

EiP Statement

Central Lancashire Local Plan

Rowland Homes Limited

Representor ID A41

Our ref 67650/04/BOC/AKn
Date 6 November 2025

Subject Matter 2 – Vision & Objectives, Spatial Strategy & Location of New Development, and the Site Selection Process

1.0 Introduction

- 1.1 Lichfields is instructed by Rowland Homes Limited ('Rowland') to make representations on its behalf to the Central Lancashire Local Plan ('CLLP').
- 1.2 This statement has been prepared in response to the Matters, Issues and Questions raised by the Inspector for the Matter 2 Examination in Public ('EiP') hearing sessions.
- 1.3 Separate representations have been submitted in respect of the following matters:
- 1 Matter 4 – Strategic Sites & Mixed Use Allocations
 - 2 Matter 7 – Housing Policies
 - 3 Matter 14 – Sustainable Travel, Infrastructure and Delivery and Monitoring
- 1.4 These Matter Papers representations should be read in conjunction with previous submissions on the CLLP (Representor ID A41) as well as those made on other Matters listed above. Where relevant, the comments made are assessed against the tests of soundness established by the National Planning Policy Framework ('NPPF') (December 2023) and the National Planning Practice Guidance ('PPG').
- 1.5 Rowland has an interest in the site at Bagganley Lane, Chorley (allocation reference EC5.3) which has been identified for a mixed-use allocation in the CLLP.
- 1.6 Rowland is highly supportive of the draft mixed use allocation EC5.3 – Land at Bagganley Lane, Chorley and is committed to the development of the residential element of this allocation. Rowland recently submitted a full planning application in relation to the residential element of the site which was validated on the 21st October 2025 (ref. 25/00907/FULMAJ). Rowland is committed to the fast delivery of this site which will make a significant contribution to the market and affordable housing needs of Central Lancashire and Chorley.

Planning Issues

Matter 2 – Vision & Objectives, Spatial Strategy & Location of New Development, and the Site Selection Process

(Policies SS1, SS2)

Issue 2 – Are the provisions of the plan in relation to the Spatial Strategy & Location of New Development justified and consistent with national policy?

2.1 Is the proposed spatial strategy and the distribution of development (as set out in policies SS1 and SS2 supported by robust and up to date evidence and otherwise soundly based? In particular:

a) Does it reflect the vision and objectives of the Plan?

- 1.7 Chapter 23 of the CLLP sets out the vision and objectives of the Plan for 2041 and beyond. The Council’s vision emphasises that a wide range of high-quality sustainable new housing and supporting infrastructure will meet the needs of its diverse communities, delivering vibrant and distinct places.
- 1.8 The Vision goes on to state that Central Lancashire’s heritage assets will be conserved, and its natural environment protected whilst providing opportunities for recreation and leisure. Throughout Central Lancashire, people’s health and well-being will be enhanced through the creation of well-designed developments and delivering homes, jobs and prosperity.
- 1.9 This Vision is supported by 11 strategic objectives, including strategic objective 2 (sustainable patterns of development) which focuses development at sustainable locations accessible by active modes of travel.
- 1.10 Rowland’s interest in Central Lancashire is the mixed use allocation ref. EC5.3 – Land at Bagganley Lane, Chorley. Their interest relates to the residential element of the mixed use allocation but the current planning application ensures that residential and employment uses can be delivered in the Plan period.
- 1.11 It is considered that the allocation of EC5.3 for mixed-use development is reflective of, and will support the vision and objectives of the CLLP.
- 1.12 Rowland has recently submitted a planning application related to the residential element of the mixed-use allocation (ref. 25/00907/FULMAJ). Rowland is a local housebuilder based in Central Lancashire and is committed to delivering high quality residential schemes. The preparation of the full planning application has sought to ensure that it aligns with the Council’s vision of delivering a wide range of high-quality new housing in sustainable locations. The proposed development is for 174 open market and affordable dwellings in a mix of tenures, and will be located in the settlement of Chorley upon adoption of the CLLP.
- 1.13 The application has been directly influenced by its surroundings by respecting existing landscape features such as the woodland and brook to the south of the application

boundary through the implementation of a new landscape buffer and mirroring the pattern of residential development surrounding the site. This will ensure that the development of the site is reflective of its surroundings to create a new vibrant and distinct place in line with the Council's vision.

- 1.14 The proposed development features a 7.5m spine road centrally through the site which ensures that the future development of the employment land is not compromised. This directly supports the Council's vision to strengthen economic prosperity ensuring that Central Lancashire can become a key economic centre for the North West.
- 1.15 The full application also demonstrates how the development of the site will align with the Council's vision to conserve and protect the natural and historic environment, as further detailed by Objectives 8 (Historic Environment) and 9 (Natural Environment). As referred to in our representations to Matter 4, Rowland concurs with the CLLP's assessment of the Grade II listed building (The Rough) which is located opposite the site's northern boundary. Rowland's own technical work to inform their planning submission aligns with the Council's findings that demonstrate there will be no harm to The Rough as a result of the development of EC5.3. With respect to the natural environment, the proposed development has been sensitively designed to provide a landscaped buffer between the development site and the brook and woodland to the southwest of the site. There will be no adverse effect on wintering bird species and following the recommendations in the submitted Preliminary Ecological Appraisal there would be very limited impact on local ecology.
- 1.16 The application proposals have sought to ensure that leisure and recreation are fully considered in line with the Council's vision and objectives for the CLLP. Through the development of the application proposals, it was identified that there are opportunities for the site to connect into the existing Public Right of Way network ensuring that the development of the site enables opportunity for recreation. New open space has also been sufficiently accommodated on site including a Local Area of Play. Through the submission of the application, it has therefore been shown that the development of the site for residential uses can positively respond to the Council's objective to promote healthy lifestyles through leisure and recreation.
- 1.17 Therefore, the allocation of EC5.3 will support the Council's overarching vision and objectives for the local plan.

b) To what degree is the distribution of development set out in Policy SS2 based on the settlement hierarchy in Table 1?

- 1.18 Rowland has no comment on this Matter.

c) Is the focus on the larger urban settlements justified and soundly based?

- 1.19 With respect to Rowland's interest in allocation EC5.3, they consider that the focus on delivering allocations to meet the settlement of Chorley's needs is justified.
- 1.20 In the settlement hierarchy, Chorley is identified as a Tier 2 settlement and is a secondary focus for development after Preston. The CLLP seeks to amend the settlement boundary of

Chorley to encompass the allocation site as identified on the draft policies map. The application submitted by Rowland with regard to the residential element of EC5.3 will deliver approximately 174 new homes for residents of Chorley and surrounding areas.

1.21 The allocation site benefits from its sustainable location on the edge of Chorley. It is located in close proximity of a range of local facilities towards Chorley Centre including two primary schools, bus routes and public footpaths. Major employment developments at Botany Bay are accessible on foot or bike via the Leeds and Liverpool Canal. By ensuring that the population of Central Lancashire can live close to their place of work will enable Central Lancashire to meet their vision of supporting their communities and delivering economic benefits.

1.22 With regard to the allocation site, its incorporation into Chorley's settlement boundary ensures that this sustainable site can be brought forward for mixed use development. The development of the allocation site will be complementary to Chorley's designation as a Tier 2 settlement and is considered appropriate in this context.

d) How were the proportions of development proposed for each settlement arrived at?

1.23 Rowland has no comment on this Matter.

e) Would it provide sufficient development within rural areas and other settlements?

1.24 Rowland has no comment on this Matter.

f) Does the distribution of employment related development take appropriate account of national and regional programmes and strategies?

1.25 Rowland's interest in mixed allocation EC5.3 is in relation to the residential element only and has no comment on this Matter.

2.2 What is the evidential basis for the settlement hierarchy in policy SS2? Is this consistent across all 3 authorities? Does this accurately reflect the pattern of settlements across the district? Is this up to date? How does this inform the development strategy? What other factors influenced the strategy, such as physical and environmental constraints?

1.26 Rowland has no comment on this Matter.

2.3 What other spatial strategies and distributions of growth were considered during plan preparation, and why were they discounted? Where is the evidence for this? Were alternative approaches tested in the Integrated Assessment work?

1.27 Rowland has no comment on this Matter.

2.4 Have the sites allocated for development in the Plan been appraised and selected in comparison with possible alternatives using a robust and objective process?

a) Is the site selection process transparent? How were different development constraints taken into account? Were they identified using up to date and appropriate evidence and guidance?

1.28 In relation to allocation ref. EC5.3, physical and environmental constraints have been appropriately considered to inform the site's inclusion in the spatial strategy for the CLLP through its allocation for mixed use development.

1.29 As referenced in our representation to Matter 4, through the preparation of technical reports and drawings to inform the submission of application ref. 25/00907/FULMAJ it has been identified that all relevant site constraints have been appropriately taken into account in the allocation of site EC5.3 for residential use. This is further demonstrated in the application material as the potential constraints listed in Appendix 6 (Mixed Use Allocations – Key Development Considerations) have been appropriately addressed in the application submission. Through the preparation of this application, no obvious constraints were identified that would predicate the employment allocation coming forward either.

b) In relation to flood risk, were sites at low risk preferred over those at greater risk? How did the Strategic Flood Risk Assessment (SFRA) inform site selection? Does the SFRA2 reflect the most up to date flood-mapping? Where sites are proposed for development in areas of flood risk, does the Plan take a sound approach in how these matters will be addressed?

1.30 With regard to allocation EC5.3, the site is located in Flood Zones 1, 2 and 3. The application site demonstrates that the proposed residential development and essential infrastructure (including vehicular and pedestrian access point) can be fully accommodated in Flood Zone 1. This includes the access point that will be used by the employment land to the south west of the application site. Areas dedicated for biodiversity enhancements through meadow planting are located in Flood Zones 2 and 3 as demonstrated in the accompanying planning application material.

1.31 Therefore, flood constraints have been appropriately taken into account in the allocation of ref. EC5.3. The Plan has taken a sound approach with regard to the allocation of EC5.3 for residential development.

c) What account was taken of Best and Most Versatile Agricultural Land?

1.32 Rowland has no comment on this matter.

2.5 Does the Plan allow sufficient development in rural local centres, smaller villages and hamlets, rural areas and settlements to comply with paragraph 83 of the Framework? Are the proposed settlement development boundaries up to date and are these appropriately drawn? What factors were taken into account in designating these?

1.33 Rowland has no comment on this matter.

2.6 What are the Plan's assumptions in relation to the amounts and timing of development to be delivered through neighbourhood plans?

1.34 Rowland has no comment on this Matter.

2.7 Are there any omissions in the policies and are they sufficiently flexible? Are there any proposed modifications to the policies and are these necessary for soundness?

1.35 Rowland has no comment on this Matter with regard to Policies SS1 and SS2.