

Central Lancashire Local Plan 2023 – 2041 Examination in Public

Hearing Statement of Homes England
Matter 4, Issue 4 – Policy SS6B (Pickering’s Farm
South) and Policy EC5 (Cowling Farm)

November 2025

1. Introduction

- 1.1 This Hearing Statement is submitted by Homes England, the government's housing and regeneration agency. Homes England is responsible for driving 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 Central Lancashire Local Plan (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, the Site Promoter Questionnaires in August 2024 and the Regulation 19 Consultation in April 2025; all of which have set out Homes England's position.
- 1.2 This Hearing Statement relates to sites SS6.B and EC5. Site SS6.A is covered under a separate Hearing Statement prepared jointly on behalf of Homes England and Taylor Wimpey.
- 1.3 With regard to SS6.B, Homes England owns c.50% of the proposed allocation, equating to c. 10.6 ha of land. With regard to EC5, Homes England owns c.60% of the proposed allocation, equating to c.6 ha of land. Homes England is committed to bringing forward delivery on both sites, having promoted them through the Local Plan process.
- 1.4 We note that the Inspectors do not wish to see lengthy appendices attached to Hearing Statements, but we have included with this Statement a document which provides information relating to Site EC5 which we consider will be helpful to the Inspectors. This document was submitted by Homes England at the Regulation 18 stage and is referred to below.

Policy SS6 – Pickering's Farm

- 2. Q4.10 - Why was the site selected as a strategic site? What evidence supports the allocation in terms of: Size, Capacity, Layout, Infrastructure requirements, Assessment of the effects of development and necessary mitigations, Delivery, Viability.**
- 2.1 Homes England support the allocation of SS6.B as a strategic site for c.545 dwellings.

- 2.2 Supporting evidence to Homes England's land ownership within allocation of SS6.B was appended to their Regulation 19 consultation response¹.
- 2.3 A Development Statement² for Homes England's land ownership was also submitted within the Regulation 19 consultation response which supports the allocation of SS6.B. It outlines the constraints, opportunities, and capacity of Homes England's land ownership within SS6.B and outlines the necessary mitigations to ensure delivery, which are reflected and set out within in a Concept Framework section.
- 2.4 The Development Statement outlines that Homes England's land ownership (shown in Regulation 19 consultation response³) located within SS6.B has capacity for approximately 220 dwellings. The Development Statement confirms that Homes England's land is deliverable independently of the wider allocation as it can be directly accessed from Chain House Lane to the south. Recognising the need within Policy SS6.B for good placemaking, Homes England have explored the delivery of links to the wider surroundings, including the remainder of the land within allocation SS6.B. Legal agreements are already in place with Taylor Wimpey (who are collaborating with Homes England on the delivery of SS6.A) to ensure secure connections can be delivered from SS6.A through to Homes England land within SS6.B.
- 2.5 Given Homes England's commitment to delivery, Homes England will work with the Council should any viability issues arise. Homes England's experience, and promotion and disposal of similar residential sites across Central Lancashire have generally attracted strong market interest and multiple, compliant bids from developers. Homes England ask the Examination to note their Regulation 19 representations in relation to housing mix and viability and the importance of ensuring policies contain the requisite flexibility in order to respond to potential changes in

¹ Document reference D4 – Homes England Supp1, Appendix A, pages 6-7

² Document reference D4 – Homes England Supp1, Appendix B

³ Document reference D4 – Homes England Supp1, Appendix C, page 7 (Pickering Farm South – Plan Ref 64931_001)

market conditions and site specific conditions should they occur, as well as Homes England's previous representations on the Infrastructure Delivery Plan⁴.

2.6 Homes England consider there is sufficient evidence to support allocation SS6.B.

3. Q4.11 Does the policy provide sufficient information on site specific constraints and requirements such as the physical and social infrastructure that may be required as part of the development?

3.1 Homes England consider that for their land ownership within SS6.B, the policy provides sufficient information on site specific constraints and requirements.

3.2 The Homes England Regulation 19 representation responds directly to the Key Development Considerations (for Homes England land ownership) contained within Policy SS6.B⁵.

3.3 The Development Statement⁶ outlines the constraints for Homes England land within SS6.B (including utilities, ecology, transport, ground conditions, flood risk, air quality and noise, heritage and archaeology) and identified no significant technical or legal issues affecting its delivery. The constraints outlined in this Development Statement have been appropriately reflected within Policy SS6.B.

3.4 The relevant infrastructure requirements have also been considered within Policy SS6.B.

4. Q4.12 Does policy SS6 provide clear direction as to how a decision maker should react to a development proposal? Are there any necessary modifications to the policy

4.1 Homes England consider that Policy SS6.B provides clear direction for how a decision maker should react to any future development proposal for Homes England land.

⁴ Document reference D4 – Homes England Suppl, Appendix A, pages 24-25, paragraphs 1.7.2, 1.7.4 and 1.7.5

⁵ Document reference D4 – Homes England Suppl, Appendix A, pages 6-7

⁶ Document reference D4 – Homes England Suppl, Appendix B

- 4.2 Homes England do not consider any modifications to Policy SS6.B are necessary. It is noted that separate submissions have been made on allocation SS6.A.

Summary in response to questions 4.10, 4.11, and 4.12

Homes England support SS6.B.

Sufficient evidence has been submitted by Homes England for their land ownership within SS6.B and this has been appropriately reflected within the Policy, providing a clear direction for a planning application to come forward.

Homes England's land within Policy SS6.B is suitable, available and deliverable within the Plan period for approximately 220 new homes.

SS6.B is considered to be sound as it is consistent with national policy, justified, and effective.

Policy EC5, Cowling Farm, Chorley

5. **4.13 For each site, why was the site selected as a mixed-use site? In particular:**

a) Have the site constraints been appropriately taken into account in the allocation of the site?

b) How was the balance of employment and housing arrived at? Have the indicative yield, development mix and viability considerations been adequately addressed?

c) Are the various requirements set out in the policy clear, justified and effective? Do the policies provide clear direction as to how a decision maker should react to a development proposal?

d) Is there evidence that the development of the allocation is developable and deliverable during the plan period?

e) Are there any omissions in the policy, and is it sufficiently flexible?

- 5.1 Homes England support EC5 and the wider mixed-use allocation of Cowling Farm, Chorley.
- 5.2 Homes England and Chorley Council are joint owners of EC5, with the Homes England land extending to c.6 ha, and having a capacity of approximately 158 dwellings. Homes England and Chorley Council are collaborating closely to bring forward the delivery of EC5.
- 5.3 The constraints of the site have been appropriately taken into account within EC5.

- 5.4 To support the delivery of the site, a Development Statement was prepared and submitted at the Regulation 18 stage. This is not currently within the Examination Documents and so has been appended to the Hearing Statement as it is directly relevant to the allocation (Appendix A). This statement considered all constraints and opportunities to confirm a development capacity for the Homes England land ownership of approximately 158 dwellings. Homes England and Chorley Council are progressing additional work to further inform and refine the development proposals. The work to date concludes there are no significant technical or legal issues affecting the site's delivery.
- 5.5 As set out in Homes England Regulation 19 response⁷, EC5 and the number of dwellings identified are supported. Homes England therefore support the indicative yield and development mix outlined within the Policy.
- 5.6 Given Homes England's commitment to delivery, Homes England will work with the Council should any viability issues arise. Homes England's promotion and disposal of similar residential sites generally attracted strong market interest and multiple, compliant bids from developers. Homes England sites are usually sold to developers with a proven track record. Homes England note their Regulation 19 representations in relation to housing mix and viability and the importance of flexibility in response to potential changes in market conditions and site specific conditions, as well as representations on the Infrastructure Delivery Plan.
- 5.7 Homes England do not consider there are any omissions and no modifications to EC5 are necessary.

Summary of response to question 4.13

Homes England support EC5. The allocation is considered to be sound and consistent with national policy, it is informed by robust evidence taking into account constraints and provides clear direction for a planning application to come forward and ensure the site is developable and deliverable within the plan period.

Homes England consider that no changes are required to EC5.

⁷ Document reference D4 – Homes England Supp1, Appendix 4 pages 3-4

Appendix A: Cowling Farm Development Statement

This Development Statement was submitted at Regulation 18 stage and is not within the Examination Documents. It has been appended to this Hearing Statement as it directly relevant to the site allocation of EC 5.

Constraints and Opportunities: page 10 to 13

Concept Framework: page 14 to 15

Summary regarding deliverability: page 16 to 17



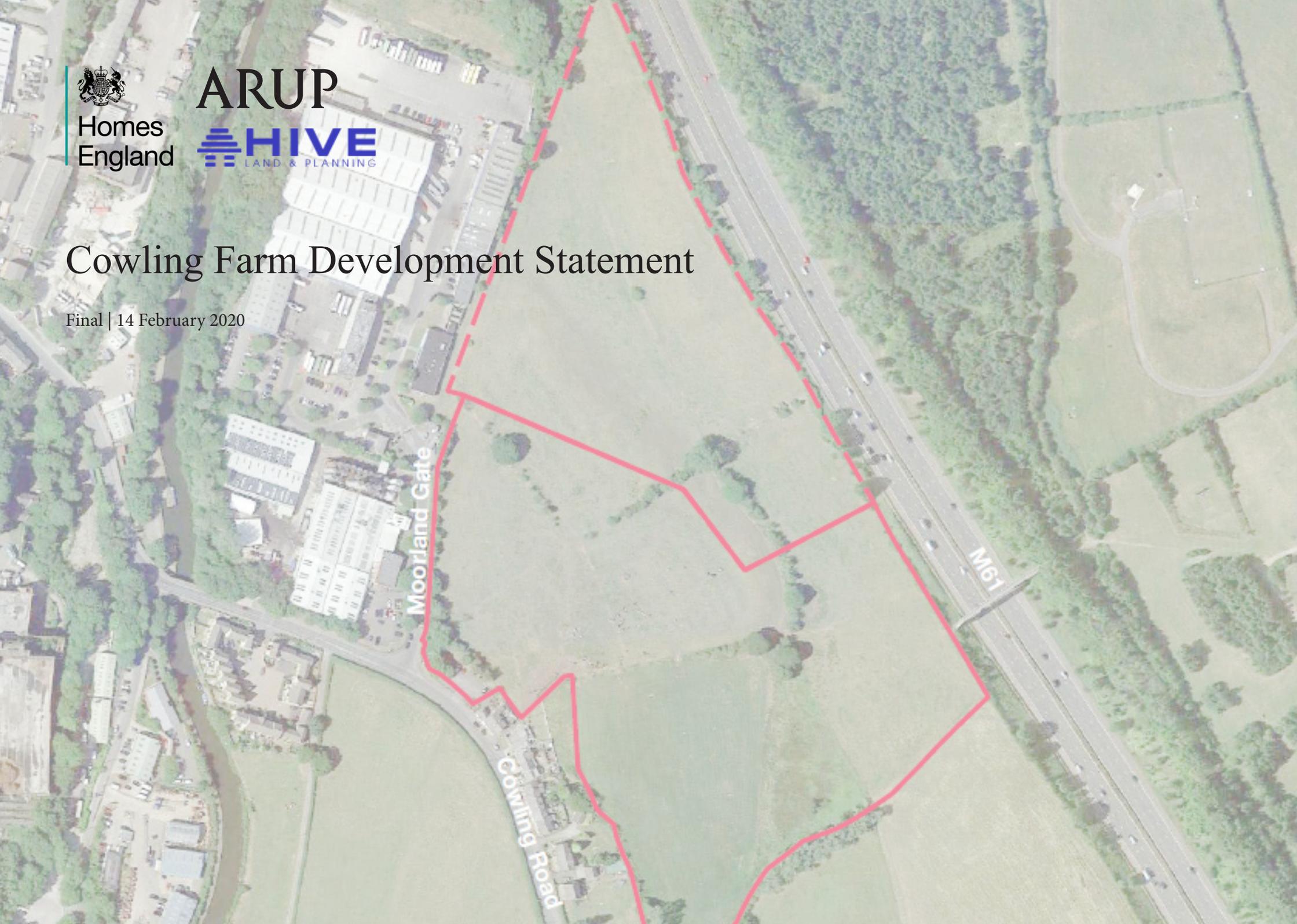
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Cowling Farm Development Statement

Final | 14 February 2020



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Summary of Intent and Deliverability

Overview

Homes England is the government's housing accelerator. It has the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, Homes England is making possible the new homes England needs, helping to improve neighbourhoods, grow communities and transform the housing market.

This Development Statement considers the deliverability of Cowling Farm ('the site'), owned by Homes England. This Development Statement has been prepared to support promotion of the site through the Central Lancashire Local Plan, and support the continued allocation of the site for residential development within the plan period. It demonstrates that the site is available, achievable and suitable for development, and should continue to be allocated for residential development through the Central Lancashire Local Plan with an indicative capacity of 163 dwellings.

Available

The Cowling Farm site is entirely owned by Homes England. Homes England has a track record of securing planning, de-risking and delivering sites across Chorley. The wider site, which includes land to the north owned by Chorley Council, is allocated for mixed use development in the Chorley Local Plan. This includes residential development, employment development, and a permanent Gypsy and Traveller pitch. The site is proposed for continued allocation for residential development in the emerging Central Lancashire Local Plan.

Homes England is fully committed to working with partners to bring this site forward for residential development.

Homes England is fully committed to bringing the site forward for residential development at the earliest practical opportunity. A planning application has been prepared for the Homes England land and is scheduled for submission shortly following ongoing engagement with Chorley Borough Council. Based on the above, the site can clearly be considered to be available, with new homes being provided within the 0-5-year timeframe of the housing land trajectory in the emerging Local Plan.

Achievable

This Development Statement has considered the constraints and opportunities of the site. There are no significant technical issues facing the site, and a suitable design has been achieved in the Concept Framework overcoming the site constraints including noise impacts from the M61. Homes England is confident that development of the site will be commercially viable and therefore achievable within the Plan period.

A site constraints assessment has informed the Concept Framework, which demonstrates a balance between residential plots, sustainable drainage systems, and access routes and provides an indicative quantum of 163 units. The key findings from the technical work streams are that, based on these desk-top surveys, there are unlikely to be any significant on-site abnormal costs, nor are there any significant up-front infrastructure costs which would impact viability and deliverability.

Suitable

The locational attributes of the site make this land highly suitable for development now. The suitability of the site for residential development has been identified through its allocation in the adopted Local Plan. Development would not cause harm to environmental interests and the site would be accessible via appropriate routes and junctions. It has been demonstrated through this Development Statement that the site is in a sustainable and accessible location for residential development.

All these measures have been factored into the Concept Framework, which demonstrates suitable and sustainable development.

Introduction

Cowling Farm is a 6 hectare site located in the administrative area of Chorley Borough Council (CBC). The site is currently allocated for mixed use development under policies HS1.5, EP 1.6 and HS11 within the Chorley Local Plan (2015).

1.1 OVERVIEW

This Development Statement demonstrates the deliverability of Cowling Farm, a site owned by Homes England and located in the administrative area of Chorley Council.

The site has been promoted through the Call for Sites process for residential allocation in the emerging Central Lancashire Local Plan. Figure 1 shows the location of the site, alongside land owned by Chorley Council to the north (dashed red line).

The wider site including land to the north owned by Chorley Council, is allocated for mixed use development in the Chorley Local Plan. This includes residential development, employment development, and a permanent Gypsy and Traveller pitch. The site is proposed for continued allocation for mixed use development in the emerging Issues and Options Consultation Draft Local Plan (2020).

This Development Statement has been prepared for the Cowling Farm site to support the allocation for residential development through the Central Lancashire Local Plan. Homes England is working with Chorley Council to deliver a comprehensive approach to the development of the mixed use allocation.

1.2 AIMS AND OBJECTIVES OF THE STATEMENT

The aims and objectives of this Development Statement are to:

- Show the site is a deliverable allocation through the Central Lancashire Local Plan.
- Demonstrate the deliverability and viability of the site.
- Consider the planning requirements and consideration for the site.
- Identify the opportunities and constraints on the site that would impact its development potential.
- Present a Concept Framework including an indicative capacity for the site.

1.3 STRUCTURE OF THE REPORT

The Development Statement is structured as follows:

- Section 2: Site and Surrounding Context
- Section 3: Planning Requirements
- Section 4: Technical Considerations
- Section 5: Opportunities
- Section 6: Concept Framework
- Section 7: Deliverable Allocation



Figure 1: Site Location

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SECTION 2

Site and Surrounding Context

2.1 THE SITE

Cowling Farm is a 6 hectare greenfield site, currently in agricultural use. The site is bounded by the M61 motorway to the north east, Gillett Playing Fields to the south, Cowling Road, the Spinners Arms public house and residential properties to the south west and the Moorland Gate Business Park to the west. Chorley Council owns the parcel of land to the north.

Cowling Farm, including land to the north owned by Chorley Council, is currently allocated for mixed use development under policy HS1.5 in the Chorley Local Plan (2015). Policy HS1.5 allocates 6-hectares of land, comprising land in Homes England's ownership, for residential development. The northern section, comprising land in Chorley Council's ownership, is allocated for employment use under policy EP1.6 and a permanent Gypsy and Traveller Pitch under policy HS11 in the Chorley Local Plan (2015).

2.2 SURROUNDING CONTEXT

Cowling is a suburb of Chorley with a range of community facilities appropriate to meet local needs. The Moorland Gate Business Park and Cowling Business Park provide a range of employment opportunities in the area.

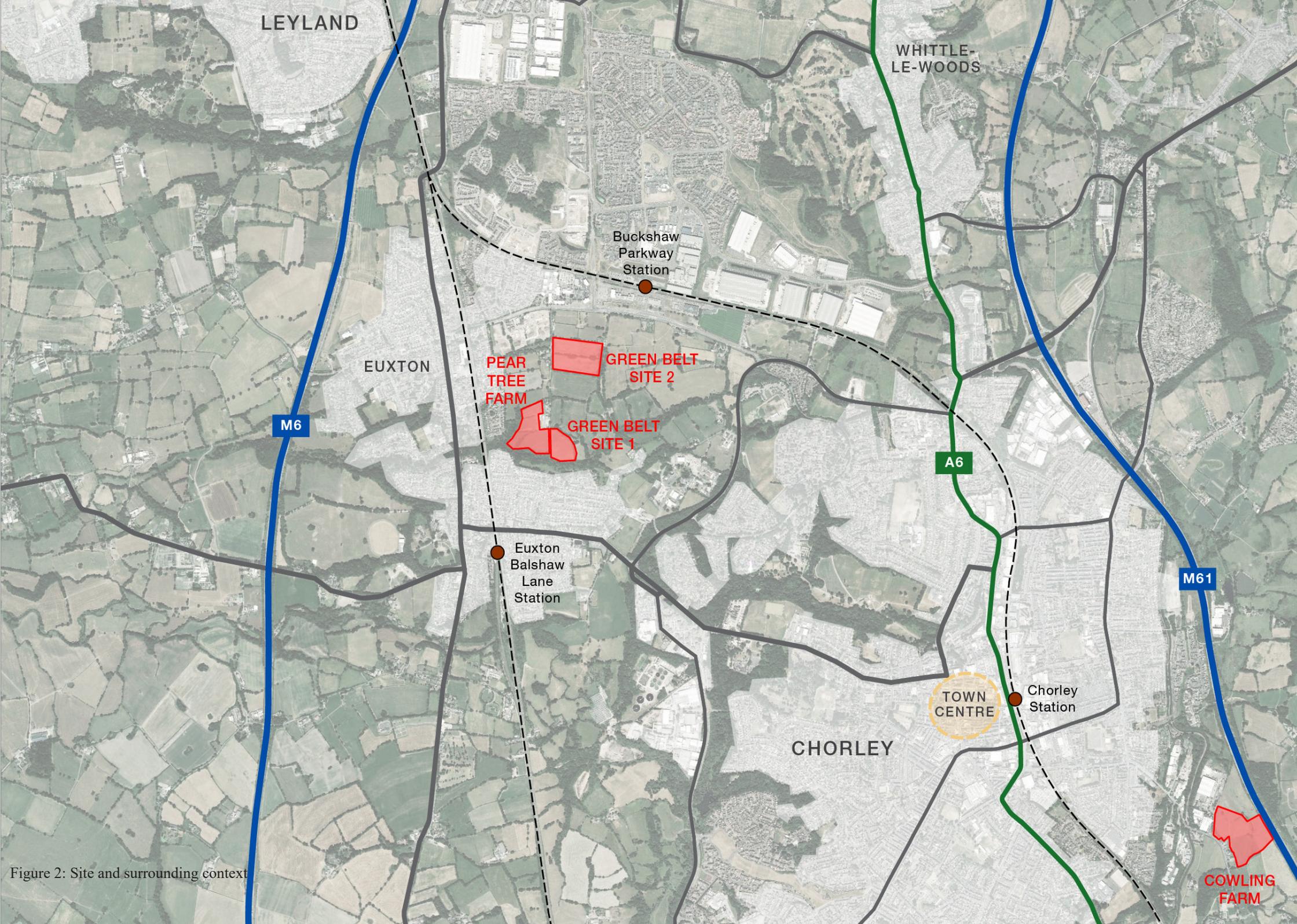
The site is approximately 1.3km from Chorley Town Centre and Chorley Train Station. There are local buses running past the site on Cowling Road connecting the site to Chorley Town Centre.

Figure 2 shows the sites Homes England owns within the area and the wider surrounding context.

2.3 POLICY ASPIRATION

Policy HS1.5 of the adopted Chorley Local Plan (2015) allocates the site, including land to the north owned by Chorley Council, for residential development. The northern section, comprising land in Chorley Council's ownership, is allocated for employment use under policy EP1.6 and a permanent Gypsy and Traveller Pitch under policy HS11 in the Chorley Local Plan (2015).

This Development Statement demonstrates the site is a deliverable allocation.



LEYLAND

WHITTLE-LE-WOODS

Buckshaw Parkway Station

EUXTON

PEAR TREE FARM

GREEN BELT SITE 2

GREEN BELT SITE 1

M6

A6

Euxton Balshaw Lane Station

M61

TOWN CENTRE

Chorley Station

CHORLEY

COWLING FARM

Figure 2: Site and surrounding context

SECTION 3

Planning Requirements

3.1 OVERVIEW

This section sets out the policy context for the site.

3.2 PLANNING POLICY CONTEXT

3.2.1 National Planning Policy

The National Planning Policy Framework (NPPF) (2019) sets out the Government's planning policies for England. The following chapters of the NPPF are particularly relevant to this site:

Chapter 5: Delivering a sufficient supply of homes

Paragraph 72 highlights the importance of large-scale developments to be in suitable and sustainable locations, supported by the necessary infrastructure and facilities.

Chapter 12: Achieving well-designed places

Paragraph 127 states that planning policies and decisions should ensure developments add to the overall quality of the area, establish a strong sense of place, and create places that are safe, inclusive and accessible. Sites should accommodate a mix of development and support local facilities and transport networks.

3.2.2 Local Planning Policy

Overview and general principle

The statutory development plan covering this site is the Central Lancashire Core Strategy (Adopted 2012) and the Chorley Local Plan (Adopted in 2015). A composite Local Plan is being prepared for Central Lancashire, which is scheduled for adoption in 2023.

The Central Lancashire Core Strategy seeks to focus growth in the key service centre of Chorley, focussing on greenfield development.

Site-specific designations

The current Chorley Local Plan (2015) allocates the site as a mixed use development under policy HS1.5 (Housing), EP1.5 (Employment) and HS11 (Gypsy and Travellers Pitch). The site is proposed for allocation for mixed use development in the emerging Central Lancashire Local Plan.

A land use plan has been prepared in collaboration with Chorley Borough Council for Cowling Farm which covers both Homes England and Chorley's land. Figure 5 in section 6 shows the land use plan.

The policies map identifies the site as a mixed use allocation, as shown on Figure 3.

Wider policy requirements

The wider policy requirements have been considered in the preparation of this Development Statement. These requirements may change through the development of the Central Lancashire Local Plan; however, they provide the current requirements for sites in Central Lancashire.

3.2.3 Planning History

There is no recent relevant planning history for the site.

A planning application has been prepared for the Homes England land and is scheduled for submission shortly following ongoing engagement with Chorley Borough Council.

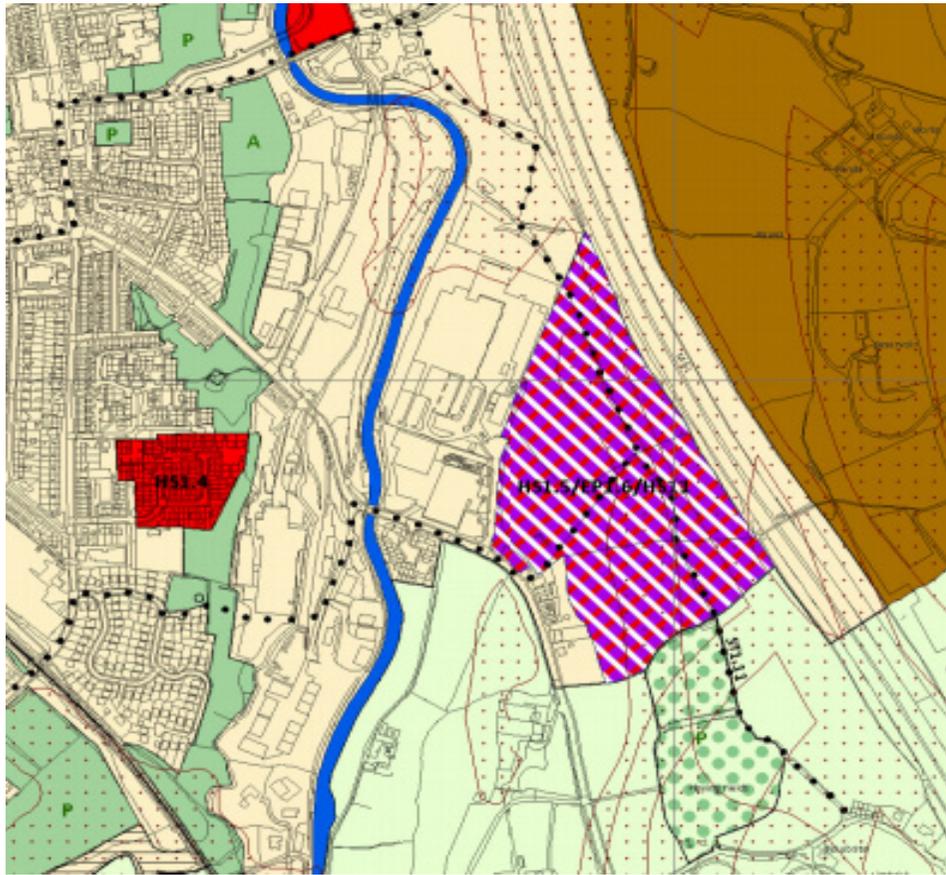


Figure 3: Extract from the Chorley Local Plan (2015)

Technical Considerations

4.1 OVERVIEW

This section considers the following constraints and opportunities, which are reflected in the Concept Framework.

- Utilities.
- Ecology.
- Transport and Access.
- Ground Conditions.
- Flood Risk and Drainage.
- Air Quality and Noise.
- Heritage and Archaeology.

4.1.1 Utilities

There are no utilities passing directly through the site and therefore no associated easements. However multiple services are located outside the perimeter of the site.

4.1.2 Ecology

Ecology Consideration

The potential opportunities and constraints of the site have been identified through a site visit and desk-based study. The ecological constraints identified in preparation for the planning application for the site have fed into the Concept Framework presented within this Development Statement, and future development of the site will be sympathetic to these.

Most of the site is grazed improved grassland which is

considered to have low value and therefore there are opportunities for enhancement or creation of habitats of higher value. The hedgerows and trees are of higher biodiversity value and have been recorded to have the potential to support commuting and foraging and common breeding birds. These habitats would be retained where possible or replaced. Three invasive plant species were present on the site during the ecological survey. The species include wall cotoneaster, Himalayan Balsam and Japanese knotweed. A management strategy will be developed to ensure the control and clearance of invasive species.

Biodiversity Net Gain

Biodiversity Net Gain is an approach to development that leaves biodiversity in a better state than before. Where a development has an impact on biodiversity it encourages developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected in such a way it is hoped that the current loss of biodiversity through development will be halted and ecological networks can be restored.

The Government's Spring Statement (2019) announced it would mandate net gains for biodiversity in the forthcoming Environment Bill. It is anticipated that there will be a two year transition period (from the Environment Bill receiving Royal Assent) to a mandatory requirement for Biodiversity Net Gain for new development. After this time, the majority of planning applications will need to demonstrate 10% Biodiversity Net Gain.

Development projects will be required to demonstrate a net gain in biodiversity through the use of a metric which primarily utilises information on habitat type, area and condition pre and post development.

The Cowling Farm site includes a range of valuable habitat types. Habitat retention, enhancement and creation will be required within the scheme landscaping strategy to ensure a gain in biodiversity units post-development.

4.1.3 Transport and Access

A high-level access appraisal has been carried out to inform this Development Statement. The Cowling Farm site will be accessed from a new vehicular junction off Cowling Road at the approximate location of the existing access serving the pub car park. The construction of the new entrance will require the relocation of the existing pub car park to the north of the pub. The access point will provide a minimum width of 5.5m for the internal road layout. Footways with a minimum width of 2m will also be implemented on both sides of the access road and connect to the internal road layout of the proposed development, and the existing infrastructure along Cowling Road.

4.1.4 Ground Conditions

The undulating topography of the site has been identified as a potential constraint to development, impacting upon the potential developable area of the site, access points, internal road layout and the site's drainage strategy. This has been considered and mitigated within the Concept Framework.

There are not considered to be any further direct implications on the Concept Framework regarding ground conditions.

4.1.5 Flood Risk and Drainage

The site is in Flood Zone 1 and is not at risk of flooding from fluvial sources. With regards to drainage, however, it will be necessary to undertake a package of earthworks to create reasonably level development areas on the site. A series of attenuation ponds are also proposed that would retain surface water during periods of heavy rainfall as part of a sustainable drainage network, adding to the ecological value of the site.

4.1.6 Air Quality and Noise

Cowling Farm is located adjacent to the M61 on the eastern boundary. Noise surveys and modelling were undertaken to establish the noise climate across the site. The recommendation from the assessment is to provide a 40m minimum boundary between the development and the M61. In addition a protective earth bund is proposed along the eastern boundary to block the 'line of sight' between motorway traffic and residential development.

There are no Air Quality Management Areas (AQMAs) in the immediate vicinity of the site.

4.1.7 Heritage and Archaeology

The site is located to the east of Cowling Farmhouse, a Grade II listed building. As demonstrated by the Concept Framework and planning submission material; future

development of the site will respond to and mitigate against any potential impact on this building's setting.

4.2 SUMMARY

The site constraints identified in this section and summarised in Figure 4 are minor in nature and are not considered to impede development of the site. Based on the initial desk-top appraisals conducted to date, and demonstrated the Concept Framework provided in Section 6, the site can be demonstrated to be deliverable.

Utilities: Minor upgrades to the existing utility network are required.

Ecology: Minor ecological mitigation of the site will be required through master planning and on-site measures.

Transport and Access: Safe and suitable access can be achieved from a new junction off Cowling Road. There will also be a need to promote sustainable modes of transport and wider connectivity.

Ground Conditions: The Concept Framework considers the impact of topography on developable areas.

Flood Risk and Drainage: The site is in Flood Zone 1 with low risk of flooding and surface water attenuation to greenfield run off rate is the most likely solution.

Air Quality and Noise: The inclusion of a 40m buffer zone along the M61, including a protective earth bund mitigates any potential impact in relation to noise and from existing roads. There are no Air Quality Management Areas (AQMAs) in the immediate vicinity of the site.

Heritage and Archaeology: The Concept Framework considers the impact on the setting of the Grade II Listed Cowling Farmhouse.

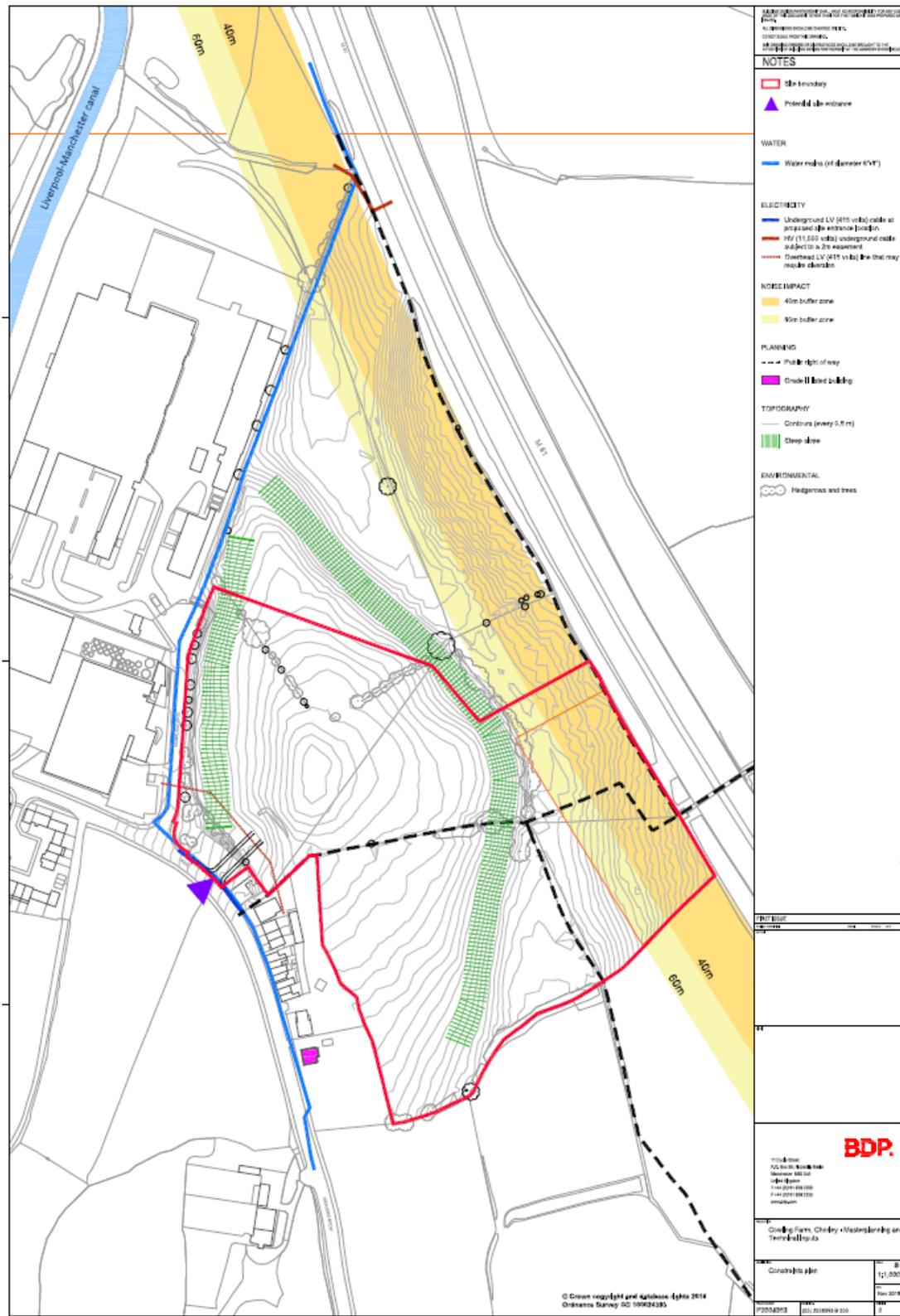


Figure 4: Constraints and Opportunities

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SECTION 5

Opportunities

5.1 OPPORTUNITIES

The Cowling Farm site has the following opportunities, which are shown in figure 4. The link between these opportunities and the emerging Central Lancashire Local Plan Objectives have been referenced.

- Provision for amenity spaces across the site, including a central open space incorporating two attenuation ponds. This supports the emerging Central Lancashire Local Plan objective 11 to promote healthy lifestyles to maximise health and well-being.
- Provision for a green space buffer along the eastern boundary, including screening providing a buffer between the M61 Motorway and residential development. This supports the emerging Central Lancashire Local Plan objective 10 to promote green infrastructure and objective 11 to ensure development contributes to the reduction of health inequalities.
- Opportunity to create a positive street layout, increasing legibility and connectivity within and around the site. This supports the emerging Central Lancashire Local Plan objective 08 to create high quality design which is accessible and responds positively to the character of the area.
- Incorporate and improve existing public rights of way. This supports the emerging Central Lancashire Local Plan objective 10 to create connected green infrastructure networks.
- Potential pedestrian and cycle links into the site from surrounding areas. This supports the emerging Central Lancashire Local Plan objective 4 to deliver design which prioritises active and sustainable travel modes.
- The delivery of the site will result in much needed new homes, construction jobs and will support the delivery of infrastructure through the Community Infrastructure Levy (CIL) and developer contributions. This will support Central Lancashire Local Plan objective 04 through the provision of a mix of housing types and sizes.
- The site is highly deliverable in the short term and could support housing delivery in the first five years of the Local Plan.

SECTION 6

Concept Framework

6.1 OVERVIEW

The Concept Framework highlights the development scenario for the wider allocation at Cowling Farm, including Chorley Council's land to the north.

A land use plan has been prepared in collaboration with Chorley Borough Council which covers both Homes England and Chorley's land.

The land use plan identifies the northern section of the mixed use allocation comprising land in Chorley Council's ownership as employment use and a permanent Gypsy and Traveller Pitch. The southern section owned by Homes England is identified as residential development. Figure 5 shows the land use plan.

6.2 DESIGN APPROACH

The Cowling Farm framework approach responds to the technical constraints on the site considered in section 4.

Residential development is proposed across most of the site, where building frontages overlook streets and natural visual surveillance of the street is maximised.

The Cowling Farm site will be accessed from a new junction off Cowling Road. The construction of the new entrance will require the relocation of the existing pub car park to the north of the pub. The framework allows for pedestrian and cyclist connections to surrounding areas.

Amenity green spaces are proposed across the site, including a central open space incorporating two

attenuation ponds, encouraging opportunities for play and leisure.

The framework allows a setback along the eastern boundary and Cowling Road providing a buffer between the development and roads reducing noise and visual impact on residential amenity. The buffer will also further reduce the noise impact between the M61 and residential development.

The layout of the development is shaped by topography, existing trees, existing PRoWs, sustainable drainage and access.

An indicative land use plan has been prepared as shown in Figure 5. This demonstrates a capacity of approximately 163 dwellings.

SECTION 7

Deliverable Allocation

7.1 OVERVIEW

Homes England is promoting Cowling Farm for continued allocation for residential development through the Central Lancashire Local Plan. Cowling Farm provides a sustainable location and is available for development in the short term. The site is currently allocated as mixed use development in the Chorley Local Plan (2015). The Cowling Farm site would provide a sustainable development on the edge of Chorley town centre close to a number of thriving employment opportunities.

7.2 EXISTING POLICY CONTEXT

The continued allocation of Cowling Farm is appropriate given the existing policy context for Chorley and Central Lancashire. The site is proposed for allocation for mixed use development in the emerging Central Lancashire Local Plan. The Central Lancashire Core Strategy seeks to focus growth in the key service centre of Chorley, focussing on greenfield development.

The land use plan for the site shows how amenity green spaces are incorporated into the site providing adequate buffers between the M61, Cowling Road and the business park. The amenity green spaces will support the Core Strategy aim to maintain a network of green open spaces. This would provide significant benefits to habitat creation and health and wellbeing, benefitting both existing and future residents. The site will also encourage sustainable travel options.

7.3 CONSIDERATION OF CONSTRAINTS

As demonstrated in Section 5 of the Development Statement there are a number of constraints affecting this site. However, they have been fully considered and mitigated through the Concept Framework. For example, a noise survey and modelling has been carried out to inform the appropriate noise mitigation for the site. This is proposed as a protective earth bund and a landscape buffer, mitigating any noise impacts for future residents from the M61. All constraints have been mitigated through the Concept Framework, and further due diligence work will help to alleviate these further. A planning application has been prepared for the site and is scheduled for submission shortly following ongoing engagement with Chorley Borough Council.

7.4 OPPORTUNITIES

Cowling Farm will be a sustainable residential community within Chorley. There are opportunities for the site to connect to surrounding areas through existing PRoWs and the proposed pedestrian and cycle links. In addition, a safe and accessible environment for the site has been shown through suitable vehicle and pedestrian access points. The delivery of Cowling Farm will contribute to developing a sustainable residential community within Chorley.

The delivery of this site will result in much needed new homes, construction jobs and will support the delivery of infrastructure through the Community Infrastructure Levy and developer contributions. This site supports a continued urban focus and delivery of land in Chorley.

7.5 VIABILITY AND DELIVERABILITY OF THE SITE

As set out in the National Planning Policy Framework (Annex 2), to be considered a deliverable development prospect, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on site within five years. It is clear through the information provided within this Development Statement that the site is highly deliverable:

- It is in single Homes England ownership and is being delivered in partnership with Chorley Council who own the northern part of the mixed use allocation;
- There are no known legal restrictions, covenants, clawbacks or ransoms which effect the site. The site is currently tenanted however vacant possession is achievable within a short timescale when required;
- The locational attributes of the site make this land highly suitable for development now. The site has been identified in the Chorley Local Plan (2015); and

A planning application has been prepared for the Homes England land and is scheduled for submission shortly following ongoing engagement with Chorley Borough Council.

7.6 CONCLUSION

Homes England would like to work with Chorley Council and the Central Lancashire Local Plan team to continue to allocate this site for residential development in the emerging Local Plan. The site is deliverable and should be allocated as it is available, suitable and achievable as set out below:

The site is **available** for development now. The site is owned by Homes England who has a strong track record of securing planning, de-risking and delivering sites across Chorley and Central Lancashire. Homes England is working closely with Chorley Council to deliver this mixed use site.

The site is **suitable** for development. It is within a sustainable location and has been considered suitable through the Chorley Local Plan (2015). A safe and suitable access point can be achieved. The Concept Framework has considered and mitigated the site constraints.

The site is **achievable**. Homes England has successfully brought similar sites to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions.



Example of a Homes England site



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