

This matter is being dealt with by
Dan Mitchell

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Kerry Trueman on behalf of Anne Jordan and
Alison Partington

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6th November 2025

Dear Anne Jordan (BA(Hons) MRTPI) and Alison Partington (BA(Hons) MA MRTPI),

EXAMINATION OF THE CENTRAL LANCASHIRE LOCAL PLAN 2023 - 2041

Hearing Statements - Prepared by Story Homes

Matter 4: Written Statement

Introduction

1. Marrons has been appointed by our Client, Story Homes Limited (hereafter referred to as "Story Homes") to prepare this written statement for the Matter 4 of the Examination of the Central Lancashire Local Plan 2023-2041.
2. Story Homes controls land at Lea Road, Preston and this site lies within the boundary of the Strategic Site 5 (SS5) Preston West allocation.
3. In response to the Regulation 19 consultation, Story Homes stated their support of land at Lea Road, Preston and SS5 5: Preston West as an allocation. Since then, the Section 106 agreement has been signed off and permission has been granted. It has been strongly evidenced that this is a deliverable site, and Story Homes is committed to making a positive contribution to Phase A of the project in line with planning permission 06/2022/1101. To date, the pre-commencement conditions have been satisfied and development commenced on site in July 2025. Therefore, there are no outstanding issues or physical boundaries to delivery.
4. Following on from Story Homes Regulation 19 representation¹, we respond to the questions of relevance to Policy SS5 below.

Matter 4 - Strategic Sites & Mixed Use Allocations (Policies SS3 – SS6 & EC5 & 6)

Issue 4 – Are the proposed strategic allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?

Policy SS5 – Preston West

¹ Refs: A60_Story Homes and A60_Story Homes-2

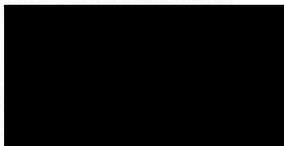
4.7 Why was the site selected as a strategic site? What evidence supports the allocation in terms of: Size, Capacity, Layout, Employment / Housing land split, Infrastructure requirements, Assessment of the effects of development and necessary mitigations, Delivery and Viability.

5. Strategic Site 5 lies within Tier 1 'Preston Urban Area', the top tier in the proposed Settlement Hierarchy (Policy SS2), and the primary focus for development growth and investment. The area provides an extensive range of services and facilities, including employment opportunities, and is highly accessible by public transport. Development has been facilitated by the Preston West distributor road that opens land to the west of the urban area as part of the Council's long-term planning for growth west of Preston.
6. The development at Lea Road falls into the Phase A category of the allocation (which is divided into Phases A and B) and has already obtained planning permission (06/2022/1101) for 161 dwellings, with a further 120 dwellings approved in outline format. This supports the argument that it is indeed a deliverable site, and Story Homes have no concerns regarding the viability of development at this part of the site.

4.9 Does policy SS5 provide clear direction as to how a decision maker should react to a development proposal? Are there any necessary modifications to the policy?

7. Yes, the policy provides a clear intent and a long list of matters to address, providing clear direction. In the case of permission at Lea Road, development has been enabled to come forward under this policy and therefore it is effective.
8. Story Homes considers Policy SS5 to be sound and do not feel any modifications to the policy wording are required.

Yours sincerely,



Dan Mitchell
Partner

Marrons

