

EiP Statement

Central Lancashire Local Plan

Rowland Homes Limited

Representor ID A41

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

Subject Matter 4 – Strategic Sites & Mixed Use Allocations

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 4 Examination in Public ('EiP') hearing sessions.
- 1.3 Separate representations have been submitted in respect of the following matters:
- 1 Matter 2 – Spatial Strategy Policies
 - 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 Policy EC5 (Mixed Use Allocations Chorley) identifies 7 sites that are allocated for mixed use development for housing and employment in Chorley. In total, the 7 sites identified in the policy have a combined site area of 45.29ha and can accommodate 722 dwellings and 12.66ha of employment. Rowland has an active 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 allocation site which was validated on the 21st October 2025 (ref. 25/00907/FULMAJ). Rowland is committed to the fast delivery of this element of the

allocation site which will make a significant contribution to the market and affordable housing needs of Central Lancashire and Chorley.

2.0 Planning Issues

Matter 4 – Strategic Sites & Mixed Use Allocations

(Policies SS3 – SS6 & EC5 & 6)

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

Policy EC5 and EC6 – Mixed Use Allocations – Chorley and South Ribble

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?

- 2.1 Rowland's interest at this stage in the mixed use allocations is on the site EC5.3 Land at Bagganley Lane, Chorley and all responses set out below relate to this site only. Rowland's interest is on all the land to the east of Bagganley Lane where the residential element of the allocation is anticipated to be delivered. The land within the draft allocation to the west of Bagganley Lane does not form part of the live application (ref. 25/00907/FULMAJ) but Rowland has ensured through the submitted application that its future delivery is unfettered.
- 2.2 Rowland has undertaken a full review of all technical and environmental constraints associated with their application site to inform their submission of a full planning application in relation to the residential element of draft allocation ref. EC5.3 (application ref. 25/00907/FULMAJ). Following this detailed technical exercise, no overriding constraints have been identified that would prevent the delivery of residential development in this location. All technical information pertaining to this application site is available on the Council's planning portal and has been used to inform our responses to this and other Matter Papers
- 2.3 Appendix 6 of the draft CLLP sets out the key development considerations for the development of the draft mixed use allocations identified under Policy EC5.
- 2.4 With respect to allocation site ref. EC5.3, parts of the overall site are located within Flood Zone 3b; primarily in the southwest corner of the draft allocation. To accompany the submission of the full planning application, a Flood Risk Assessment and Drainage Management Plan was prepared by Betts Hydro. The report confirms that the wider application site is located in areas of Flood Zone 1, 2 and 3.
- 2.5 The proposed residential development and the pedestrian and vehicular access point is solely located in Flood Zone 1, with areas of meadow planting for biodiversity enhancement located in Flood Zones 2 and 3. A pre-development enquiry with United Utilities confirms

that no record or incidences of flooding have been identified because of exceedance of blockage of any sewer infrastructure or culverts. The submission of a full planning application for the residential element of the draft allocation demonstrates that a 7.5m spine road is achievable through the development from the vehicular and pedestrian access from Heapey Road to the north which is solely located Flood Zone 1. This will ensure that access to the employment land in the southwest has safe means of access to and from Heapey Road. Flood risk constraints have been appropriately taken into account in the allocation of the site.

- 2.6 The submitted full planning application is accompanied by a Transport Assessment prepared by SCP. The Transport Assessment demonstrates that a priority controlled junction into the allocation is achievable from Heapey Road. Pedestrian and cycle access will be provided from this access point, and the proposed footways will link onto the existing footway provision either side of the site access along Heapey Road. The impact of traffic arising from the scheme has been tested at four junctions within the locality. The assessments show that all junctions have sufficient spare capacity to accommodate the proposed development. Therefore, there is not considered to be any highway or transport constraints that would prevent development coming forward at site ref. EC5.3.
- 2.7 Rowland concurs with the CLLP's assessment of the Grade II listed building (The Rough) which is located opposite the site's northern boundary. Appendix 6 of the CLLP states that the impact of the development of the allocation site on The Rough is negligible. The Archaeological Desk Based Assessment (prepared by Fenix Heritage) submitted with the full planning application confirms that there is no harm to The Rough. The proposed layout sees the built form set back considerably from the Heapey Road frontage which provides a degree of visual screening to The Rough.
- 2.8 The Desk Based Assessment has not indicated the presence of any archaeological remains at the application site other than the potential for relic field boundaries to have included ditches which have been infilled. The archaeological significance of these infilled ditches is negligible. There is scope of the outcrop of superficial deposits of sand and gravel, underlying a small zone towards the north-western part of the application site to have prehistoric archaeological potential which can be mitigated through archaeological attendances. Heritage is therefore not considered a constraint to the future development of allocation ref. EC5.3 as any impact can be appropriately mitigated.
- 2.9 The submission of an application at the site was supported by a Preliminary Ecological Appraisal prepared by Ascerta. An appropriate landscaped buffer is provided between the application site and the priority habitat woodland (Traditional Orchard and Deciduous Woodland) to the south of the application site which still allows a net density of 34 dwellings per hectare to be achieved. Therefore, the priority habitat is not considered to be a constraint to the delivery of residential development at the site.
- 2.10 As outlined in the wording of draft Policy EC5, a wintering bird survey is required alongside a planning application. A wintering bird survey prepared by Ascerta has accompanied the application. The findings of the report demonstrate that there is no impact on LBAP bird species or Wader Zone bird species. The loss of habitat will not have an adverse effect on

these target species, due to low levels of activity but also due to suitable foraging and refuge habitat being retained and enhanced in the south and east of the application site.

Therefore, there are no ecological constraints that will prevent the delivery of site ref. EC3.5.

2.11 Although not referenced as a site constraint in Appendix 6 of the draft CLLP, Rowland has also considered landscape constraints at the application site. The full planning application is accompanied by a detailed Landscape and Visual Impact Assessment ('LVIA') prepared by Urban Green. The LVIA concludes that whilst the development will alter the application site's immediate landscape character, effects are localised and mitigated through carefully considered landscape design. On a broader scale, the landscape and visual impact reduce to negligible levels. Adverse effects on landscape character and local visual receptors will diminish over time as vegetation establishes, ensuring the scheme respects its setting and conserves local landscape value. Therefore, the landscape constraints will not impact on the delivery of allocation ref. EC5.3.

2.12 The submission of a detailed planning application for the residential element of the allocation provides a significant level of detailed technical information which demonstrates that all site constraints have been considered, and the site is deliverable in the short term.

2.13 Rowland therefore can confirm that all relevant site constraints have been appropriately taken into account in the allocation of site ref. EC5.3 for residential use. Through preparation of the residential full planning application, no obvious constraints were identified that would predicate the employment allocation coming forward either.

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

2.14 The site at Bagganley Lane, Chorley (ref. EC5.3) has been identified as a mixed use allocation with an indicative capacity for up to 200 dwellings and 2.65ha of employment land. As set out in response to Q4.13 (a), Rowland's interest is primarily on the land to the east of Bagganley Lane where the residential development is expected to be located.

2.15 Rowland has undertaken a review of the economic viability of their element of the site in terms of land value, attractiveness of the locality, level of potential market demand and projected rates of sales in this location. They have also factored costs associated with the site including site preparation costs and site constraints. Consequently, Rowland is able to confirm that the development of the allocation site for residential uses is economically viable. Development is expected to be able to come forward in the first five years of the plan period subject to securing a planning permission.

2.16 The indicative yield is also considered to be acceptable, and is consistent with Rowland's full planning application for 174 dwellings at the site (the final approved number of units may deviate slightly depending on comments received from the Council during determination). The application area forms the majority of the allocation site, however it does not preclude additional land adjacent to the north of the application site (and within the allocation) from coming forward in the future for residential uses. The application also

allows for sufficient land to the southwest of the application site for 2.65ha of employment land to come forward.

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?

2.17 Rowland does not consider that Policy EC5 and the site specific policy requirements set out at Appendix 6 requires any substantial changes. Appendix 6 is clear in what is required by the developer to accompany a future planning application at the site to appropriately respond to technical and environmental constraints at the site. It should be noted that Policy EC5 currently incorrectly refers to Appendix 5 (Employment Allocations – Key Development Considerations) rather than Appendix 6 (Mixed Use Allocations – Key Development Considerations).

2.18 Rowland does however, consider that the wording within the table associated with site reference EC5.3 at Appendix 6 of the CLLP requires amending. The section relating to Flood Risk and Drainage requires clarification that only a small proportion of the allocation site in the southwestern corner is located within Flood Zone 3b. This will ensure that the table is reflective of the site’s flood zone designations and is not misconstrued when read.

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

2.19 Rowland Homes is committed to delivering the residential element of the proposed development at Land at Bagganley Lane (allocation ref. EC5.3) and have recently submitted a full planning application for 174 dwellings. This application was validated on the 21st October 2025 and assigned application reference 25/00907/FULMAJ. The submission of this application demonstrates that the site is deliverable and will come forward during the plan period.

2.20 Rowland is a local privately owned housebuilder based in Leyland in Central Lancashire with a strong track record of delivery in this region. Rowland has delivered a host of sites in Chorley in the past and has considerable experience in this housing market. Once the application on this site is approved by the Council, Rowland intends to develop the site at its earliest opportunity to deliver the dwellings at the site. It is therefore considered that the site will be delivered for residential development within the first five years of the plan period.

2.21 The development has been designed with a 7.5m spine road to ensure that the residential element of the application does not prejudice the future delivery of employment land to the southwest of the development site. The employment land at allocation ref. EC5.3 will also be accessed from the proposed site access on Heapey Road confirming that the employment land will not be compromised. Therefore, both the residential and employment elements of the allocation are considered to be developable and deliverable during the plan period.

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

- 2.22 Rowland does not consider that there any omissions in Policy EC5. With regard to site reference EC5.3, Policy EC5 is sufficiently flexible to allow for mixed use development to come forward at the Bagganley Lane site. This is demonstrated by the recent submission of application ref. 25/00907/FULMAJ at the site which has sought to address all requirements set out at Appendix 6.