerate housing delivery.

This integrated approach aims to understand and overcome site barriers, ensuring positive contributions to place-making. Homes England and its landowner partners are fully committed to the delivery of residential development on this allocation at the earliest opportunity and have been working together on the production of an updated Concept Framework to demonstrate how the Site can be delivered holistically, as required by the CLLP.

A robust understanding of constraints and opportunities has fed into this Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site's delivery is unimpeded by significant technical or legal issues.

As such, the Site is available, achievable, and suitable for residential development within the early years of the Plan period.

Homes England's experience with the market and land in South Ribble provides significant confidence in the Site's viability. Homes England have a strong track record of delivery in Central Lancashire and the promotion and disposal of similar residential sites have attracted strong market interest and multiple, compliant bids from developers. Homes England focuses not only on financial considerations but also on accelerating land delivery, good design, and placemaking.

Homes England would welcome the opportunity to work with South Ribble Borough Council and the Central Lancashire Local Plan team to support the allocation of this Site for residential development in the emerging Local Plan.

Image of Apsley House Site (2025)



## SECTION 1

# Introduction: The Allocation and Surrounding Context

Apsley House is a 16 hectare allocation located in the administrative area of South Ribble Borough Council (SRBC). Homes England's land ownership within the allocation extends to 11 hectares, as shown at Figure 1.

### Overview

This Development Statement has been prepared to provide evidence to support the delivery of the Site. It also includes information on the technical considerations and opportunities for Homes England's land ownership at section 2 and an understanding of capacity and design principles within a Concept Framework for the whole proposed allocation at section 3, followed by the deliverability of the Site in section 4.

### The Allocation

The proposed allocation HS3.2: Apsley House, Farington is located approximately 2.5km from Leyland and Penwortham Town Centres and 1km from Lostock Hall (Tardy Gate) district centre. The allocation 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. The allocation is owned by three parties;

- Homes England;
- G & W Love; and
- Northern Trust Group with Lanley Homes.

Homes England and G & W Love have individual land holdings located to the east of the branch line, bounded by Chain House Lane, Coote Lane, the railway line and the A582. Northern Trust Group (with Lanley Homes) part own and have a promotion agreement on the remainder of the land east of the West Coast Mainline, bounded by Coote Lane to the north and Church Lane to the west.

Figure 2 shows the three land ownerships across the proposed allocation (policy reference HS3.2). Homes England own 11.1 ha of land within the allocation, G & W Love own 3.7 ha and 8.5ha is controlled by Northern Trust Group (with Lanley Homes).

Site boundary



Figure 1 – Homes England Land Ownership



**Land Ownership Plan**

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

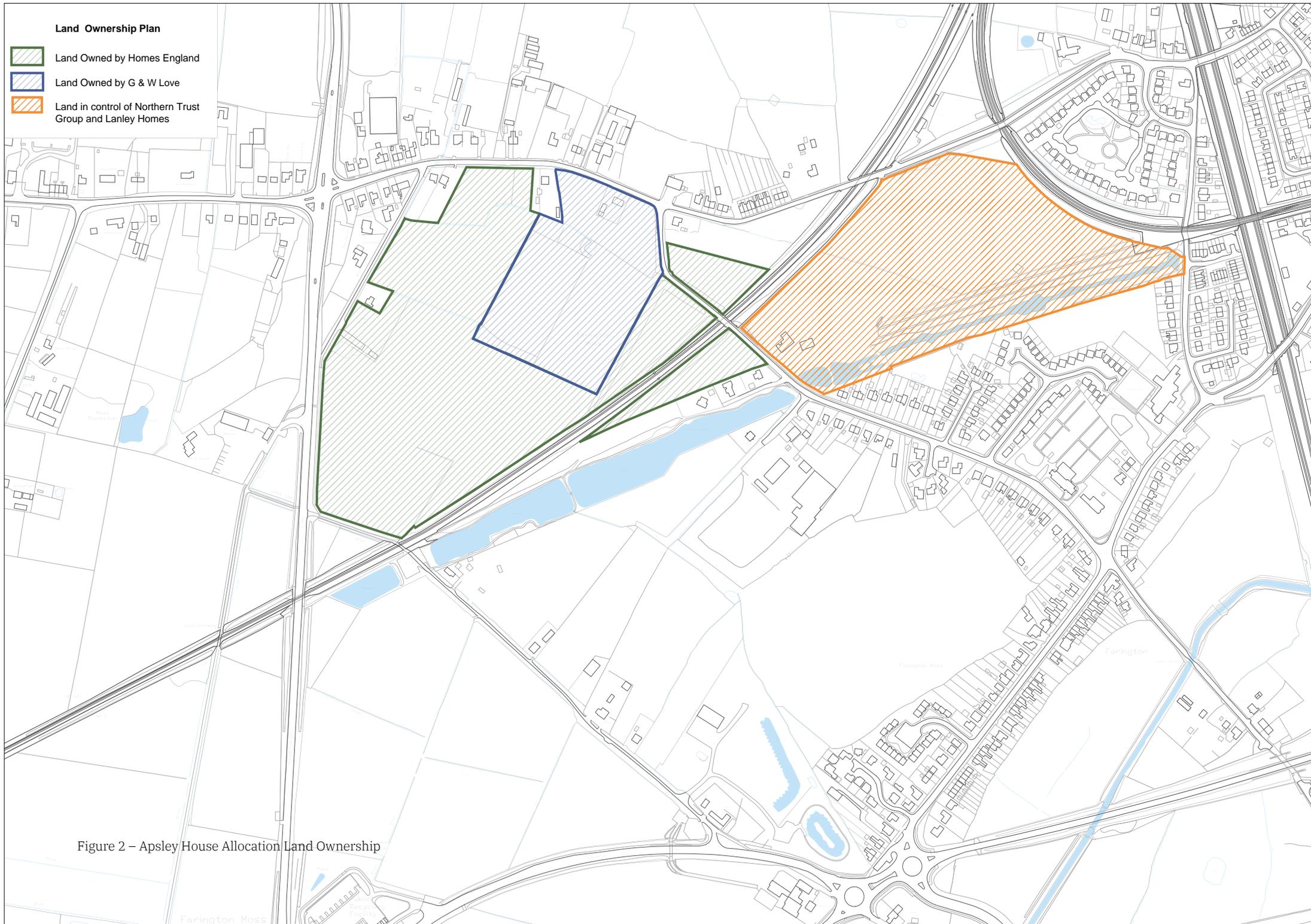


Figure 2 – Apsley House Allocation Land Ownership

## Collaborative approach

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 HS3.2. Figure 3 shows the extent of the allocation.

The aims and objectives agreed between all three 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.

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.

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



Apsley House Allocation (HS3.2 - Central Lancashire Local Plan 2023–2041 Publication (Regulation 19))

## SECTION 2

# Technical Considerations and Opportunities for the Site

### Technical Considerations

This section considers the following technical considerations for Homes England's land ownership, which are reflected in the Concept Framework. Further technical work would be undertaken to support a future planning application for the Site.

**Utilities:** There are no utilities passing directly through the Site and therefore no associated easements. It is anticipated that a new substation would be required and protection of utilities at the entrance to the Site, along Chain House Lane.

**Ecology:** A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment has been carried out for the Site which has not found any critical issues to development. This has confirmed all protected species requirements including Breeding Birds and Wintering Bird Surveys for future planning applications. Minor ecological mitigation of the Site would be required through master planning and on-site measures.

**Transport and Access:** Safe and suitable access has been shown on the Concept Framework, taken from Chain House Lane. There is ongoing work to understand options to improve sustainable access to the proposed allocation and to understand and mitigate any highway capacity issues.

**Ground Conditions:** There are not considered to be any direct implications from ground conditions which would impact on the Concept Framework. This can be further investigated through technical work to support a future planning application.

**Flood Risk and Drainage:** The Site is in Flood Zone 1 and is not at risk of flooding from fluvial sources. The only potential risk of flooding comes from groundwater. To mitigate this risk, an analysis of potential locations to discharge surface water into watercourses has been carried out and there are a range of options, which would be developed further and agreed to support a planning application.

**Heritage and Archaeology:** There are no constraints that affect the capacity of the Site.

**Air Quality and Noise:** The inclusion of a buffer zone along the railway line mitigates any potential impact in relation to noise and air quality from existing roads. There are no Air Quality Management Areas (AQMAs) in the immediate vicinity of the Site.

### Opportunities

The following opportunities have been noted for Homes England's land ownership.

**Homes and Infrastructure:** The development can provide much-needed new homes and support infrastructure delivery through contributions, creating construction jobs and addressing short-term housing demand.

**Urban Focus:** The Site facilitates urban expansion on land previously safeguarded for development in the South Ribble Local Plan (2015), promoting efficient land use within an existing urban focus.

**Connectivity Opportunities:** There is potential to link with other proposed allocations, such as Pickering's Farm, Penwortham (SS6.A and SS6.B) and Church Lane, Farington (HS3.5) which are within Homes England's ownership, helping to promote a sustainable residential community in South Ribble.

**Walking and Green Space:** The Site offers an opportunity for a walking loop and linear park that enhances access to nature and connects with wider Green Links.

**Amenity Spaces:** The Site could include provision for amenity spaces that connect different parts of the Site and encourage children's play, community interaction, and healthier lifestyles.

**Collaborative Development:** The Site presents an opportunity to deliver a comprehensive, high-quality development in partnership with adjacent landowners.

**Deliverability:** The Site is highly deliverable within the short term, supporting housing delivery within the first five years of the CLLP.

**Public Realm Features:** There are opportunities to enhance the gateway to the Site with public realm features, creating a welcoming and visually appealing entrance.

**Transport Enhancements:** Key highway improvements on Chain House Lane for safe access and efficient transport, promoting sustainable travel can also be explored.



Image of Apsley House Site (2025)

## SECTION 3

# Concept Framework

### Concept Framework

To support good placemaking across the proposed allocation, the landowners have produced a Concept Framework, indicating a housing capacity of around 448 dwellings. It demonstrates how each site within the allocation can be individually delivered, avoiding uncoordinated piecemeal development and ensuring the proper planning of the area. The three sites are capable of being delivered individually and can be phased to deliver concurrently (as included in housing trajectory in Section 4) or phased over time in any order.

Homes England's land ownership within the proposed allocation can accommodate around 220 homes.

This work builds on individual masterplans that have been prepared by the landowners and submitted in earlier representations.

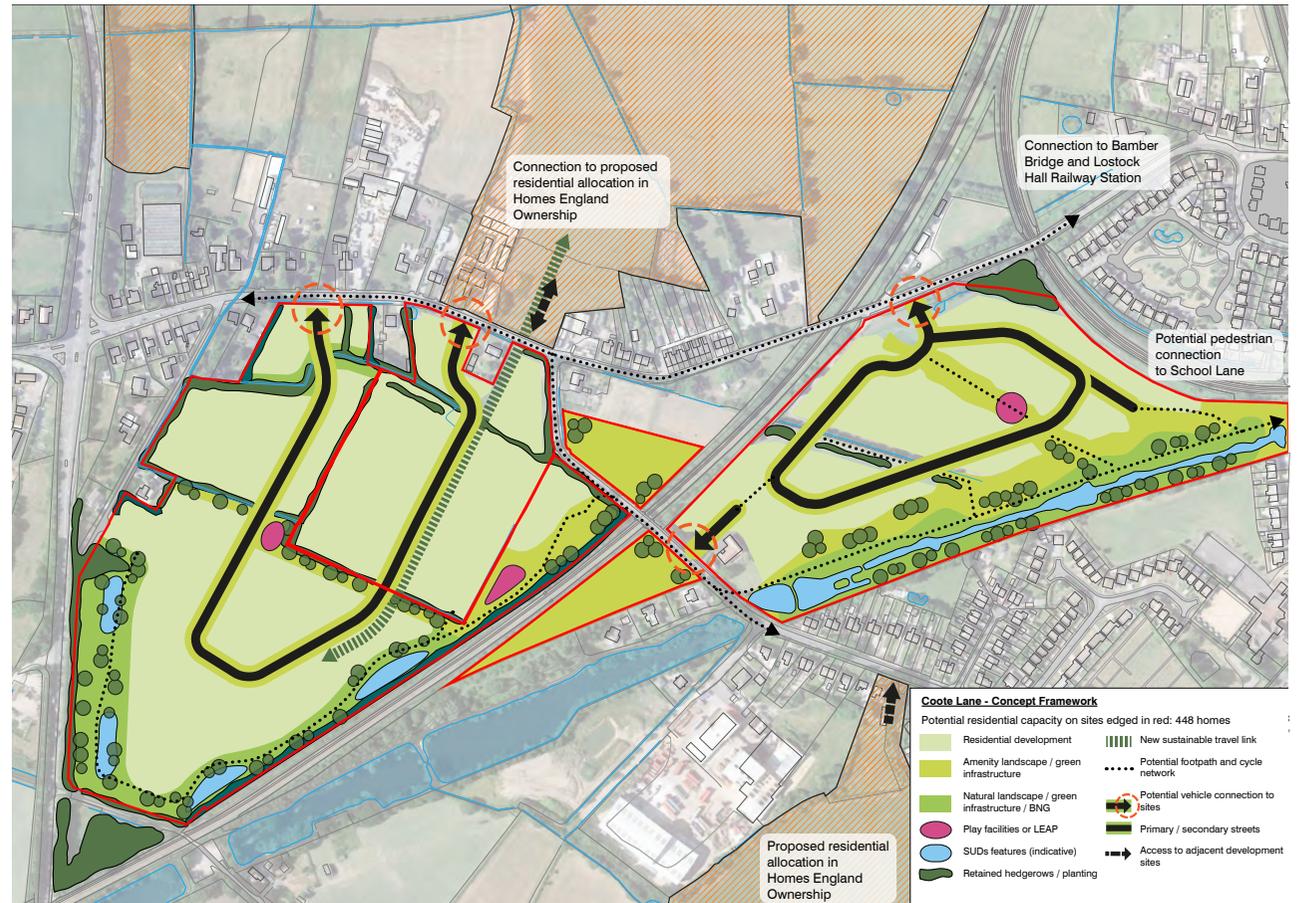


Figure 4 – Concept Framework for the Allocation

The Concept Framework is underpinned by a constraints and opportunities analysis, which has then been factored into the proposed layout and reflected in the capacity. The following design principles have been used to prepare this Concept Framework:

**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 delivered from the western portion of the proposed allocation, towards the land to the north, (the Strategic Site Allocation – Pickering’s Farm, Penwortham, SS6) and wider consented scheme under application references 07/2021/00886/ORM and 07/2021/00887/ORM. This link would secure better cycle and pedestrian links to the north, improving permeability. The specification of the road could allow a bus to access the allocation, if this was 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 would 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 Railway Station. Opportunities to improve active travel routes along Chain House Lane, Coote Lane and Church Lane can 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 can weave opportunities for habitat creation and enhancement throughout the landscaping strategy. In accordance with national planning policy, 10% Biodiversity Net Gain can be provided for the proposed allocation. All parties can work up their specific approaches and set these out in future planning applications.

**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. The drainage strategy can be developed further to support future planning applications.



## SECTION 4

# Deliverability

Homes England, a major landowner in South Ribble, has a strong understanding of land values and de-risking costs, ensuring the viability of this Site. The Development Statement shows no significant technical or legal issues affecting the Site's delivery. The Site, currently tenanted, can be vacated quickly when required. Homes England have a track record of successfully bringing land in Central Lancashire to market whilst achieving positive land values and being fully policy compliant with developer contributions.

Homes England's experience with the market and land in South Ribble provides significant confidence in the Site's viability. Their promotion and disposal of similar residential sites have attracted strong market interest and multiple, compliant bids from developers. Furthermore, Homes England focuses not only on financial considerations but also on accelerating land delivery, good design, and placemaking. They ensure that sites are sold to developers with a proven track record and seek to ensure policy compliance.

A Concept Framework has been prepared which demonstrates how the proposed allocation can be developed across the three different land ownerships. Future planning applications for each land ownership can be prepared with consideration of this Concept Framework and with the specific 'Development Considerations' set out for the allocation in the CLLP. Each landowner can individually seek consent for their element of the allocation. Based on the Concept Framework and individual masterplan work done by each landowner, it is confirmed that each party can independently deliver their element of the allocation. The parties are committed to delivering their respective development parcels in line with the Concept Framework, including the following elements:

- A joint highway solution to connect the land owned by G & W Love and the land owned by Homes England which could allow two access points from this western element of the allocation. This would maximise the capacity of the allocation providing two

vehicular access points for emergency access and support place making principles by creating a connection towards the Pickering's Farm proposed allocations.

- A common approach to surface water and management could be implemented across the Homes England and G & W Love's land, delivering a robust and efficient single system based on the use of swales, which can support both ecological and well-being benefits.
- There is an agreement that all parties could come together to understand the works required to improve active travel options along Chain House Lane, Coote Lane, and Church Lane. This would involve understanding the existing use of the highway network and options to allow access to the proposed development by a range of transport modes. This would also consider the wider implications of surrounding development sites in Homes England land ownership (including the Strategic Site Allocation – Pickering's Farm, Penwortham - SS6 and Church Lane, Farington -HS3.5).

The landowners across the allocation have developed a housing trajectory, which is based on a robust set of assumptions and detailed in Figure 5.

This trajectory assumes a mix of homes are delivered across the full allocation and equates to 448 homes across the allocation. The respective development parcels, both individually and collectively, can commence delivery within the first five years following adoption, with at least two parcels completing within this period. Planning applications can be submitted as soon as possible to facilitate early delivery of this allocation. If the CLLP is adopted by late 2026, delivery could start even earlier than shown in Figure 5.

### Conclusion

Homes England would welcome the opportunity to work with South Ribble Borough Council and the Central Lancashire Local Plan team to support the allocation of this Site for residential development in the emerging Local Plan. As demonstrated in this Development Statement, this Site is deliverable and there are robust plans in place to deliver this Site early in the plan period.

Landowners	Homes completed per year								Total
	Sept 2028	March 2029	March 2030	March 2031	March 2032	March 2033	March 2034	March 2035	
<b>G &amp; W Love</b>	16	32	32	20					100
<b>Homes England</b>				24	49	49	49	49	220
<b>Northern Trust &amp; Lanley Homes</b>	16	32	32	32	16				128
<b>Total</b>	32	64	64	76	65	49	49	49	448

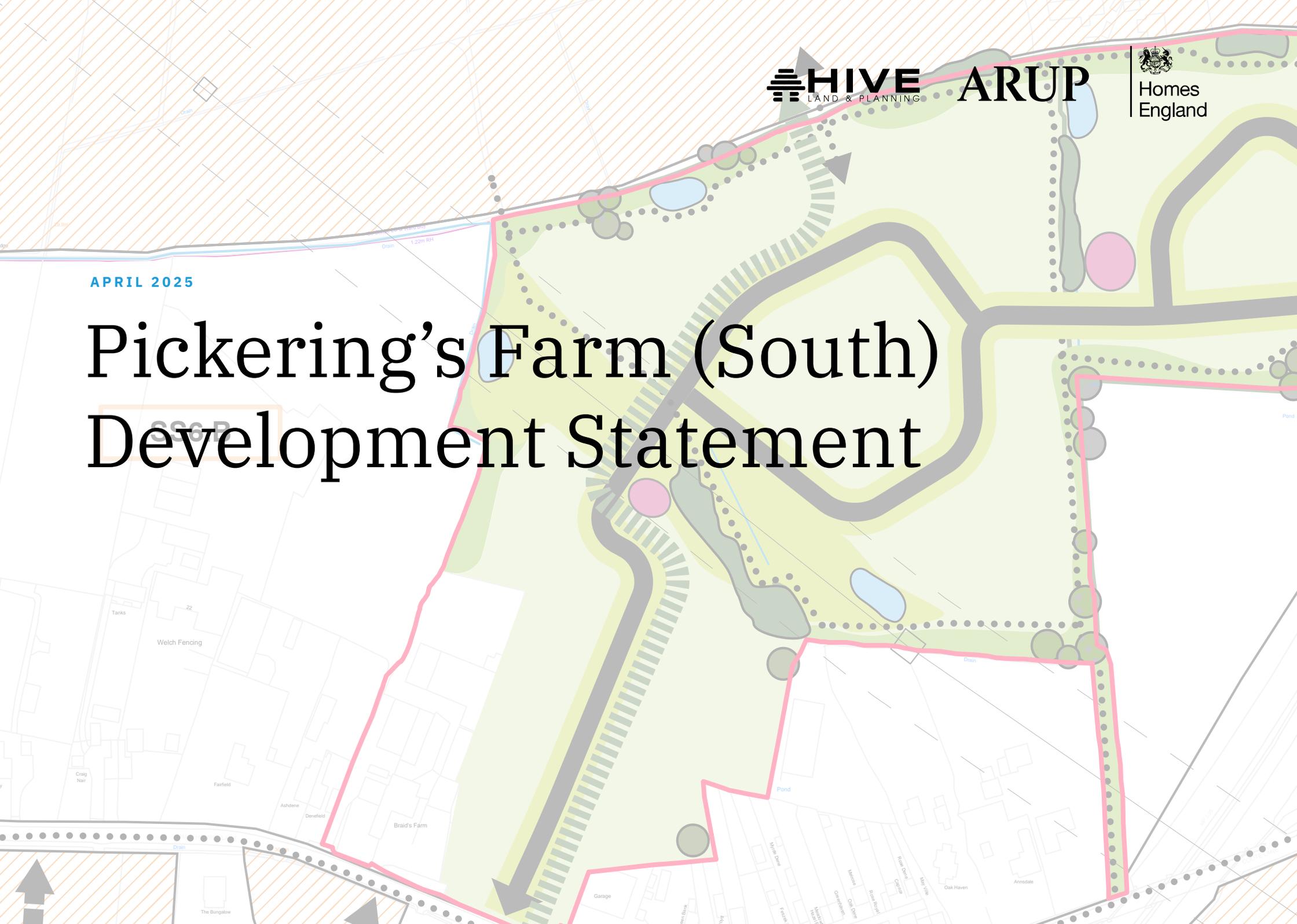
Table 1 – Housing Trajectory for the Apsley House allocation



Example of a Homes England Site in Central Lancashire

APRIL 2025

# Pickering's Farm (South) Development Statement



# Pickering's Farm (South): A Deliverable Allocation

Homes England is a non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government (MHCLG), tasked with accelerating the delivery of housing across England. As the government's housing and regeneration agency, Homes England has the responsibility to drive positive market change, of which a key aspect is to release more land to developers, helping to improve neighbourhoods and grow communities.

This Development Statement outlines the deliverability of Pickering's Farm (South) ("the Site"), owned by Homes England. This document has been prepared to support Homes England land within the proposed residential allocation (policy reference SS6.B part of Policy SS6 (A+B): Strategic Site Allocation – Pickering's Farm, Penwortham), in the emerging Central Lancashire Regulation 19 Local Plan ("CLLP"). The Development Statement provides details of Homes England's land ownership which has capacity for 220 homes.

The proposed allocation is partly owned by Homes England and has previously been designated as safeguarded land for future development under policy G3 within the South Ribble Local Plan, adopted in 2015. The Site links with the already consented scheme to the immediate north of the Site (policy reference SS6.A) under application references 07/2021/00886/ORM and 07/2021/00887/ORM, allocated for development in the previous Local Plan and being delivered by Homes England and their delivery partner Taylor Wimpey.

A Framework Masterplan was prepared for the full extent of SS6, to support the outline consent for Site SS6.A and the principles of this masterplan have been fed into the Concept Framework included in this Development Statement.

Alongside these principles, an understanding of constraints and opportunities has fed into the Concept Framework and the understanding of housing capacity on the Site. It demonstrates that the Site's delivery is unimpeded by significant technical or legal issues.

As such, the Site is available, achievable, and suitable for residential development within the Plan period.

Homes England's experience with the market and land in South Ribble provides significant confidence in the Site's viability. Homes England have a strong track record of delivery in Central Lancashire and the promotion and disposal of similar residential sites have attracted strong market interest and multiple, compliant bids from developers. Homes England focuses not only on financial considerations but also on accelerating land delivery, good design, and placemaking.

Homes England would welcome the opportunity to work with South Ribble Borough Council and the Central Lancashire Local Plan team to support the allocation of this Site for residential development in the emerging Local Plan.



Image of Pickering's Farm, grassland, facing north

## SECTION 1

# Introduction: The Allocation and Surrounding Context

Pickering's Farm (South) is a 21.7 hectare allocation located in the administrative area of South Ribble Borough Council (SRBC). Homes England's land ownership within the allocation extends to 10.6 hectares, comprised of a western portion of 1 hectare and a central portion at 9.6 hectares, as shown at Figure 1.

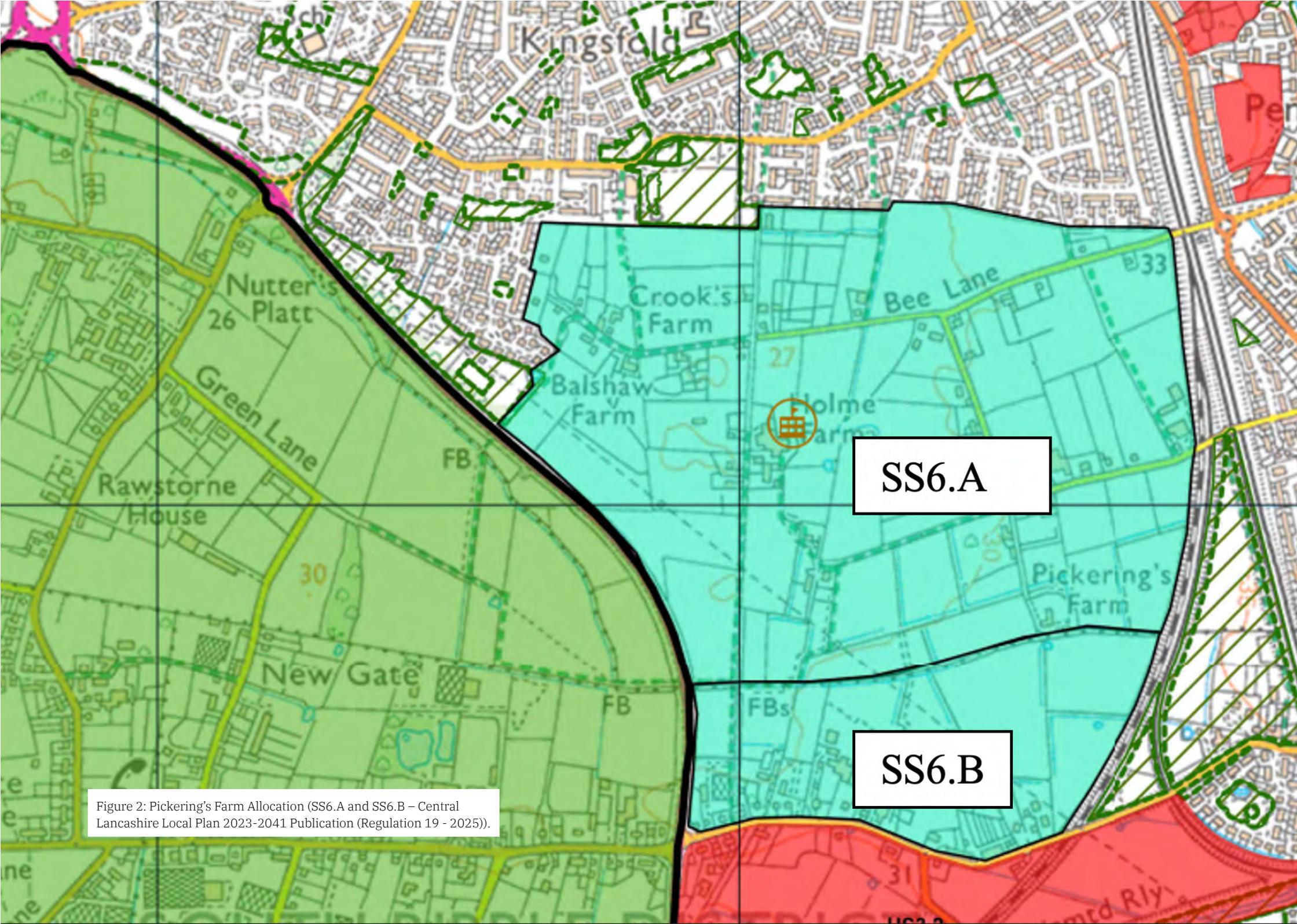
### Overview

This Development Statement has been prepared to provide evidence to support the delivery of the Homes England's land ownership within the Pickering's Farm SS6.B allocation. It includes information on the technical considerations and opportunities for the Site at section 2 and an understanding of capacity and design principles within a Concept Framework at section 3, followed by the deliverability of the Site in section 4.

### The Proposed Allocation

The proposed allocation (SS6.B: Pickering's Farm, Penwortham) is located approximately 1km from Lostock Hall. The allocation comprises land bound by Coote Lane to the south, the Preston to Maghull Railway Line to the east and Penwortham Way to the west. To the north, the allocation adjoins the wider strategic allocation, Policy reference SS6.A. The extent of the Site owned by Homes England is shown in Figure 1. The remainder of the allocation is not owned by Homes England.





SS6.A

SS6.B

Figure 2: Pickering's Farm Allocation (SS6.A and SS6.B – Central Lancashire Local Plan 2023-2041 Publication (Regulation 19 - 2025)).

## Strategic Site Context

The proposed allocation is in multiple ownerships, with Homes England owning around 50% of the overall proposed allocation.

Recognising the need within Policy SS6.B in the emerging CLLP for good placemaking, Homes England would explore the delivery of links to the wider surroundings, including the remainder of the land within allocation SS6.B.

Pickering's Farm Site SS6.A has an existing outline planning permission under application references 07/2021/00886/ORM and 07/2021/00887/ORM which sets broad development principles for the land to the south. This development is partly in Homes England's ownership and there are opportunities to secure links through to this allocation and to respond to the design proposals on this development. This would help to ensure the Site (SS6.B) is delivered in an integrated and coordinated manner.

The Site is also in close proximity to other Homes England owned sites including Apsley House HS3.2 and Church Lane HS3.5 and we have considered the highways implications and wider connectivity opportunities from these sites.

Homes England note and support the production of a Design Code to be provided as part of any submission to ensure that buildings and spaces are designed to be flexible to respond to changing circumstances.

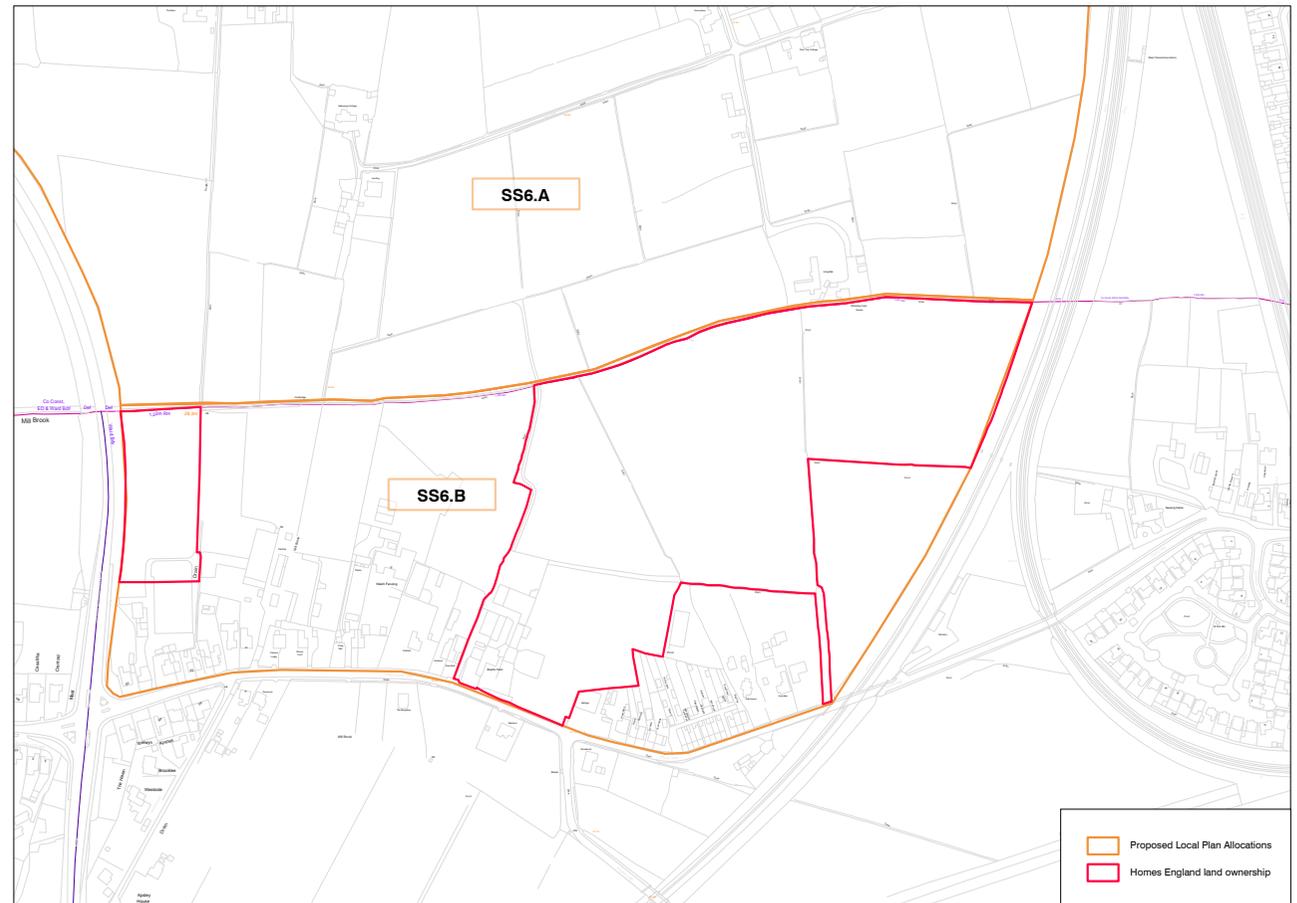


Figure 3: Homes England land ownership and proposed allocations

## SECTION 2

# Technical Considerations and Opportunities

### Technical Considerations for the Site

This section considers the following technical considerations for Homes England's land ownership, which are reflected in the Concept Framework. Further technical work would be undertaken to support a future planning application for the Site.

**Utilities:** There are overhead National Grid transmission lines with approximately 132,000V and 400,000V with one pylon structure to the south east of the Site boundary. National Grid currently have a 50m easement which would need to be retained in the future for maintenance. The Concept Framework reflects this easement.

**Ecology:** A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment has been carried out for the Site which has not found any critical issues to development. This has confirmed all protected species requirements including Breeding Birds and Wintering Bird Surveys for future planning applications. Minor ecological mitigation would be required which could be achieved through masterplanning and on-site measures. It is

proposed that the field ditches running across the Site are retained where possible.

**Transport and Access:** A safe and suitable access has been shown on the Concept Framework, taken from Chain House Lane. This access has also considered other proposed access points as part of Apsley House (HS3.2) and Church Lane (HS3.5) allocations. The Concept Framework demonstrates opportunities for strong green pedestrian links across the Site, including a sustainable travel link to the north to connect the Site with the consented site SS6.A.

**Ground Conditions:** There are not considered to be any significant implications from ground conditions which would impact the Concept Framework. There are some areas of potential localised ground contamination within the Site, however, due to the limited scale, this is not considered to impact the delivery of the Site.

**Flood Risk and Drainage:** The Site is in Flood Zone 1 with low risk of flooding. It is anticipated that surface water can be accommodated on the Site through the use of a formal drainage system.

Analysis of potential locations to discharge surface water runoff has been carried out and there are a range of options, including a number of local watercourses. These strategies shall be developed further and agreed to support a planning application.

**Air Quality and Noise:** The Concept Framework provides a buffer between proposed residential units and the A582 (Penwortham Way) and the West Coast main line railway ensure an acceptable level of amenity is provided for residents. There are no Air Quality Monitoring Areas (AQMAs) within the Site. The nearest AQMA is on Leyland Road for NO2 however this is separated from the Site by existing residential, highway and rail development.

**Heritage and Archaeology:** There are no listed buildings or assets within the Site. There are also no conservation areas within or nearby the Site. The closest listed building is the Grade II listed building of the Church of St Paul in Farington (listing number 1073032). However, this is located on Church Lane within existing development. Therefore, no mitigation measures are currently proposed within the Concept Framework.

## Opportunities

The following opportunities have been noted for Homes England's land ownership.

**Homes and Infrastructure:** The development can provide much-needed new homes and support infrastructure delivery through contributions, creating construction jobs and addressing housing need.

**Urban Focus:** The Site facilitates urban expansion on land previously safeguarded for development in the South Ribble Local Plan (2015), promoting efficient land use within an existing urban focus.

**Connectivity Opportunities:** There is potential to deliver sustainable links towards Apsley House (HS3.2) and the already consented Pickering's Farm (SS6.A) under application references 07/2021/00886/ORM and 07/2021/00887/ORM which are also within Homes England's ownership, helping to promote a sustainable residential community in South Ribble.

**Walking and Green Space:** The Site offers an opportunity for a walking loop and linear park, enhancing access to nature and linking with existing identified Green Links.

**Amenity Spaces:** The Site design could include provision for amenity spaces that connect different parts of the Site and encourage children's play, community interaction, and healthier lifestyles.

**Transport Enhancements:** Key highway improvements on Chain House Lane for safe access and efficient transport links, promoting sustainable travel can also be explored.

## SECTION 3

# Concept Framework

### Concept Framework

Homes England have produced a Concept Framework for the Site, indicating a housing capacity of 220 homes, shown in Figure 4.

This Concept Framework has been informed by the principles in the Framework Masterplan produced for the consented scheme at SS6.A under application references 07/2021/00886/ORM and 07/2021/00887/ORM and by other proposals for surrounding sites allocated for development in the emerging CLLP, which are also in Homes England's ownership (Aspley House, Farington HS3.2 and Church Lane, Farington HS3.5).

The Concept Framework is underpinned by a constraints and opportunities analysis, which has been factored into the proposed layout and reflected in the capacity.

The Concept Framework focuses on Homes England's land ownership, which can deliver 220 homes and be delivered independently.

The following design principles have been used to prepare the Concept Framework:

**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 delivered from Chain House Lane, towards land to the north (Strategic Site SS6.A). This link would secure better cycle and pedestrian links to the north, improving permeability.

**Vehicle Access:** High-level access appraisals have been carried out to inform the location of the proposed vehicular access point. Access is provided from Chain House Lane via loop roads which enable focal points for the neighbourhood.

**Wider Connections:** The Concept Framework identifies opportunities to draw points of connection into and through the Site and allocation, creating well-connected street and path networks. The Concept Framework considers the wider surroundings and provides a variety of pedestrian and cycle connections in different directions to ensure good placemaking across the allocation as a whole. The connections also improve permeability through to the Strategic Site SS6.A.

**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 Site, could be provided. A range of walking routes have been shown across the Site to support well-being and access to nature.

**Biodiversity Net Gain:** The Concept Framework can weave opportunities for habitat creation and enhancement throughout the landscaping strategy. In accordance with national planning policy, 10% Biodiversity Net Gain would be secured for the Site. The existing drains and hedgerows have been retained where feasible to contribute to the semi-rural character of the Site. Sustainable drainage features can also be used to maximise the potential contribution to biodiversity and ecology. The easement associated with the powerline is also an opportunity to provide significant amenity and semi-natural space in the heart of the Site.

**Surface Water Drainage:** The Site is in Flood Zone 1 with low risk of flooding. The Concept Framework demonstrates how surface water can be accommodated on the Site through the use of a formal drainage system. The drainage strategy can be developed further to support a future planning application.

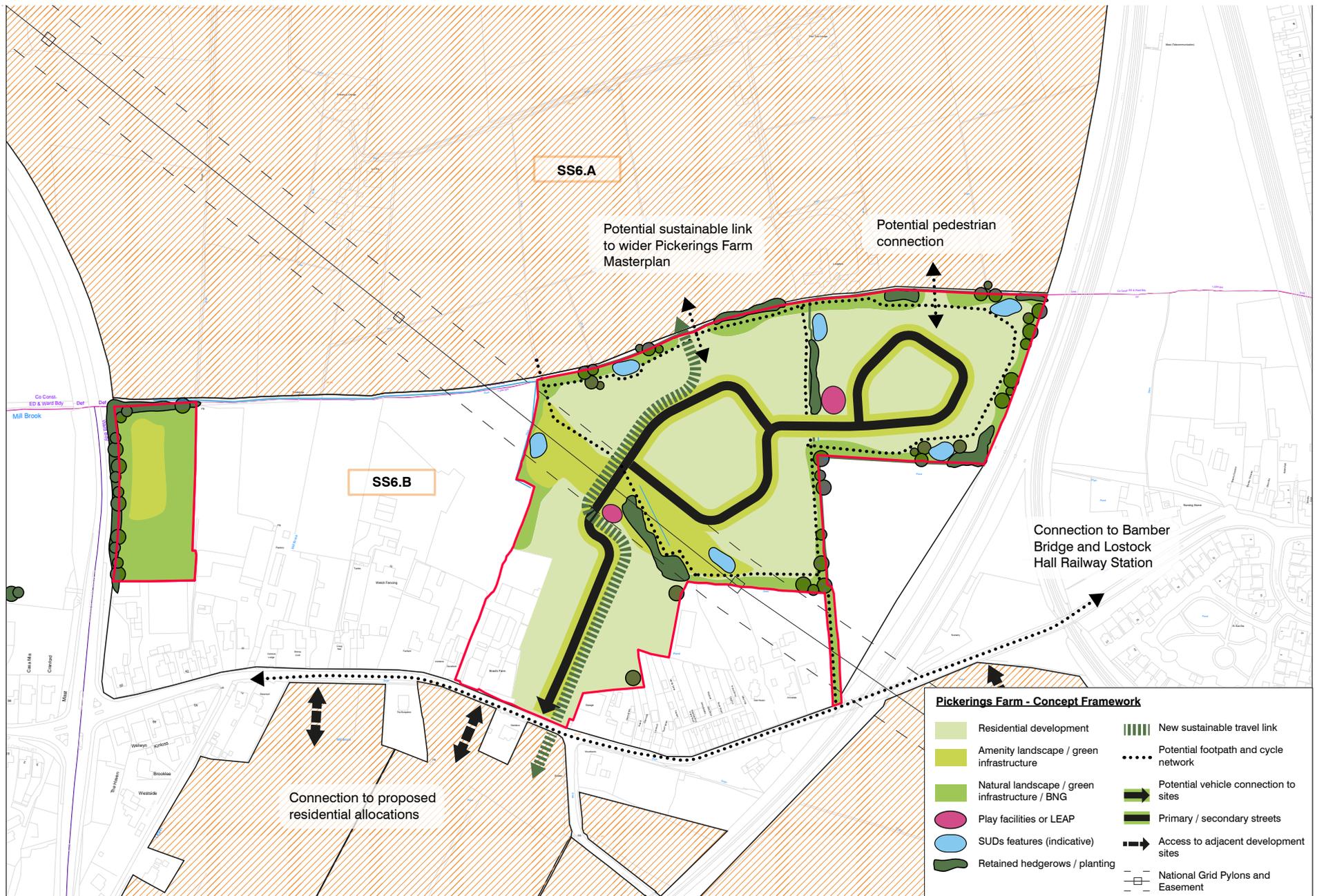


Figure 4 – Concept Framework for Homes England's Land Ownership

## SECTION 4

# Deliverability

Homes England, a major landowner in South Ribble, has a strong understanding of land values and de-risking costs, ensuring the viability of this Site. The Development Statement shows no significant technical or legal issues affecting the Site's delivery. Homes England have a track record of successfully bringing land in Central Lancashire to market.

Homes England's experience with the market and land in South Ribble provides significant confidence in the Site's viability. Their promotion and disposal of similar residential sites have attracted strong market interest and multiple, compliant bids from developers. Homes England focuses not only on financial considerations but also on accelerating land delivery, good design, and placemaking. They ensure that sites are sold to developers with a proven track record and seek to ensure policy compliance.

A Concept Framework has been prepared, underpinned by a constraints and opportunities analysis, which demonstrates the Site is available, achievable, and suitable for residential development. The future planning application for the Site would be prepared in the context of the Key Development Considerations set out in the CLLP.

Table 1 outlines a proposed housing trajectory for the Site, which is based on a robust set of assumptions. This is based on consideration of a mix of homes being delivered across the full Site in Homes England ownership and equates to 220 homes. The Site can commence delivery within 8 years following adoption following adoption, with potential for this to be accelerated.

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<b>Homes Completed Per Year</b>				
March 2034	March 2035	March 2036	March 2037	March 2038
24	49	49	49	29

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Table 1 – Pickering's Farm (South) Housing Trajectory

## Conclusion

Homes England welcome the opportunity to work with SRBC and the CLLP team to support the allocation of this Site for residential development in the emerging Local Plan. As demonstrated in this Development Statement, this Site is deliverable and there are robust plans in place to deliver this Site within the plan period.



APRIL 2025

# Lime Kiln Farm



# Lime Kiln Farm: A Deliverable Allocation

Homes England is a non-departmental public body, sponsored by the Ministry of Housing, Communities and Local Government (MHCLG), tasked with accelerating the delivery of housing across England. As the government's housing and regeneration agency, Homes England has the responsibility to drive positive market change, of which a key aspect is to release more land to developers, helping to improve neighbourhoods and grow communities.

This Development Statement outlines the deliverability of Lime Kiln Farm ("the Site"). This document has been prepared to support the proposed allocation of the Site (policy reference EN 5 – Central Park) in the emerging Central Lancashire Regulation 19 Local Plan ("CLLP"). It details the Site's capacity of 150 homes and sets out Homes England's strategy to facilitate the delivery of a park through enabling residential development on the Site.

The proposed allocation is within one single land ownership of Homes England.

This Development Statement also includes a Concept Framework which has addressed identified constraints which has fed into the housing capacity and sets out the opportunities for the Site, including the aspiration and vision for the new Central Park. The Concept Framework also sets out how the residential development and Central Park could improve connectivity across Lostock Hall providing good pedestrian and cycle linkages to the wider greenspace network.

The Development Statement demonstrates that the Site's delivery is unimpeded by significant technical or legal issues. As such, the Site is available, achievable, and suitable for residential development within the Plan period, in order for the aspirations of the Central Park to be achieved.

Homes England's experience with the market and land in South Ribble gives strong assurance regarding the Site's viability provided that an appropriate number of homes are proposed on the Site. Homes England have a strong track record of delivery in Central Lancashire and the promotion and disposal of similar residential sites have attracted strong market interest and multiple, compliant bids from developers. Homes England focuses not only on financial considerations but also on accelerating land delivery, good design, and placemaking.

Homes England would welcome the opportunity to work with South Ribble Borough Council and the Central Lancashire Local Plan team to support the allocation of this Site for a Central Park with enabling residential development in the emerging Local Plan.



Figure 1 - Homes England Land Ownership

## SECTION 1

# Introduction: The Allocation and Surrounding Context

Lime Kiln Farm is a 13-hectare Site located in the administrative area of South Ribble Borough Council (SRBC). The Site is allocated within the CLLP in policy reference EN5.2 – Central Park which includes enabling residential development alongside a Central Park. Homes England own the whole of the proposed allocation, as shown at Figure 1.

### Overview

This Development Statement has been prepared to provide evidence to support the delivery of the Site. It also includes information on the technical considerations and opportunities at section 2 and an understanding of capacity and design principles within a Concept Framework at section 3 followed by the deliverability of the Site in section 4.

### The Site

Lime Kiln Farm is located in a residential area around 5km from Leyland Town Centre. The closest centres are Lostock Hall, 1.2km away and Bamber Bridge, 1.5km from the centre of the Site. The Site is bounded by established residential areas to the northwest and south east, a national foot/cycle path (a dismantled railway line) to the south and the A6 (London Way) to the east. A small residential development abuts the Site on the eastern side of Todd Lane North.

Whilst the Site is located within a residential area, the southern part of the Site abuts a wider network of green spaces and parks including Walton Park. This network of green spaces – referred to as the Central Park’s network - links Bamber Bridge and Lostock Hall to the south, through to the River Ribble and River Darwen in the north via pedestrian and cycle links.

### Enabling Delivery of Central Park

As noted above, Lime Kiln Farm lies at the centre of the Central Parks network. This is an ambitious scheme which South Ribble Borough Council is delivering in partnership with Lancashire County Council, Lancashire Wildlife Trust and other partner agencies.

The aspiration for a Central Park in this location has been around for a number of years, dating back to when the Central Park was allocated in the previous South Ribble Local Plan in 2015. However, whilst work has progressed to deliver some elements of the scheme within the Council’s ownership, the delivery of a Park at Lime Kiln Farm has not yet come forward.

The “Central Parks Masterplan” produced by Capita on behalf of South Ribble Council in 2015 to inform the allocation in the Local Plan, set out the aspiration for delivery of comprehensive parkland providing a range of recreational and leisure uses for the community (as shown in Figure 2). The aspirations for this network includes:

- Ensuring the protection and enhancement of the existing Green Infrastructure.
- Improving the natural environment and visual appearance of the existing built-up areas.
- Enhancing the health and wellbeing of both local residents and visitors.
- Providing a supportive and challenging environment for learning and recreation.

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

The Site could provide a landscape-led residential development within a park setting that links into wider green networks and existing residential development, enhancing health and well-being whilst also maintaining a natural break in the built environment.

Homes England is keen to work with the Council to agree a strategy for the delivery of the park, which, as referenced in Policy EN5.2, could be through the physical transfer of land to South Ribble Borough Council and/ or proportionate developer contributions linked to the planning application of the wider Site.

The Concept Framework provided within this Development Statement reflects the aspirations for the Central Park showing how important it is to retain and protect wildlife corridors and indicating where connections to the wider green network could be achieved through the wider development proposal including the delivery of 150 new high-quality homes across the allocation.

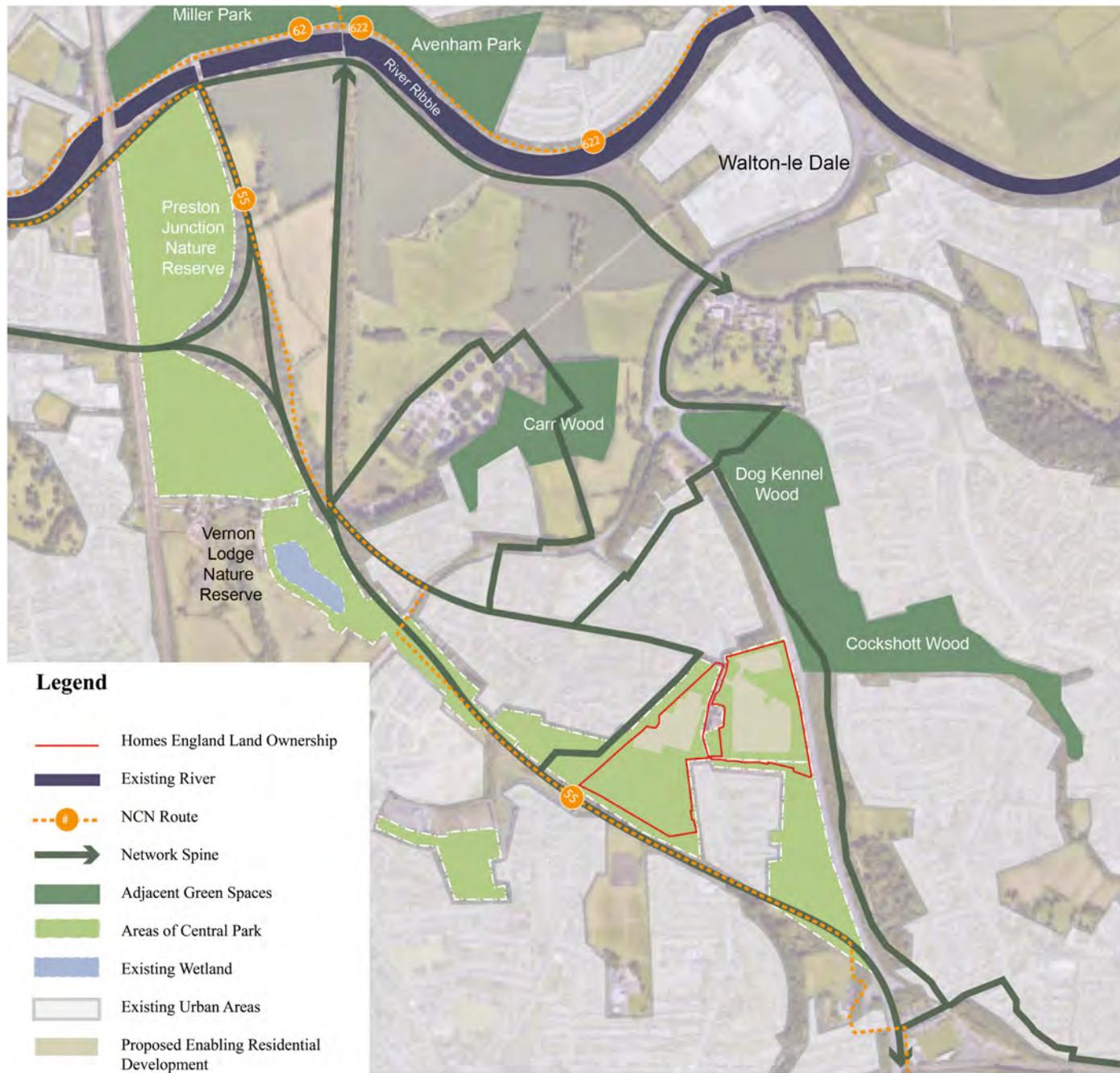


Figure 2: Interpretation of the “Central Park’s Masterplan” with proposals for the Lime Kiln Site. (The Central Parks Masterplan was originally produced by Capita on behalf of South Ribble Council)

## SECTION 2

# Technical Considerations and Opportunities

### Technical Considerations

This section considers the following technical considerations for the proposed allocation, which are reflected in the Concept Framework. Further technical work would be undertaken to support a future planning application for the Site.

**Utilities:** There are minimal constraints related to utilities on the Site. A 33Kv asset and a combined sewer cross the Site. The Concept Framework allows for a 3m easement along the overhead pylon, which also runs along a former tram route. The combined sewer is outside the proposed residential development area and could be incorporated into the road network in one location.

**Ecology:** A Preliminary Ecological Appraisal (PEA) and Biodiversity Net Gain (BNG) assessment has been carried out for the Site which has not found any critical issues to development. This has confirmed all protected species requirements including bats, badgers, breeding birds and water vole surveys for future planning applications. Ecological mitigation would be required which

could be achieved through masterplanning and on-site measures. The areas of ecological value would be safeguarded, including the ancient woodland and a watercourse.

**Transport and Access:** There are two safe and suitable vehicle accesses shown on the Concept Framework, taken off Todd Lane North; one access connecting to the eastern part of the Site and one access connecting to the western part of the Site. The Concept Framework demonstrates opportunities for strong green pedestrian and cycle routes across the Site towards the Central Park, linking it to the wider network of existing accessible green spaces including Walton Park to the west and the National Cycle Route 55 to the south.

**Ground Conditions:** There are no significant ground condition constraints affecting the Concept Framework. The Site is mainly greenfield, with historical ponds and a former gasworks 400 metres to the west. Further work would be required to support a planning application.

**Flood Risk and Drainage:** The Site is in Flood Zone 1 and is not at risk of flooding from fluvial sources. Surface water could be managed on Site and could provide a feature in the open space and/or Central Park. Development around the brook on-site has been avoided to allow it to form part of the Central Park.

**Air Quality and Noise:** The Site is bordered by the A6, London Way, which may cause air quality and noise issues. The Concept Framework includes an extensive buffer of open space and trees to mitigate this potential constraint.

**Heritage and Archaeology:** There are no heritage constraints that affect the capacity of the Site. The Concept Framework retains the site of a former Lime Kiln and considers the setting of the Grade II listed Lime Kiln Farmhouse.

## Opportunities

The following opportunities have been noted on the Lime Kiln Farm Site:

**Homes and Infrastructure:** The development would provide much-needed new and high-quality homes and support infrastructure through contributions, creating construction jobs and addressing housing need.

**Biodiversity and Access to Nature:** The development would also help facilitate the delivery of a new Central Park, achieving the aspirations of the Council and supporting biodiversity and enhancing access to nature. The development could also ensure that important wildlife corridors are retained and protected.

**Green Connectivity:** The development could enhance the natural environment, maximise the retention of greenspace and promote health by linking into the surrounding green space networks including Walton Park and National Cycle Route 55. The development could also provide opportunities to improve green connectivity from Bamber Bridge and Lostock Hall in the south to the River Ribble and River Darwen in the north, via improved walking and cycling routes.

**Sustainable Travel:** Opportunities exist to connect directly to the cycle route, promoting sustainable travel and efficient use of transport infrastructure.

**Amenity Spaces:** The development includes preserving the old Lime Kiln site and creating a usable feature of open space to use by the future residents.

**Deliverability:** The site is highly deliverable within the short term, supporting housing delivery within the first five years of the CLLP.

**Preservation of Heritage:** The development includes preserving the old Lime Kiln site and creating a usable feature of open space to use by the future residents.



Native woodland planting to increase biodiversity amenity value



Image of Lime Kiln Farm Site

## SECTION 3

# Concept Framework

### Concept Framework

Homes England have produced a Concept Framework for the Site, setting out the proposed location of the Central Park, alongside the location of the enabling residential development.

Taking into account the aspirations of South Ribble Council for the Central Park, the remaining part of the Site has the capacity for around 150 new high-quality homes. The Concept Framework is underpinned by constraints and opportunities analysis, which has been factored into the proposed layout and also reflected in the capacity.

The initial design principles of the Central Park have also been reflected in the Concept Framework, however the exact design of this Central Park is still to be determined.



Figure 3 – Concept Framework

The Concept Framework sets out how the Site could integrate seamlessly within the wider Central Park Masterplan area, including improving and enhancing connectivity through designated routes and spaces. The Central Park is proposed to the south to create a natural extension to the existing green space network extending east towards Bamber Bridge. The enabling residential development is proposed to the north and east of the Site to merge into the existing built environment.

Proposals aim to celebrate and enhance unique existing features, such as the tram route, Hennel Brook and site of the old Lime Kiln to create a strong sense of place and identity, whilst maximising benefits for people and nature.

The following landscape design principles underpin this Concept Framework:

- 1 **Enhancement of the watercourse:** Making a feature of the existing watercourse and enhancing its enjoyment and habitat value through planting of native riparian vegetation along Hennel Brook, creating improvements to support water vole and providing new riverside footpaths connecting to the existing Walton Park to the west.
- 2 **Central Park:** Providing flexible areas of open grassland, for activities such as picnicking and small community events. Footpaths could link this area to the NCN 55, forming part of the linear park spine. Periphery areas of grassland could be managed to support wildlife, including foraging habitats for barn owls.
- 3 **Celebration of old tram route:** A footpath could follow the former tram route, with the retention of veteran trees within the tree belt to enhance the geometry and character of the landscape.
- 4 **Woodland buffer along A6:** The proposal includes the extension of existing woodland to provide a natural buffer, screening the Site from the A6. Integrated footpaths could connect the woodland to semi-natural green space to the south.
- 5 **Wet woodland:** Enhancements are proposed for the existing wet woodland to improve its ecological value and function.
- 6 **Heritage Gateway:** The Concept Framework proposes a welcoming arrival space at the Site, marked by feature planting to signify the location of the old Lime Kiln.
- 7 **Focal point:** A focal point could be created at the bridge crossing over Hennel Brook, where paths converge. This area could include feature seating and interpretive elements to enhance its role as a key destination.
- 8 **Woodland extension:** Woodland areas could be expanded to merge with Walton Park and opportunities to support local wildlife could be explored.
- 9 **High quality residential development:** The Concept Framework proposes 150 new homes in a parkland setting. The homes could be focused on the north and east of the site to enable and support the delivery of a Central Park and public open space in the south of the Site.



## SECTION 4

# Deliverability

The Development Statement shows no significant technical or legal issues affecting the Site's delivery. The Site, currently tenanted, could be vacated quickly when required.

Homes England have a track record of successfully bringing land for housing in Central Lancashire to market whilst achieving positive land value.

Homes England is keen to work with the Council to agree a strategy for the delivery of the park, which, as referenced in Policy EN5.2, could be through the physical transfer of land to South Ribble Borough Council and/ or proportionate developer contributions linked to the planning application of the wider Site.

Homes England typically secures outline planning consent for its sites and employs building leases to ensure compliance with planning requirements and timescales. The delivery of Central Park could be pursued collaboratively with South Ribble Borough Council, and we would be happy to discuss a range of delivery options to facilitate the new Central Park.

Homes England have developed a housing trajectory for the enabling residential development, detailed below in Table 1, which is based on a robust set of assumptions.

The Site could commence delivery within 8 years following adoption of the CLLP.

Homes Completed Per Year			
March 2033	March 2034	March 2035	March 2036
Year 8	Year 9	Year 10	Year 11
24	49	49	28

Table 1 – Housing Trajectory for the Limekiln Farm allocation

## Conclusion

Homes England would welcome the opportunity to work with South Ribble Borough Council and the Central Lancashire Local Plan team to support the allocation of this Site for a Central Park with enabling residential development. As demonstrated in this Development Statement, this Site is deliverable and there are robust plans in place to deliver this Site within the plan period. Homes England remain keen to accelerate delivery of housing wherever possible and where this is supported by planning policy and the Council.



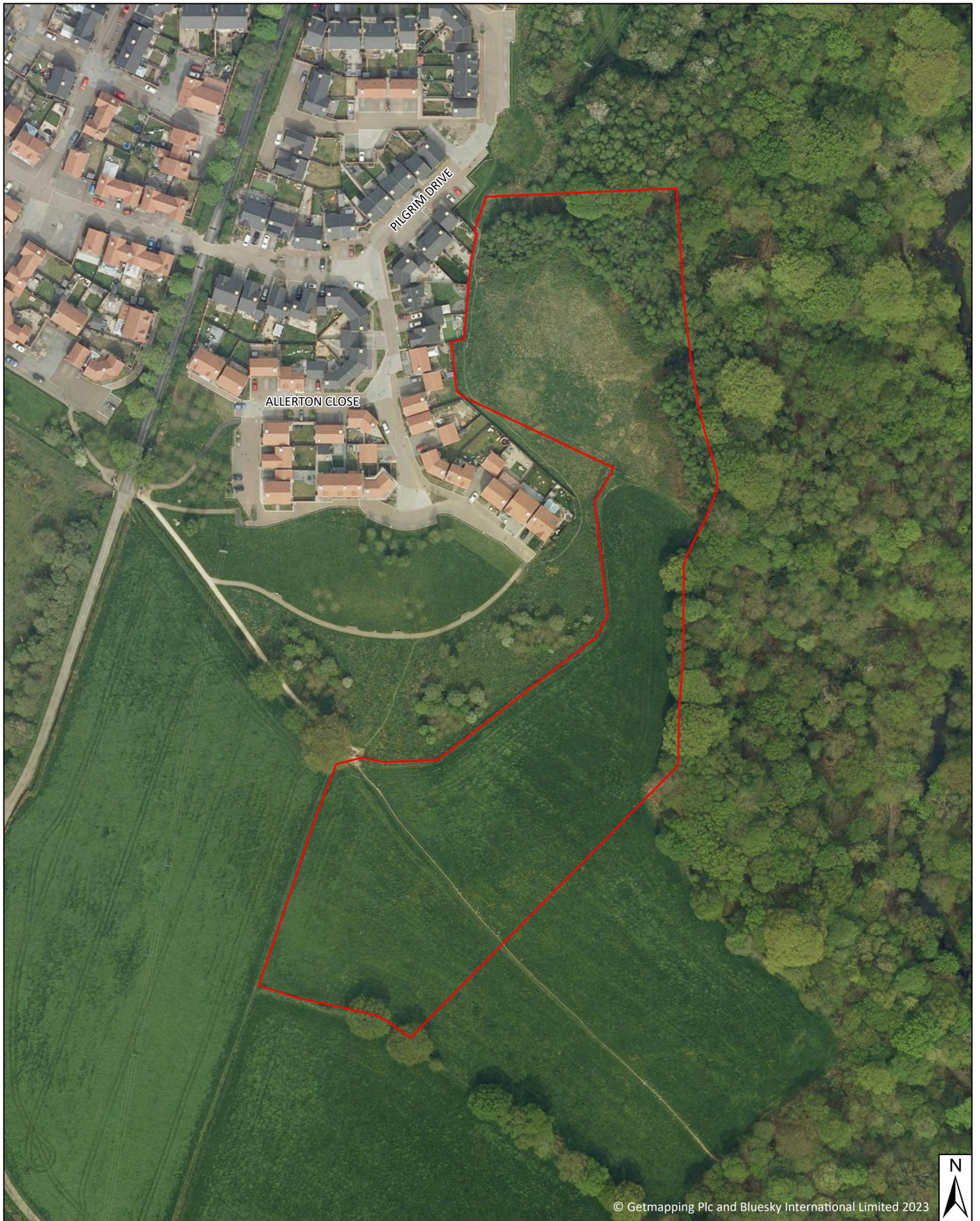
Homes  
England

The Housing and Regeneration Agency

# Appendix C – Homes England landownership plans

Homes England  
2<sup>nd</sup> Floor  
Three New Bailey  
Salford





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Title  
Aerial Plan  
Land at Eaves Green  
Adjacent to Allerton Close  
Chorley  
Lancashire

TMS Ref  
-

Plan Ref  
63483\_001

Parcel Ref  
13649

Date  
23/05/2023

Scale  
1:1,250

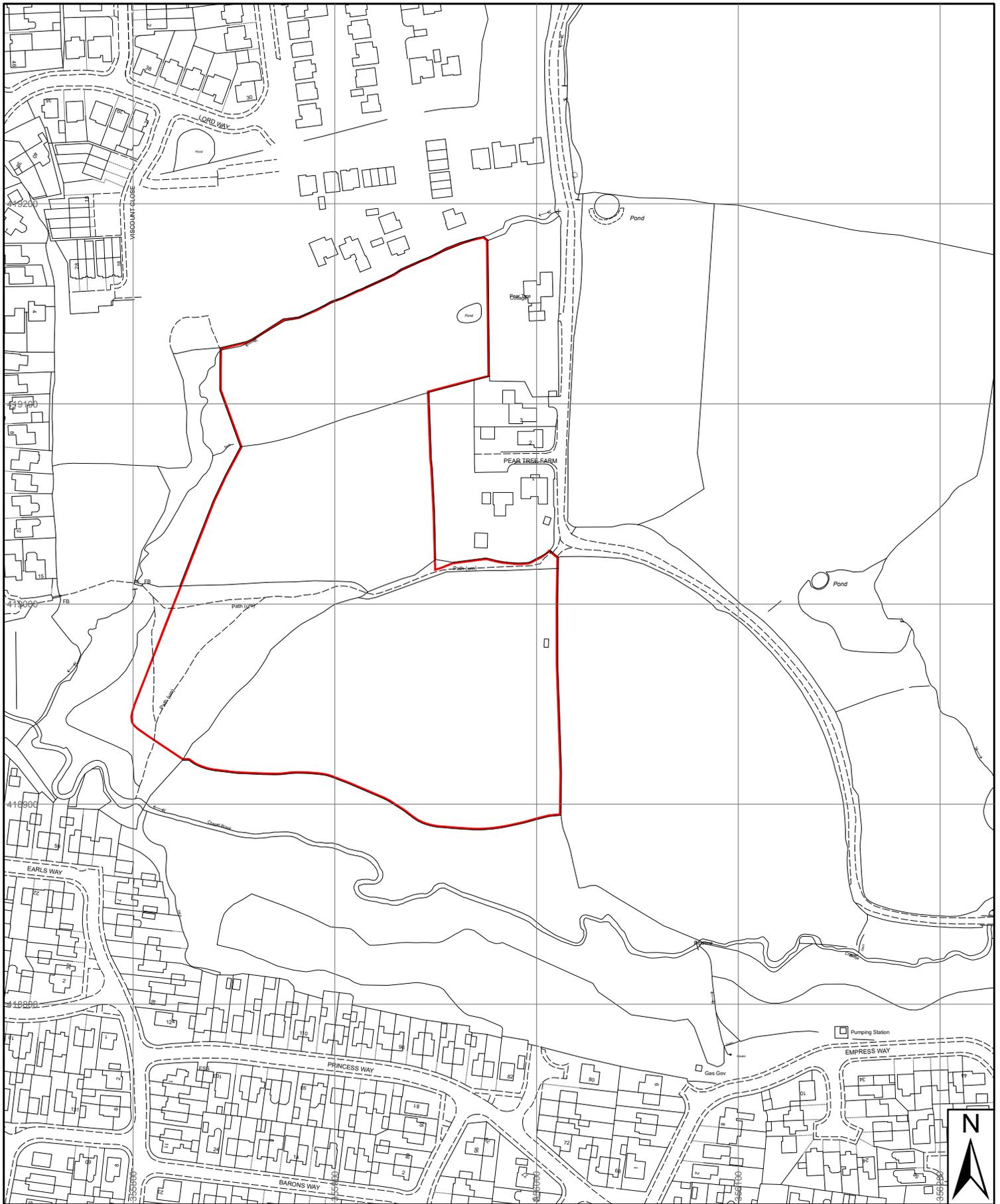
Size  
A3



Homes  
England

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Title  
**Pear Tree Lane  
 Chorley**



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**Homes  
 England**

TMS Ref

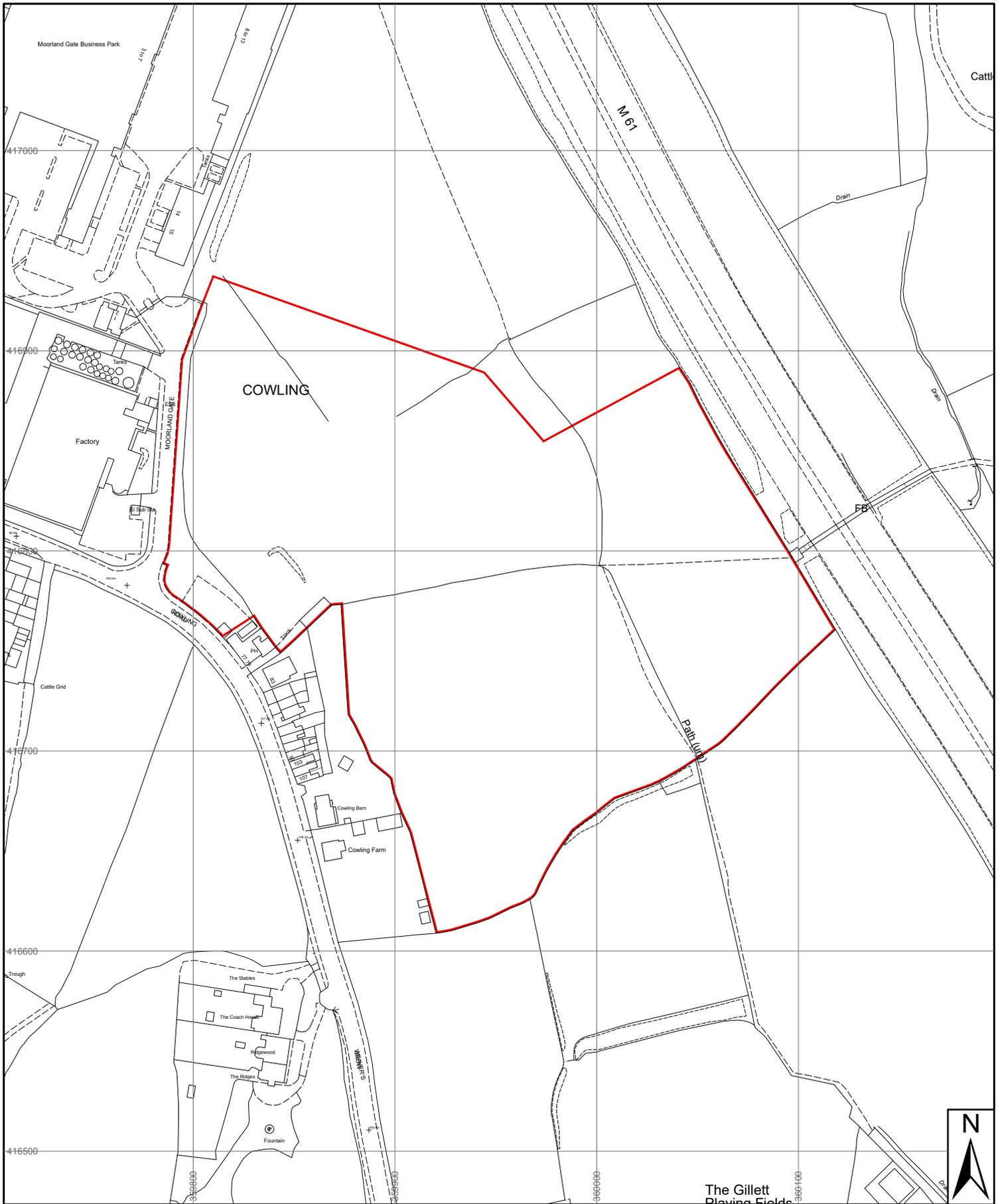
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**(Part) 1658, 11637**

Plan Ref  
**65589\_001\_RevA**

Date Scale  
**27/03/2025 1:2,500**

Size  
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Title  
**Cowling Farm**  
**Chorley**

TMS Ref  
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 Plan Ref  
**65589\_005**

Parcel Ref  
**12817, 54940**

Date  
**07/03/2025**      Scale  
**1:2,500**

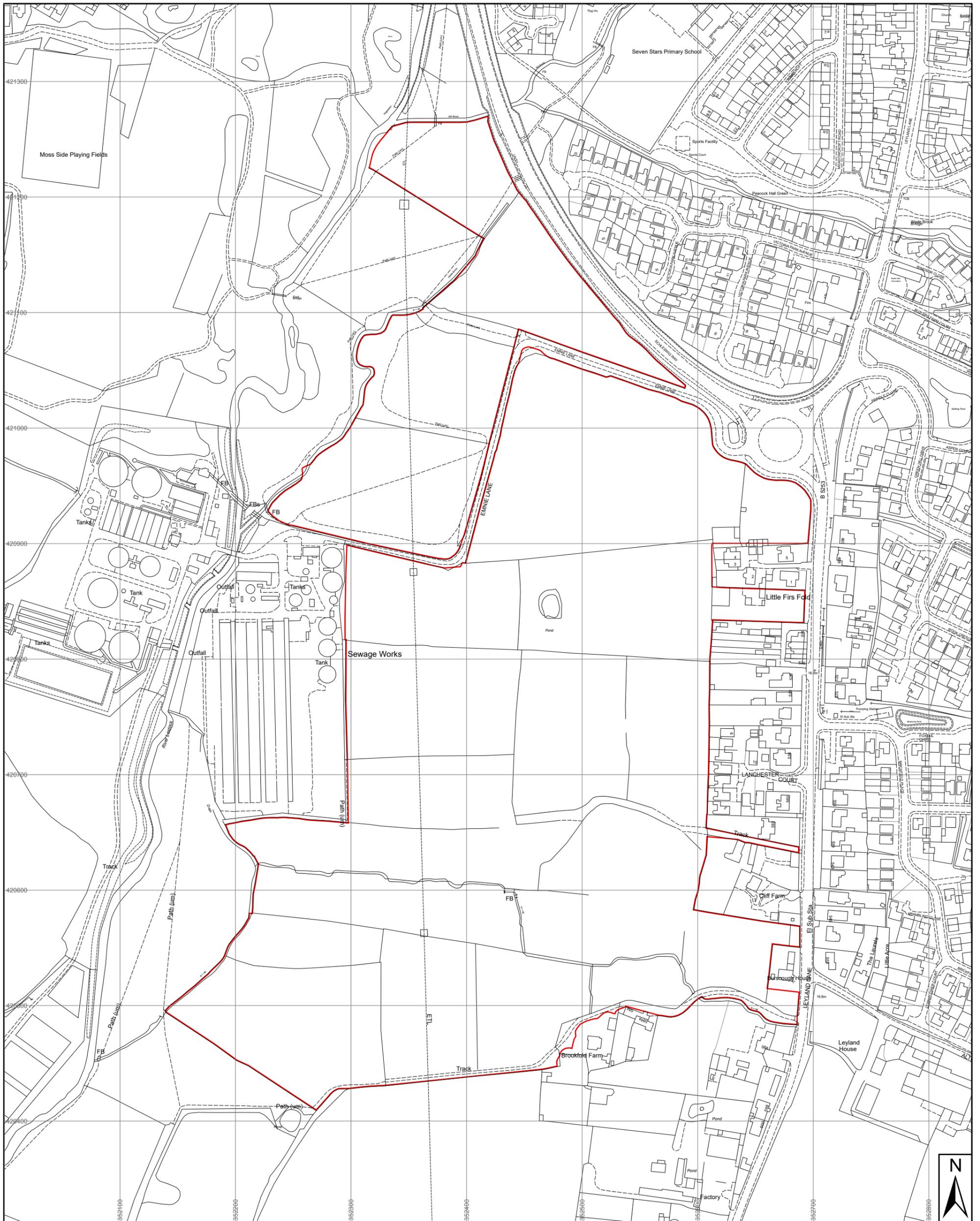
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Title  
**Emmie Lane, Leyland  
 South Ribble**

TMS Ref  
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 Plan Ref  
**65589\_009**

Parcel Ref  
**1698**  
 Date  
**07/03/2025**

Scale  
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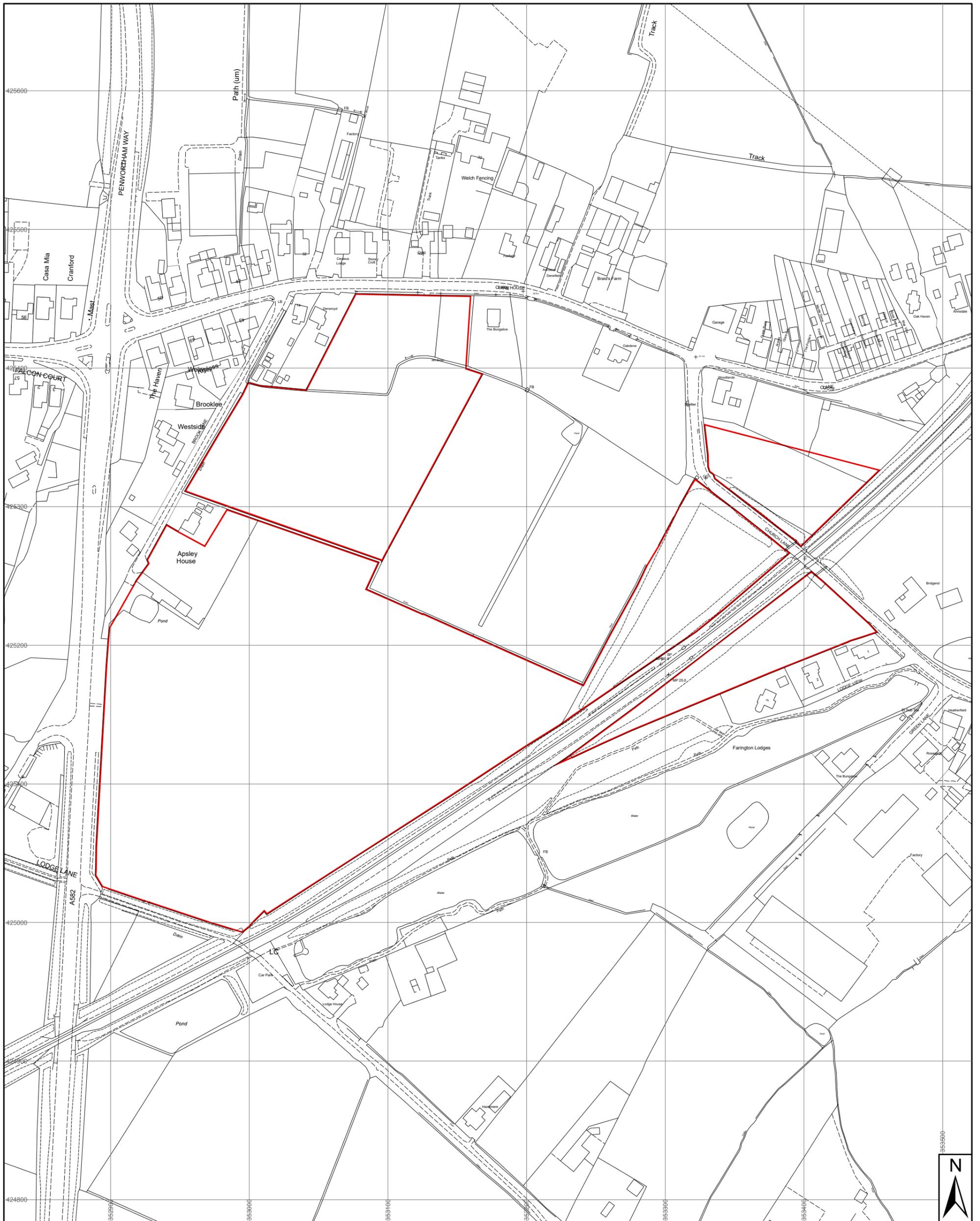
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Title  
**Apsley House**  
**South Ribble**

TMS Ref  
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 Plan Ref  
**65589\_011**

Parcel Ref  
**1718**  
 Date  
**07/03/2025**

Scale  
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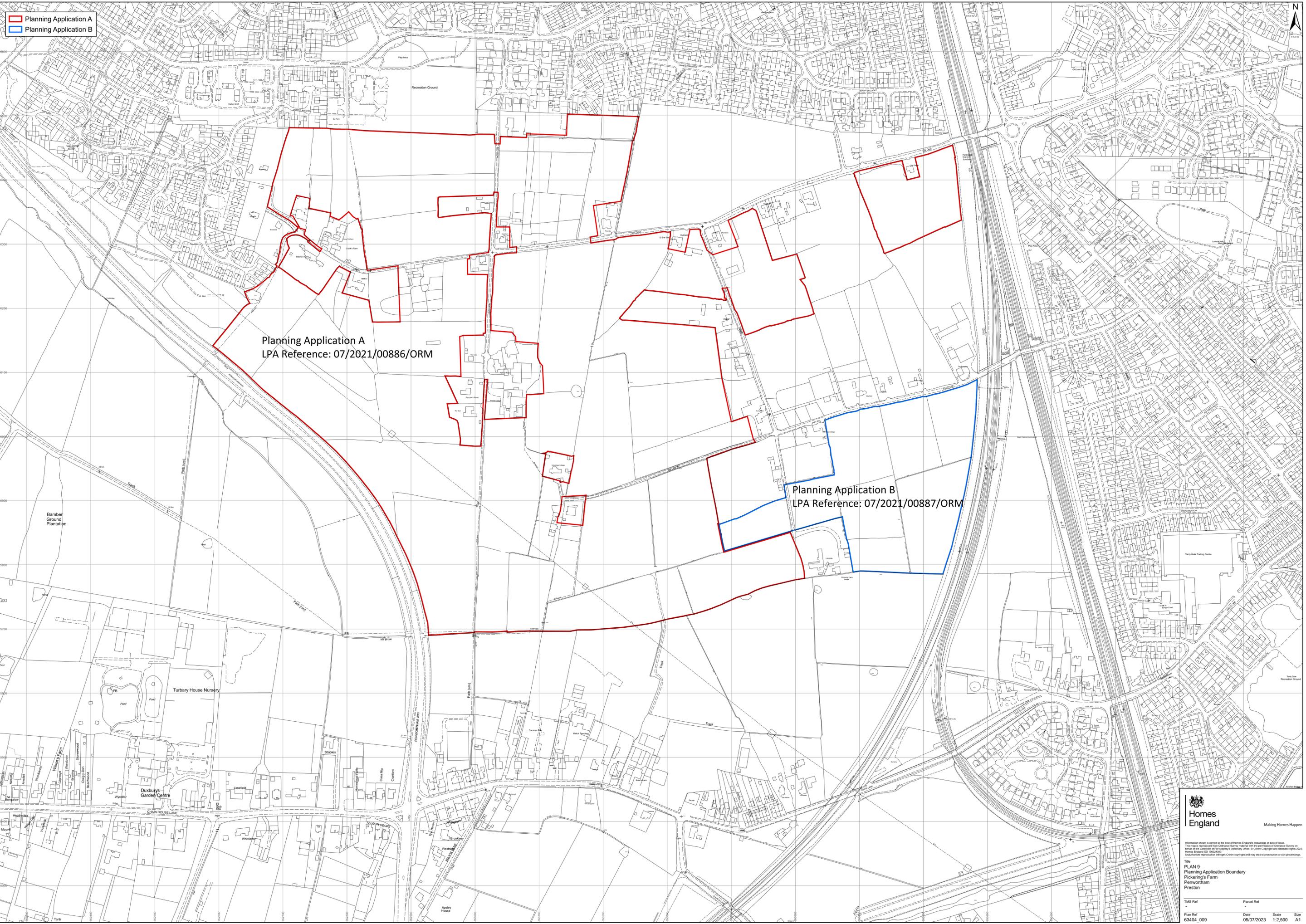
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**Homes**  
**England**

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Planning Application A  
Planning Application B

Planning Application A  
LPA Reference: 07/2021/00886/ORM

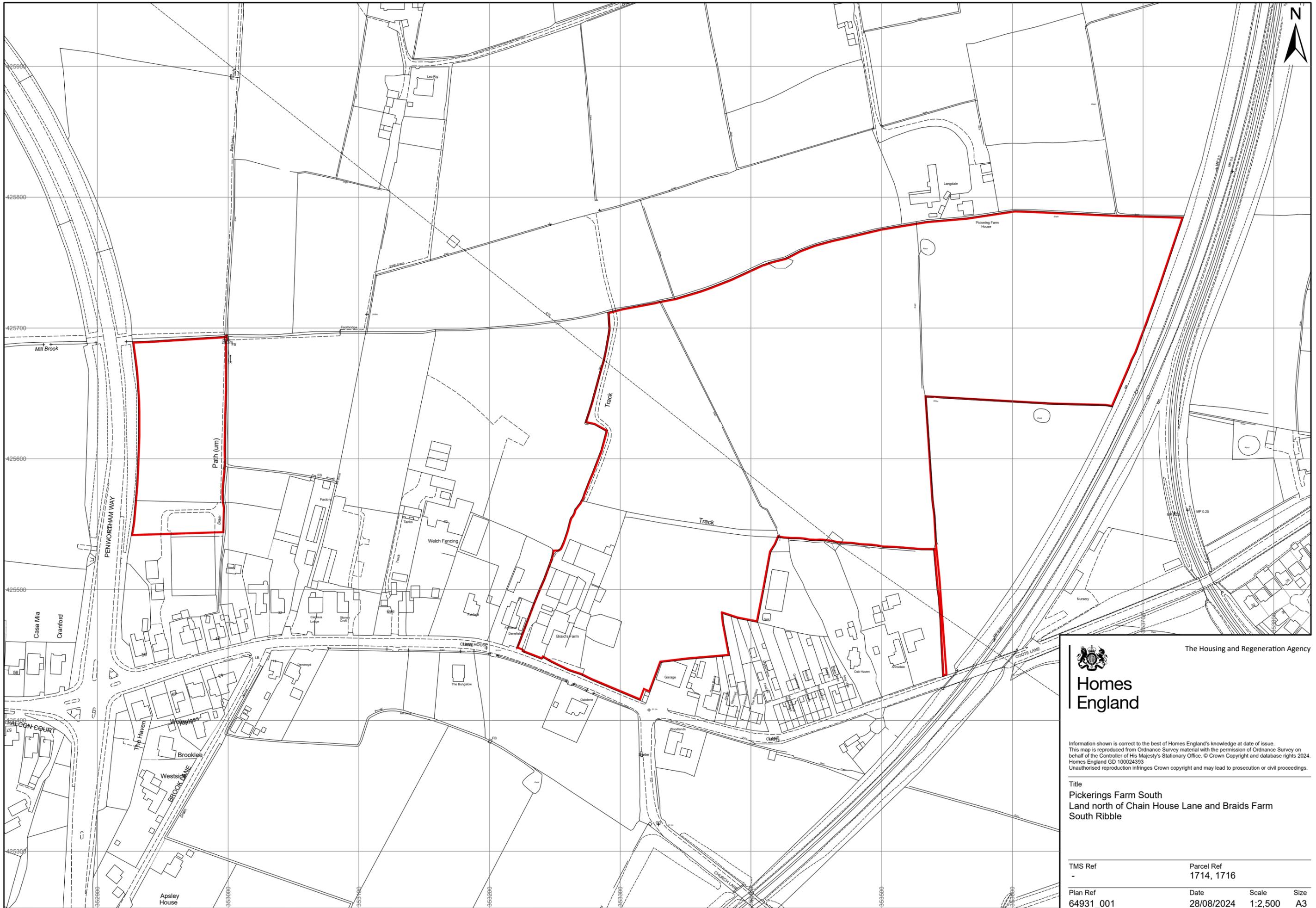
Planning Application B  
LPA Reference: 07/2021/00887/ORM

**Homes England**  
Making Homes Happen

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Title:  
**PLAN 9  
Planning Application Boundary  
Pickering's Farm  
Penwortham  
Preston**

TMS Ref	Parcel Ref
Plan Ref 63404_009	Date 05/07/2023
Scale 1:2,500	Size A1



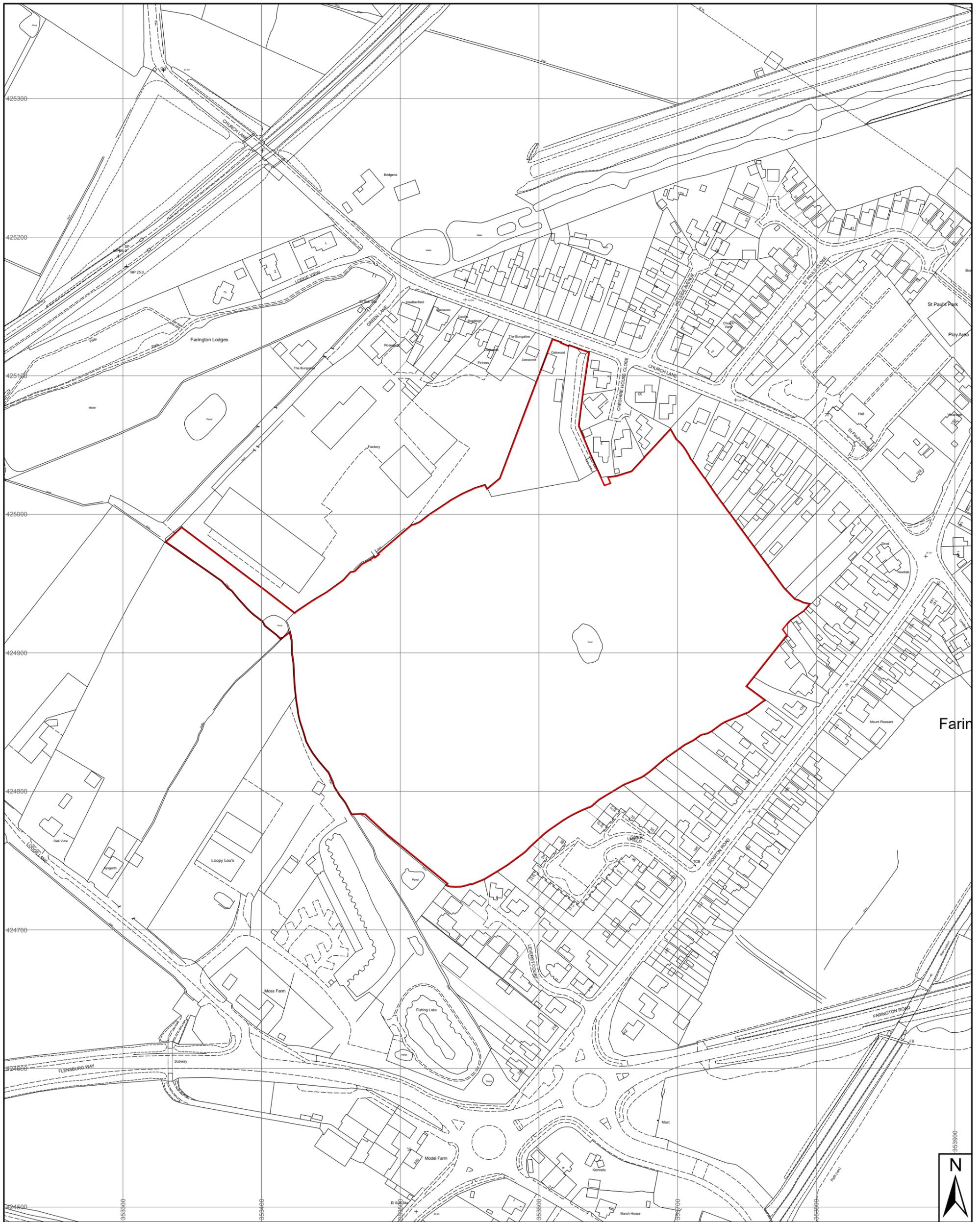
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Title  
**Pickerings Farm South**  
**Land north of Chain House Lane and Braids Farm**  
**South Ribble**

TMS Ref	Parcel Ref		
-	1714, 1716		
Plan Ref	Date	Scale	Size
64931_001	28/08/2024	1:2,500	A3



Title  
**Church Lane  
 South Ribble**

TMS Ref  
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 Plan Ref  
**65589\_013**

Parcel Ref  
**1664**  
 Date  
**07/03/2025**

Scale  
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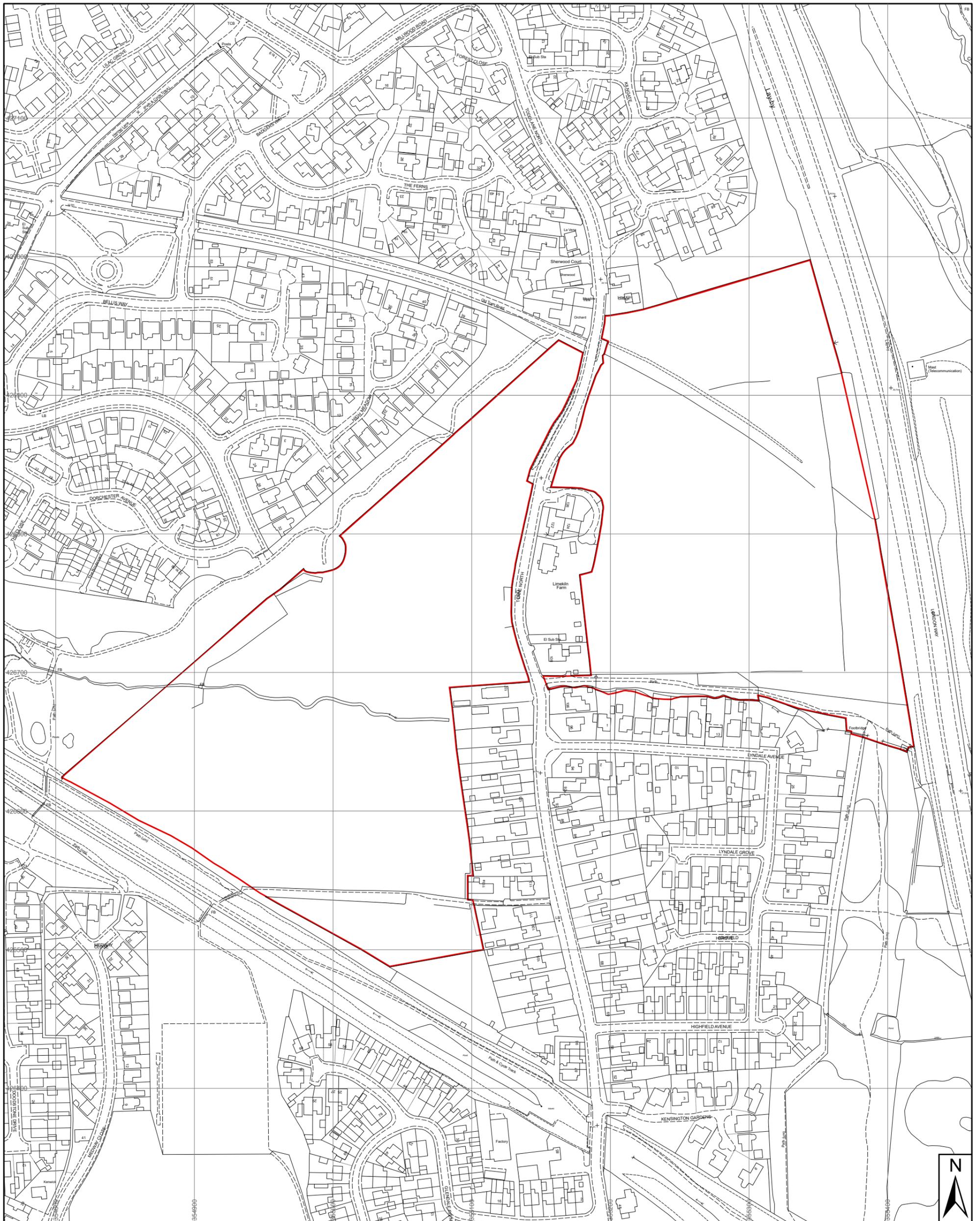
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Title  
**Central Park / Lime Kiln Farm**  
**South Ribble**

TMS Ref  
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 Plan Ref  
**65589\_015**

Parcel Ref  
**1690, 1691**

Date  
**07/03/2025**

Scale  
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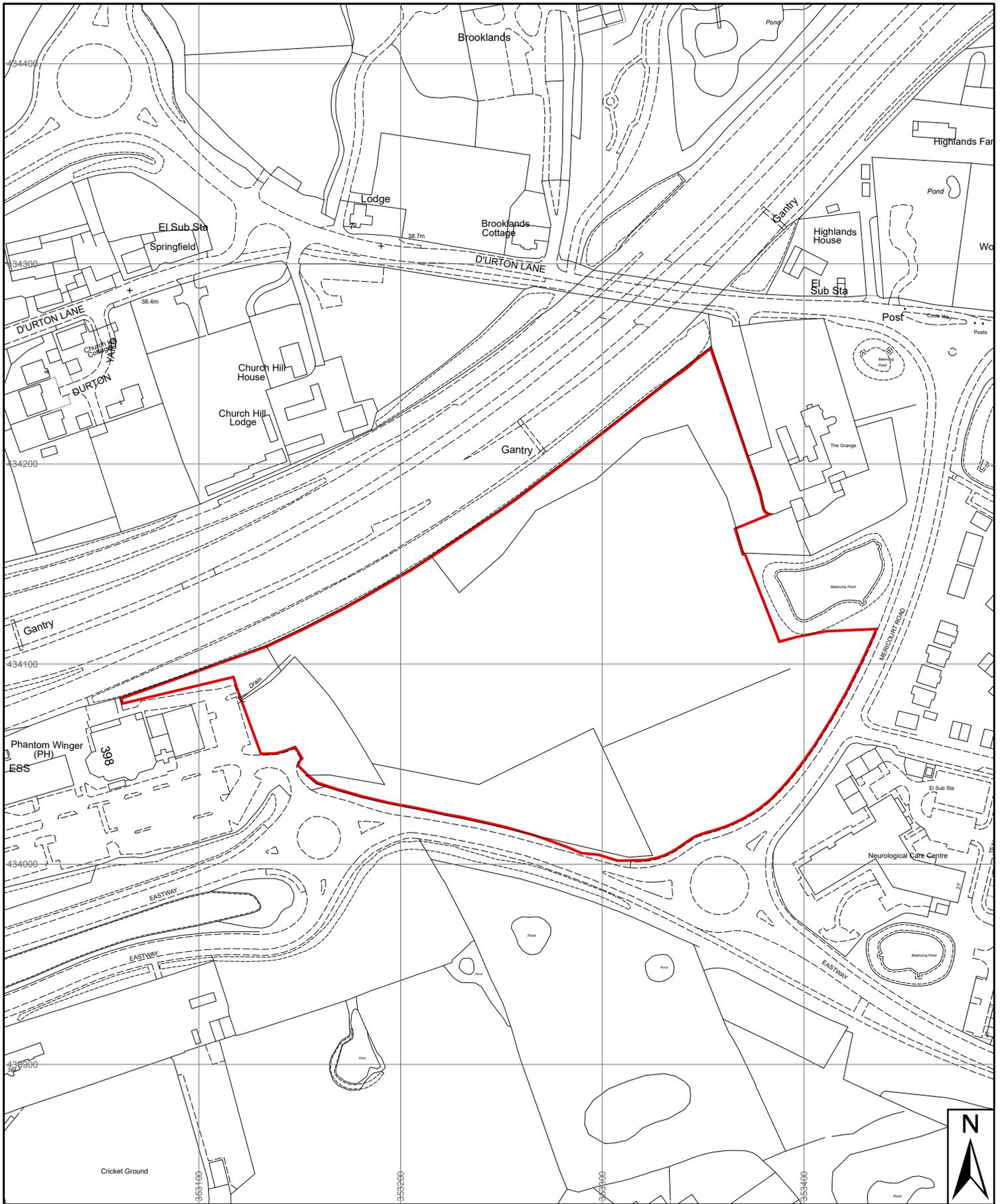
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Title  
**Eastway  
 Preston**



**Homes  
 England**

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TMS Ref  
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Parcel Ref  
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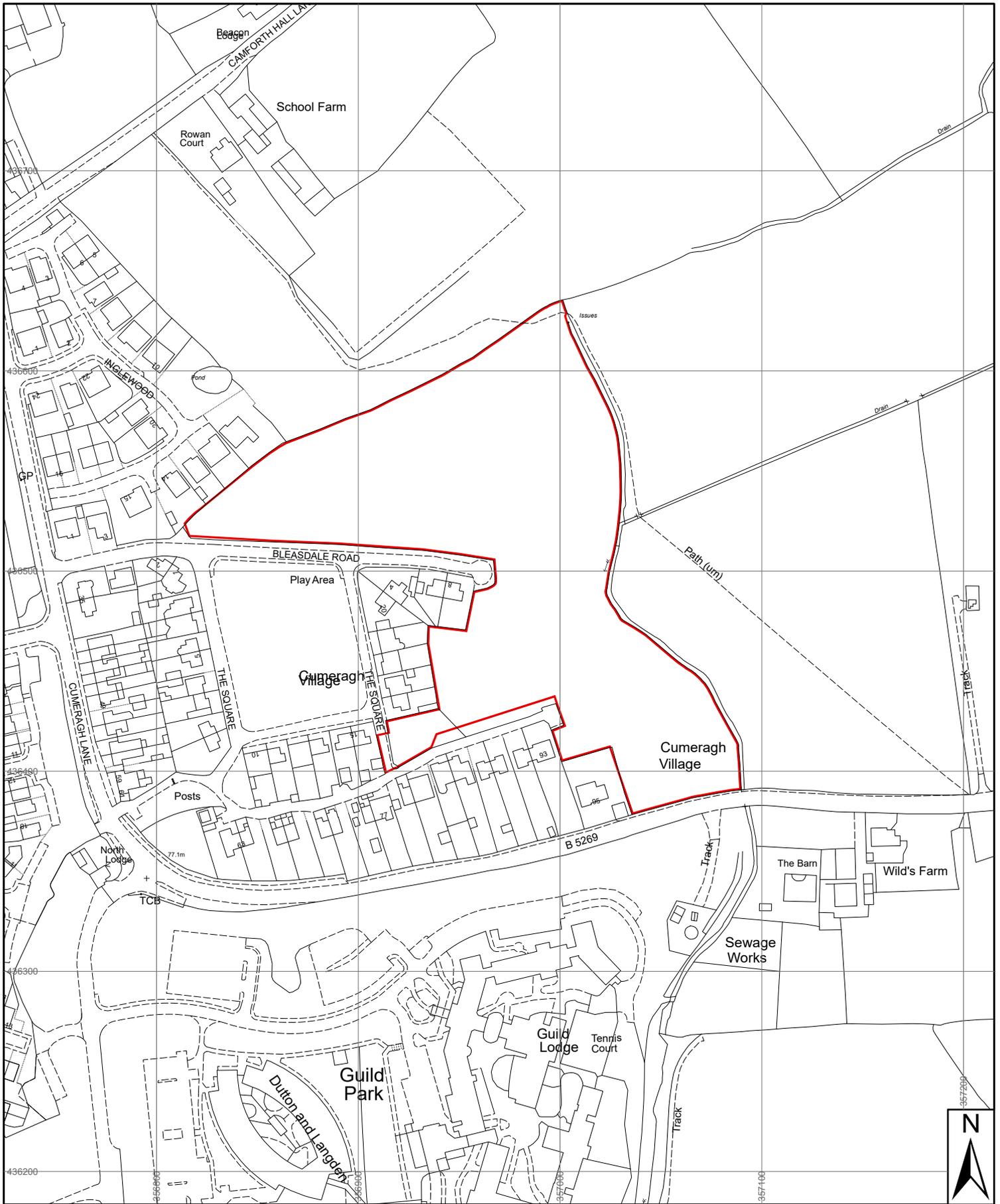
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**11/04/2025**

Scale  
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Size  
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Title  
**Bleasdale Road**  
**Whittingham**

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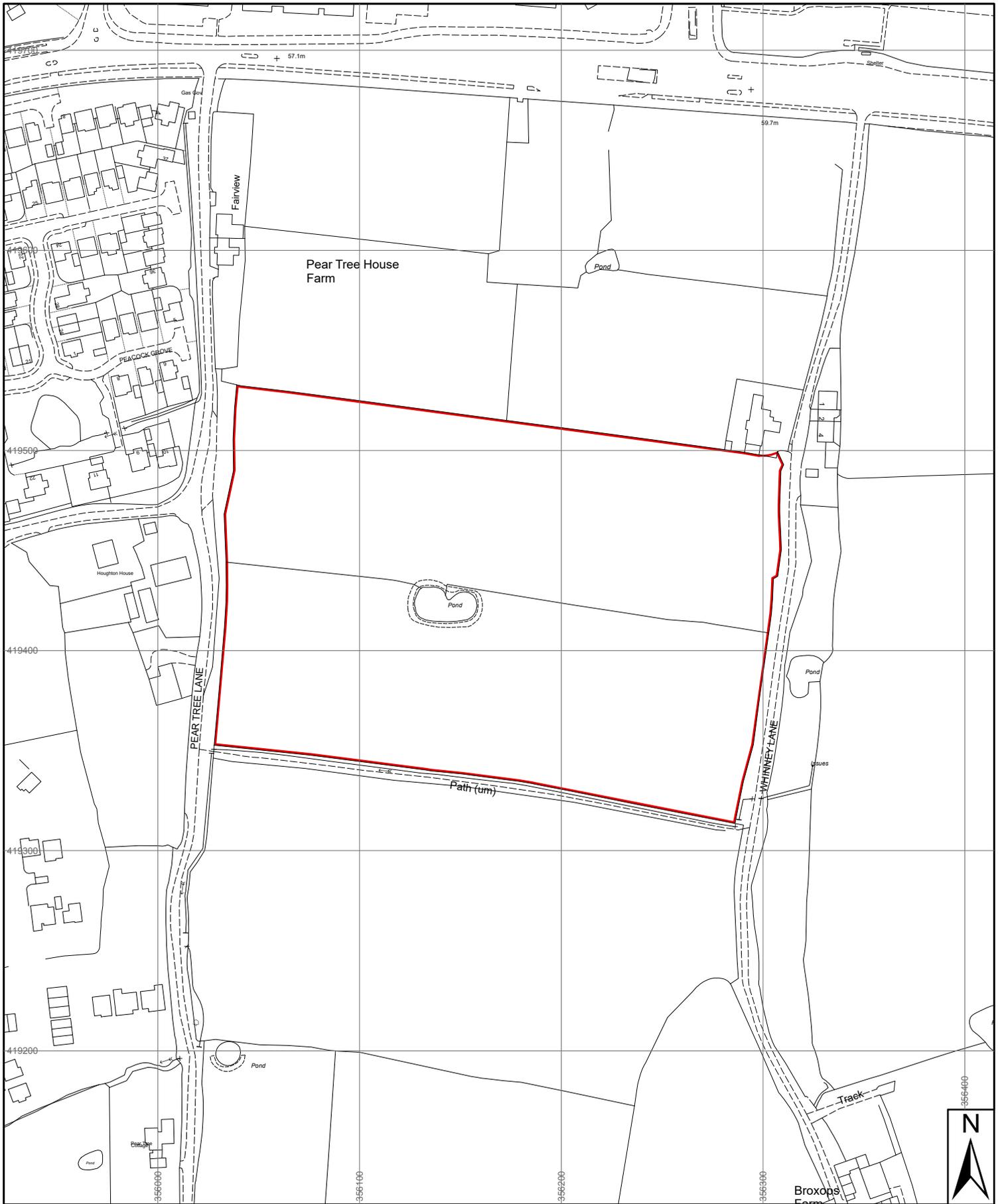


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 Plan Ref  
**65589\_019**

Parcel Ref  
**(Part) 5984**  
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**10/04/2025**    Scale  
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Size  
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Title  
**Pear Tree Lane - Site 2**  
**Chorley**

The Housing and Regeneration Agency



**Homes**  
**England**

TMS Ref  
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Parcel Ref  
**377**

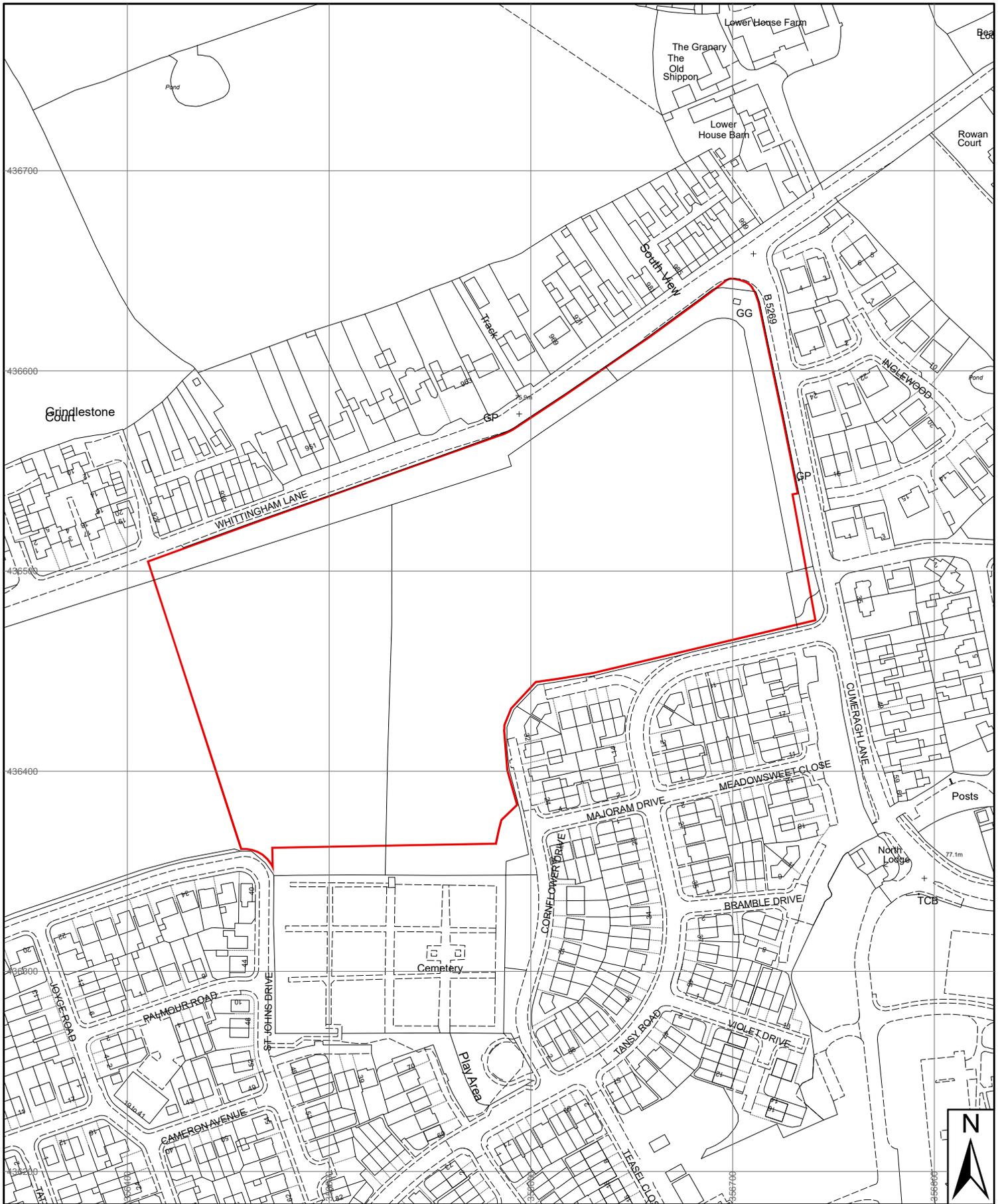
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Date  
**07/03/2025**

Scale  
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Size  
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Title  
**Gott Front Field**  
**Whittingham**



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TMS Ref  
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 Plan Ref  
**65589\_018**

Parcel Ref  
**(Part) 5984**  
 Date  
**10/04/2025**      Scale  
**1:2,500**

Size  
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England

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