

Central Lancashire Local Plan 2023 – 2041 Examination in Public

Hearing Statement of Homes England
Matter 5, Issue 5 – Policy HS2 (Chorley), HS3 (South
Ribblesdale) and HS4 (Preston)

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.
- 1.2 This Statement 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.
- 1.3 This Statement includes a response to sites proposed as Housing Allocations in the CLLP which are being promoted by Homes England. Across all the sites detailed in this statement Homes England remain committed to bringing forward their delivery within the plan period, consistent with the Councils' Housing Trajectory. This Statement sets out responses to the sites owned by Homes England under the relevant questions by area below.
- 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 documents which provide information relating to Site HS2.25 (Pear Tree Lane), Site HS3.1 (Land at Emmie Lane), Site HS3.5 (Land at Church Lane), Site HS4.3 (Land at Eastway) which we consider will be helpful to the Inspectors. These documents were submitted by Homes England at the Regulation 18 stage and are referred to below.

2. Inspector MIQs 5.1 to 5.3: Housing Allocations – Chorley (Policy HS2)

- 2.1 Our response to this matter is in relation to HS2.25 – Pear Tree Lane. Homes England own the full extent of the allocation.

3. Q5.1 Do the sites allocated for residential development provide an appropriate range of sites in terms of their type and size?

- 3.1 Homes England is not in a position to comment on this.

- 4. Q5.2 Is each site allocated for residential development sound? In particular:**
- a) Have the site constraints been appropriately taken into account in the allocation of the site?**
 - b) Are the various requirements set out in the policy clear, justified and effective?**
 - c) Have the indicative yield, development mix and viability considerations been adequately addressed?**
 - d) Is there robust evidence that the assumptions regarding the infrastructure required for the development are realistic and that it will be deliverable?**
 - e) Is there evidence that the development of the allocations is viable and developable during the plan period?**
 - f) Are there any omissions in the policy, and is it sufficiently flexible?**
- 4.1 Homes England consider that allocation HS2.25 is sound.
- 4.2 The site constraints have been appropriately taken into account in the allocation of the site. A Development Statement for HS2.25 was produced and submitted to support representations to the Regulation 18 consultation and this included an understanding of the constraints, infrastructure and opportunities of the site. The Development Statement also included a Concept Framework which demonstrated the site has capacity of approximately 100 dwellings which has been appropriately reflected within HS2.25. This document is not within the Examination Documents and so it has been appended to this Hearing Statement as it is directly relevant to HS2.25 (Appendix A).
- 4.3 The various requirements set out for HS2.25 are therefore clear, justified and effective, as they reflect the constraints of the site and are underpinned by robust assumptions.
- 4.4 The indicative yield of approximately 100 dwellings is also adequately addressed within HS2.25. The Site is developable and can be brought forward within the plan period as reflected in the Council's Housing Trajectory.
- 4.5 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 market conditions and site specific conditions should they occur, as well as Homes England's previous representations on the Infrastructure Delivery Plan¹.

4.6 Homes England do not consider there are any omissions to HS2.25 and it is considered to be sufficiently flexible.

5. Q5.3 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?

5.1 As set out in response to question 5.2, the Development Statement produced to support HS2.25 examined the site's constraints (including utilities, ecology, transport, ground conditions, flood risk, air quality and noise, heritage and archaeology) and identified no significant technical or legal issues affecting the site's delivery.

5.2 As such, Homes England consider that sufficient information on site specific constraints and requirements has been provided within HS2.25.

Summary of response to questions 5.1 to 5.4

Homes England support HS2.25. It is considered to be sound and is informed by robust evidence taking into account site constraints. HS2.25 is developable and deliverable within the plan period.

Homes England consider that no changes are required to HS2.25.

6. Inspector MIQs 5.4 to 5.6: Housing Allocations - South Ribble (Policy HS3)

6.1 The Homes England response to this matter is in relation to the following site allocations contained within Policy HS3:

- HS3.1, Land at Emnie Lane: the full extent of the site is owned by Homes England and has a capacity of approximately 500 dwellings.

¹ Document reference D4 – Homes England Supp1, appendix A, pages 24-25, paragraphs 1.7.2, 1.7.4 and 1.7.5

- HS3.2, Apsley House: Homes England owns part of this allocation which has a capacity of approximately 220 dwellings. Homes England is working in collaboration with the other landowners of HS3.2 - G & W Love and Northern Trust Group (with Lanley Homes) to coordinate delivery of the allocation in a collaborative manner.
- HS3.5, Church Lane: The full extent of the site is owned by Homes England and has a capacity of approximately 200 dwellings.

7. Q5.4 Do the sites allocated for residential development provide an appropriate range of sites in terms of their type and size?

7.1 Homes England is not in a position to comment on this.

8. Q5.5 Is each site allocated for residential development sound? In particular:

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

b) Are the various requirements set out in the policy clear, justified and effective?

c) Have the indicative yield, development mix and viability considerations been adequately addressed?

d) Is there robust evidence that the assumptions regarding the infrastructure required for the development are realistic and that it will be deliverable?

e) Is there evidence that the development of the allocations is viable and developable during the plan period?

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

8.1 Homes England consider that allocations HS3.1, HS3.2 and HS3.5 are sound.

8.2 The site constraints for HS3.1, HS3.2 and HS3.5 have been appropriately taken into account in the allocations and have informed the identified development capacities.

8.3 Homes England Regulation 19 response² sets out the supporting evidence for HS3.1, HS3.2 and HS3.5 and responds directly to the Key Development Considerations set out in

² Document reference D4 – Homes England Suppl, appendix A

Appendix 4 of the CLLP. The representations refer to Development Statements³ that were produced to support each of the site allocations. We therefore consider that the constraints of the sites have been appropriately taken into account.

- 8.4 Homes England have considered relevant infrastructure requirements for each allocation (reflected in the Development Statements) and they are considered to be clear, justified and effective in responding to these.
- 8.5 The allocation capacities are based on robust evidence, as set out in the Development Statements. The requirements and indicative development yield and development mix are therefore realistic and the sites are deliverable.
- 8.6 With regard to HS3.2 (Apsley House), Homes England owns c.35% of the proposed allocation, equating to c.11 ha of land (total site size of allocation: 31ha). A land ownership plan was provided as part of Homes England Regulation 19 response⁴, which provides a breakdown of the proposed allocation ownership of each landowner.
- 8.7 The Development Statement⁵ outlines the deliverability of the part of the site within Homes England ownership which has capacity for approximately 220 dwellings. The landowners for the site are committed to working together to achieve holistic deliverability, with each landowner able to bring forward their site independently as evidenced on pages 2, 7 and 10 of the Development Statement, with the Concept Framework illustrating separate access and also how parts of the site in different ownership can connect. Homes England would also note the joint representation submitted by the landowners at Regulation 19⁶.
- 8.8 It has been identified that Policy HS3 refers to a total site area for HS3.2 of 16.06 ha⁷. This is mirrored in the ‘Developable Area’ in the Key Development Considerations⁸.

³ The Development Statement for site HS3.2 can be found in [Document reference D4](#) – Homes England Supp1, appendix B, the Development Statements for Sites HS3.1 and HS3.5 were submitted at Regulation 18 stage and are not within the Examination Documents and they have been appended to this Matters Statement as they directly relevant to the site allocations (Appendix B HS3.1 and Appendix C HS3.5).

⁴ [Document reference D4](#) – Homes England Supp1, appendix C, page 5 (Apsley House Plan ref 65589_011)

⁵ [Document reference D4](#) – Homes England Supp1, appendix A

⁶ [Document reference A28](#)

⁷ [Document reference CD1](#) - page 58

⁸ [Document reference CD1](#) - page 223

However, the allocation redline boundary includes land totalling 31 ha. Homes England request that the total site area figure should be amended to 31 ha to reflect the identified allocation boundary to ensure the policy is effective and justified.

- 8.9 As outlined in Homes England's Regulation 19 response, the capacity shown across the entirety of HS3.2 is lower than our analysis has indicated can be delivered across the allocation. Following a review of technical constraints⁹, HS3.2 has a capacity for 448 dwellings rather than 435 dwellings, therefore we request this to be reflected within the indicative development yield of HS3.2.
- 8.10 HS3.1, HS3.2 and HS3.5 are developable and can be brought forward within the plan period as reflected in the Council's Housing Trajectory.
- 8.11 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 market conditions and site-specific conditions should they occur, as well as Homes England's previous representations on the Infrastructure Delivery Plan¹⁰.
- 8.12 Whilst Homes England are supportive of the three allocations, it is considered that boundary changes are required for two of the sites to reflect Homes England's ownership, as raised in Appendix C of our Regulation 19 representations¹¹. Whilst the Council have included amendments to the boundaries of HS3.1 and HS3.5 within their Proposed Schedule of Minor Amendments¹², these changes do not fully reflect Homes England's land ownership and are not also corrected in Appendix 4 of the CLLP. Further changes are

⁹ Document reference D4 – Homes England Suppl, appendix B

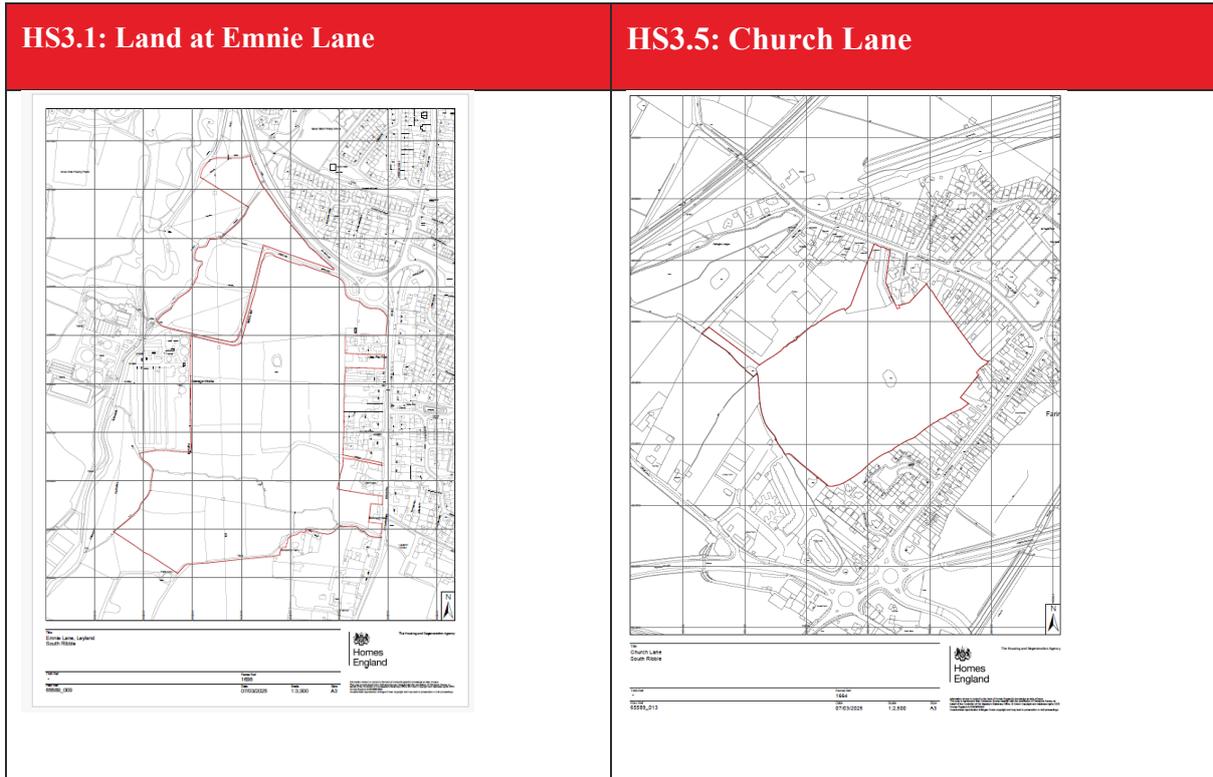
¹⁰ Document reference D4 – Homes England Suppl, appendix A, pages 24-25, paragraphs 1.7.2, 1.7.4 and 1.7.5

¹¹ Document reference D4 – Homes England Suppl, appendix C

¹² Document reference CD04 - Proposed Schedule of Minor Amendments to the Central Lancashire Local Plan 2023-2041(Publication Version) Policies Map PM03 and PM04

therefore necessary for effectiveness. Further details are set out below. Beyond this, no further changes are required to the allocations for soundness.

HS3.1: Land at Emnie Lane	HS3.5: Church Lane
<p>It is requested that the allocation boundary in Appendix 4 of the CLLP (page 220) is amended to reflect Homes England’s ownership (this relates to amendments 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). As set out previously, there was no justification for why this was proposed, and it would be more appropriate for open space to be integrated into any future development as part of site allocation HS3.1</p>	<p>It is requested that the allocation boundary in Appendix 4 of the CLLP (page 230) is amended to reflect Homes England’s ownership as set out below.</p>
<p>Existing HS3.1 boundary:</p> <p>Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Ribbles Borough Council. Licence No. 100018641</p>	<p>Existing HS3.5 boundary:</p> <p>Unauthorized reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Ribbles Borough Council. Licence No. 100018641</p>
<p>Proposed HS3.1 boundary (correct Homes England Ownership)</p>	<p>Proposed HS3.5 boundary (correct Homes England Ownership).</p>



9. **Q5.6 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?**
- 9.1 As set out in response to question 5.2, the Development Statements produced to support HS3.1, HS3.2 and HS3.5 examined the sites’ constraints (including utilities, ecology, transport, ground conditions, flood risk, air quality and noise, heritage and archaeology) and identified no significant technical or legal issues affecting each sites’ delivery. Homes England has considered relevant infrastructure requirements and constraints and the site allocations are effective and justified in responding to these, including signposting other relevant policies related to infrastructure within the CLLP. More detailed consideration of infrastructure requirements and how they will be dealt with will be considered and addressed as part of the planning application process.

Summary of response to questions 5.4 to 5.6

Homes England support allocations HS3.1, HS3.2 and HS3.5. The allocations are informed by robust evidence taking into account the constraints and infrastructure requirements for each site. The sites are developable and deliverable within the plan period.

Summary of response to questions 5.4 to 5.6

However, Homes England consider that boundary changes are required to allocations HS3.1 and HS3.5 as set out above to reflect the ownership of each site, for consistency with proposed changes to the Policies Map and for the effectiveness of both allocations.

Homes England request a change to the total site area for Apsley House (HS3.2) to 31ha and to the number of dwellings to 448. A site size of 16.06ha has been included in the Local Plan. This is incorrect and is not considered effective or justified. The allocation should be amended to reflect the correct site size and capacity.

10. Inspectors MIQs 5.7 to 5.9: Housing Allocations - Preston (Policy HS4)

10.1 The Homes England response to this matter is in relation to allocation HS4.3 – Land at Eastway. Homes England own the full extent of the site.

11. Q5.7 Do the sites allocated for residential development provide an appropriate range of sites in terms of their type and size?

11.1 Homes England is not in a position to comment on this.

12. Q5.8 Is each site allocated for residential development sound? In particular:

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

b) Are the various requirements set out in the policy clear, justified and effective?

c) Have the indicative yield, development mix and viability considerations been adequately addressed?

d) Is there robust evidence that the assumptions regarding the infrastructure required for the development are realistic and that it will be deliverable?

e) Is there evidence that the development of the allocations is viable and developable during the plan period?

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

12.1 Homes England consider that allocation HS4.3 is sound.

12.2 The site constraints have been appropriately taken into account in the allocation of the site. A Development Statement for HS4.3 was produced and submitted to support

representations to the Regulation 18 consultation and this included an understanding of the constraints, infrastructure and opportunities of the site. The Development Statement also included a Concept Framework which demonstrated the site has a capacity of approximately 95 dwellings. This document is not within the Examination Documents and so it has been appended to this Matters Statement as it is directly relevant to the allocation (Appendix D).

12.3 Whilst Homes England are supportive in principle of HS4.3, soundness issues raised at Regulation 19 stage have not been addressed within the Policy. These are related and twofold:

- The requirement for sports pitches on the site is not considered to be justified by evidence.
- The requirement for sports pitches role in reducing the housing capacity of the site which raises viability concerns.

12.4 Homes England therefore have concerns that the some of the requirements set out in HS4.3 are not justified or effective. Homes England consider there is a lack of evidence to support the infrastructure requirement for sports pitches, meaning development capacity and viability considerations have not been adequately addressed and the policy is not sufficiently flexible as currently proposed.

12.5 Homes England's Regulation 19 representations set out in detail the concerns with the evidence to support the justification for sports pitch within HS4.3. It is considered that there is no evidence in the Central Lancashire Playing Pitch Strategy and Action Plan (2018)¹³, or the 2022 update¹⁴ to justify the requirement for sport pitch provision in the policy wording, nor is the site suitable for sports pitch provision. It is also noted from the Council's response to the Homes England Regulation 19 representations that the sport pitch requirement is a legacy of the previous allocation of the site as a park and ride, however this is not considered to be justified and Homes England consider that any requirement for such provision should be evidenced by the Council.

¹³ Document reference EV02

¹⁴ Document reference EV08

- 12.6 As set out in our previous representations, Homes England are concerned about the viability implications this requirement would have on the site and the impact this might have on housing capacity. As shown within our Development Statement the site has a capacity to deliver approximately 95 dwellings, without any sport pitches. If these were required however, it would reduce the capacity of the site significantly, which is a potential risk to viability.
- 12.7 In summary, allocation HS4.3 as drafted is not considered to be justified by sufficient evidence and therefore not effective. Homes England request that the wording of the Key Development Considerations – Planning Obligations ID2 within HS4.2 is amended to:
- 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. A planning contribution may be required to help mitigate the impacts of development.*
- 12.8 The Policies Map currently shows an area of open space (Policy HS5) running along the northern boundary of HS4.3, adjacent to the M55. There is no detail of why this is proposed and it is not considered to be justified. Homes England request that HS5 is updated, following our assessment of constraints, to reference the green space along the M55 as a green buffer to mitigate noise and air pollution from the M55.
- 12.9 Homes England also propose a boundary amendment to reflect Homes England ownership for HS4.3. This is needed for effectiveness.

HS4.3: Eastway (existing boundary)

HS4.3: Eastway (proposed boundary)

It is requested that the allocation boundary in Appendix 4 of the CLLP (page 206) and the policy map is amended to reflect Homes England’s ownership (this relates to minor errors at the edge of the boundaries to the north, north-east and south-west).



13. Q5.9 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?

13.1 Homes England do not consider sufficient information has been provided to justify all of the infrastructure requirements for HS4.3, namely the sports pitch provision, as set out in response to question 5.8.

Summary of response to questions 5.7 to 5.9

Whilst Homes England supports the principle of allocation HS4.3 for housing, it is considered that modifications are required for soundness as set out above, in particular removing the requirement for sports pitch provision as this is not justified by sufficient evidence.

Homes England also consider that a boundary change is required to allocation HS4.3 as set out above to reflect the ownership of the site and for the effectiveness of the allocation.

Appendix A: Pear Tree Lane Development Statement

This Development Statement was submitted at Regulation 18 stage and is not within the Examination Documents. It has been appended to this Matters Statement as it directly relevant to the site allocation of HS2.25.

Constraints and opportunities – page 15 to 19

Concept framework – page 20 to 21

Summary of deliverability – page 22



Homes
England

ARUP

HIVE
LAND & PLANNING

Pear Tree Lane 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 Pear Tree Lane (‘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 to make the case for 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 be allocated for residential development through the Central Lancashire Local Plan with an indicative capacity of 100 dwellings. This site will ensure a more comprehensive housing opportunity with adjoining developments to maximise the benefits of investing in infrastructure in this location to deliver housing in a suitable location.

Available

The Pear Tree Lane site is entirely owned by Homes England. Homes England has a track record of securing planning, de-risking and delivering the sites across Chorley. This includes the Rowland Homes site which is under construction to the north of the site. The site is designated as Safeguarded Land in the Chorley Local Plan (2015) (Policy BNE3, BNE3.9 Safeguarded Land: Pear Tree Lane, Euxton). The site is proposed for allocation for residential development in the emerging

Central Lancashire Local Plan. The safeguarded site falls into separate ownerships, with Homes England owning the land towards the southern end of the designation, west and south of Pear Tree Lane. Land to the north of this is being promoted by Gladman. Homes England is working proactively with Gladman on a comprehensive approach to the development of the Safeguarded Land. This collaboration has been grounded in seeking to ensure the comprehensive development of the site, including an efficient framework layout and permeability between both Homes England and Gladman landholdings.

Homes England is fully committed to bringing the site forward for residential development at the earliest practical opportunity. The process by which Homes England will progress the site to disposal, following a successful allocation, would be to secure outline planning consent and technically de-risk the site, market the site; and dispose of the site to a housebuilder. Based on previous experience of Homes England sites in Chorley, a reasonable assumption would therefore be a start on site in 2022/23, with a build out rate of circa 40 units per year (including affordable homes). Based on the above, the site can clearly be considered to be available, with new homes being provided within the 5-10 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. It is evident, there are no significant technical issues facing the site, Homes England is confident that development of the site will be commercially viable and therefore achievable within the Plan period. Homes England and Gladman are working collaboratively to ensure that the entire proposed

allocation is deliverable from a technical perspective and that permeability and connectivity between the sites is achieved.

A site constraints assessment has informed the Concept Framework, which demonstrates a balance between residential plots, open space, SuDS, and access routes and provides an indicative housing quantum of 100 homes. The key findings from the technical workstreams 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. Homes England has successfully brought the Rowland Homes scheme to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions. This site is at an advanced stage of construction.

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 designation in the adopted Local Plan as Safeguarded Land. Development would not cause harm to environmental interests and 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. The delivery of the site will include measures to encourage walking and cycling through green links. All these measures have been factored into the Concept Framework, which demonstrates suitable and sustainable development.



Site boundary

Figure 1: Site Boundary

Introduction

Pear Tree Lane is a 3.8 hectare site located in the administrative area of Chorley Council. The site is currently designated under Policy BNE3 as Safeguarded Land (BNE3.9) within the Chorley Local Plan 2012-2026.

1.1 OVERVIEW

This Development Statement demonstrates the deliverability of Pear Tree Lane, 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 to be considered for allocation in the emerging Central Lancashire Local Plan. Figure 1 shows the location of the site.

This Development Statement has been prepared for the Pear Tree Lane site to support its allocation for residential development through the Central Lancashire Local Plan.

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.

- Develop a vision and placemaking objectives for the site and wider area.
- Consider the planning requirements and consideration of 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: Vision and Objectives
- Section 4: Planning Requirements
- Section 5: Technical Considerations
- Section 6: Opportunities
- Section 7: Concept Framework
- Section 8: Deliverable Allocation

1.4 STATEMENT OF COLLABORATION

This statement has been written jointly between Gladman and Homes England, both of whom are the sole landowners or representatives of land which is currently designated as Safeguarded for Future Development under Policy BNE3.9 of the adopted Chorley Local Plan (2015), at Pear Tree Lane, Euxton. Gladman represent land in the northern section of the Safeguarded designation, and

Homes England control land in the southern section.

Both parties recognise the Council's ambition to comprehensively develop the area, and are pursuing a collaborative approach in regards to the formal promotion and delivery of any future residential allocation to ensure the land is brought forward in a well-planned and timely manner. Both parties are working collaboratively through this Local Plan process and Homes England welcomes this approach within the remit / context of planning legalisation / policy processes.

Gladman and Homes England are submitting individual site submission statements, both of which provide a robust evidence base to demonstrate that the entire allocation is deliverable and viable. Both parties have been working collaboratively in the drafting of a common, deliverable Concept Framework for the whole Safeguarded Land designation. As such the Concept Framework featured in both statements is the same, demonstrating how the safeguarded site can be developed out to satisfy the need for a comprehensive approach to delivery.

Detailed technical and environmental baseline work has been undertaken, and is included within the Homes England statement and the within the planning application material submitted by Gladmans.

-  Pear Tree Lane Site Boundary
-  Gladman Site
-  Rowland Homes Site

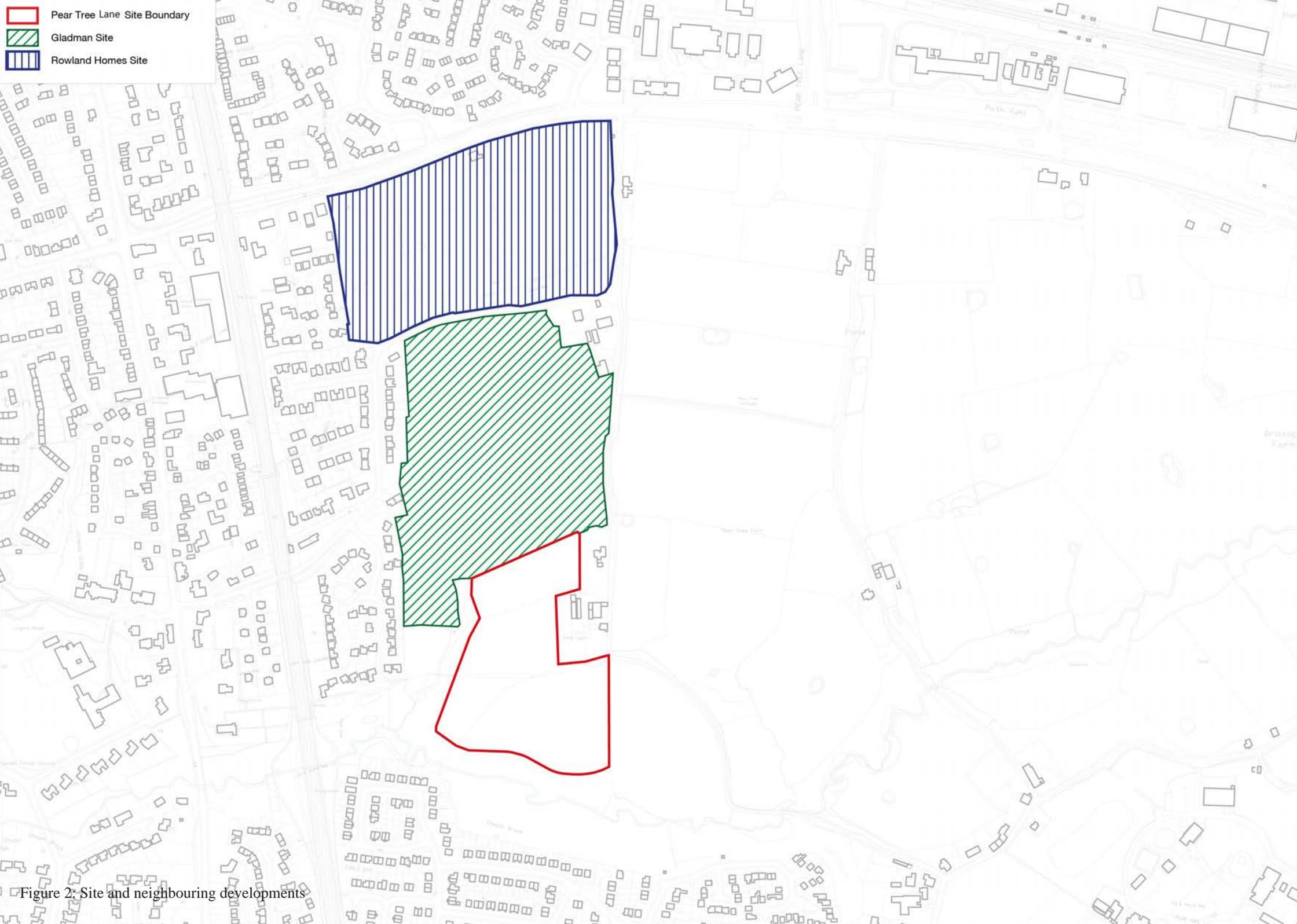


Figure 2: Site and neighbouring developments

SECTION 2

Site and Surrounding Context

2.1 THE SITE

Pear Tree Lane is a 3.8 hectare site, located within Euxton and equidistant (approximately 3.5km) between Chorley and Leyland town centres. The land is owned by Homes England and is currently in agricultural use. The site comprises land bounded by heavy tree planting to the north, residential and agricultural properties along Pear Tree Lane to the west, Chapel Brook to the south and heavy tree planting and Rushton's Brook to the east.

Pear Tree Lane is currently allocated as Safeguarded Land in the Chorley Local Plan 2012-2026 under Policy BNE3.9. The site is proposed for allocation for residential development in the emerging Central Lancashire Local Plan.

2.2 SURROUNDING CONTEXT

The site is on the eastern edge of Euxton urban area. Euxton has the benefit of a range of shops and services. The nearest bus stops are located 850m from the site on Wigan Road and Euxton Lane with services to Euxton, Buckshaw Village, Chorley and Preston. The Pear Tree Lane site is located to the east of the West Coast Main Line, with Euxton Balshaw Lane and Buckshaw Parkway railway stations within a 1km walk of the centre of the site. These stations offer regular services to key destinations such as Preston, Liverpool and Manchester. Medical facilities, restaurants, a nursery, post office and school are also within a 1km walk distance.

Figure 3 shows the site in relation to the surrounding context, including two further sites within Homes England ownership, which are currently in the Green Belt.

The site to the north also forms part of the safeguarded site and is proposed for residential allocation. This site is being promoted by Gladman. Homes England is working collaboratively to ensure the entire proposed allocation is deliverable.

2.3 POLICY ASPIRATION

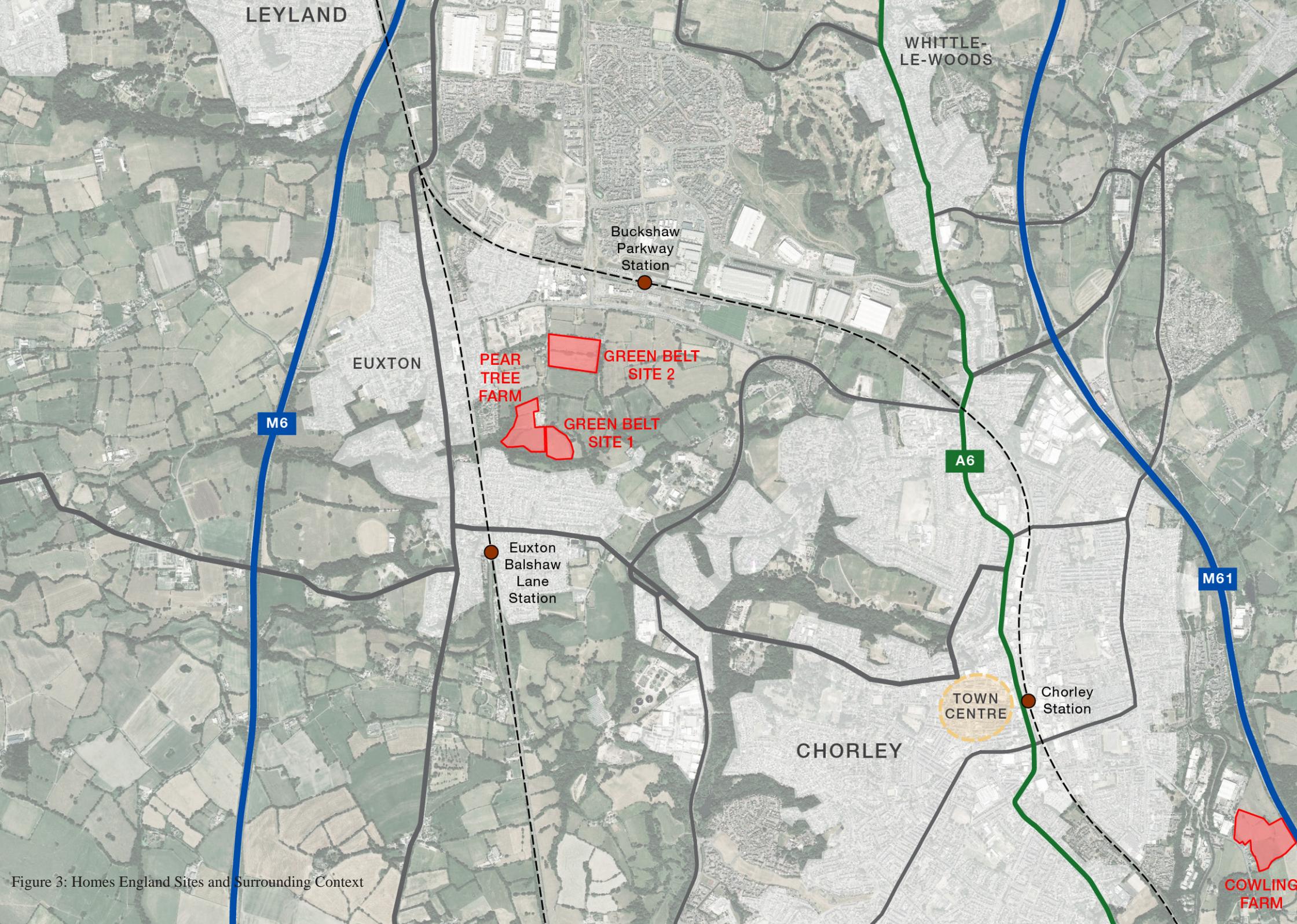
Policy BNE3 identifies areas of land safeguarded for future development needs (as shown on Figure 4). The policy intends to keep the land free from new physical development until the Plan is reviewed.

The Local Plan identifies that it is necessary to safeguard land between the urban areas and the Green Belt to meet the borough's longer-term development need beyond the plan period. The Central Lancashire Local Plan is now being progressed and therefore safeguarded land can now be considered for allocation.

In order to meet future growth ambitions beyond the current Local Plan, safeguarded sites are required to be considered primarily for development within the new Local Plan.

Homes England is supportive of the Pear Tree Lane site which is proposed for allocation for residential development in the emerging Central Lancashire Local Plan.

This Development Statement demonstrates that 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

A6

Euxton
Balshaw
Lane
Station

M61

TOWN
CENTRE

Chorley
Station

CHORLEY

COWLING
FARM

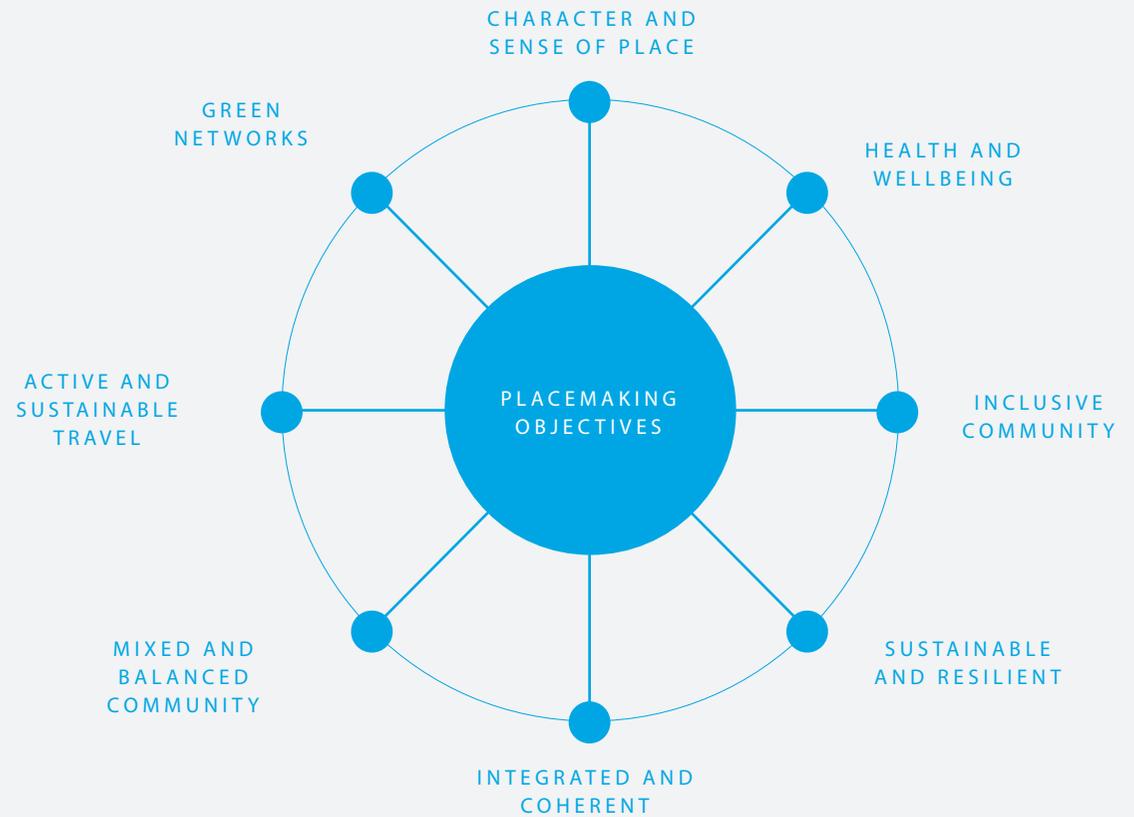
Figure 3: Homes England Sites and Surrounding Context

Vision and Objectives

3.1 VISION

Homes England’s vision for Pear Tree Lane is to create a sustainable development that integrates well with the existing urban fabric, protects the character of the Green Belt beyond through sensitive landscape design, and provides a sustainable location for high quality family housing in a natural landscape setting that complements and supports the Euxton area.

Homes England will work with Chorley Council and relevant stakeholders to plan the land at Pear Tree Lane with best practice for urban design and green infrastructure in mind, in order to deliver a family-friendly residential area appropriate to its location.



3.2 PLACEMAKING OBJECTIVES

Green Networks

The development will incorporate and enhance green and blue infrastructure through the site, including existing trees, hedges and watercourses, linking into the wider Chorley green network and supporting biodiversity net gain on the site.

The delivery of multi-functional green areas that become well established amenity spaces for both visual and recreational use is an essential element of Homes England's vision for the site.

Inclusive Community

The development will support lifetime homes and property adaptation, create inclusive access across the site, and adopt a progressive approach to housing need.

Sustainable and Resilient

The development will manage surface water run-off by integrating SuDS and protecting and enhancing existing mature vegetation and habitats. In line with the Government's ambitions Homes England will encourage zero-carbon development.

Furthermore, Homes England is committed to the use of Modern Methods of Construction (MMC) where possible. Options to increase the pace of delivery will be

explored at this site, and where possible will be required of a developer(s) through a building lease agreed upon disposal of the site. Homes England works closely with development partners to encourage and promote the wider use of MMC, which includes the use of off-site construction for pre-fabricated homes.

Integrated and Coherent

The development will be collaboratively designed to form a functionally and aesthetically coherent development which considers and responds to the Gladman and Rowland Homes sites to the north, as well as existing settlements and developments.

Homes England supports the introduction of the National Design Guide (2019) which seeks to secure good quality development nationally. Homes England will ensure that the design guidance is taken into consideration for all schemes.

Mixed and Balanced Community

The development will seek to respond to local housing need, promote a range of delivery models, and consider the potential for community ownership and custom-build.

Homes England is committed to a place-based approach, working alongside civic and business leaders, county, borough and district councils and local communities to accelerate the delivery of new homes in areas of greatest

demand and to achieve the highest standard of place-making possible. Homes England is committed to creating opportunities for SME contractors and developers.

Active and Sustainable Travel

The site is located where it benefits from two train stations in close proximity. The development will also support progressive modal share by providing desirable cycle and walking infrastructure, accommodating future bus services, and catering for electric vehicle charging. The aim of this approach is to reduce the impact on the local road network and air quality in the vicinity of the site.

Character and Sense of Place

The development will respond to surrounding context and character including locally distinctive architecture, planting, field patterns and drainage networks.

Building for Life 12 is a priority for Homes England to improve design quality of new housing developments, making them attractive, functional and sustainable. Building for Life 12 will be a requirement placed across the site, and all developers bidding will be required to oblige the requirements.

Health and Wellbeing

The development will facilitate active travel and walking to school and public facilities, and incorporate physical recreation and independent play.

Planning Requirements

4.1 OVERVIEW

This section sets out the policy context for the site.

4.2 PLANNING POLICY CONTEXT

4.2.1 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.

4.2.2 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 site is located in Euxton, a settlement that is identified for growth to meet housing and employment needs in the Central Lancashire Core Strategy. The Chorley local Plan currently designates the site as Safeguarded Land as shown on Figure 4.

Site-specific designations

The northern part of the site within Homes England's land ownership at Pear Tree Lane is allocated as Safeguarded Land within the Chorley Local Plan (Policy BNE3.9: Pear Tree Lane, Euxton).

Policy BNE3 states that this site, as land between a major settlement and the Green Belt, is safeguarded for future development needs beyond the plan period and that planning permission for development will only be granted following a Local Plan Review. The site is proposed for allocation for residential development in the emerging Central Lancashire Local Plan.

Homes England is seeking to promote their land through the Local Plan process, and are working with Gladman to ensure comprehensive development of Homes England and Gladman sites.

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.

Policy ambitions relevant to the site

The current safeguarding of the site for development needs beyond the plan period means that the site is a priority for the Council in identifying new allocations through the Central Lancashire Local Plan. The Pear Tree Lane site is proposed for allocation for residential development in the emerging Central Lancashire Local Plan.

There are a range of planning requirements set out in the Chorley Local Plan, including affordable housing requirements, open space provision, density and parking standards. The Concept Framework plan has considered these requirements and demonstrates how a policy compliant scheme can be delivered on the site.

The policy ambition for improvements to the Wigan Road and School Lane cycle path is relevant to the site. The development will support ambitions to improve the cycle network around the site, connecting it to surrounding areas and enabling sustainable travel options.

4.2.3 Planning History

Planning permission has been approved on land to the north for residential development under the Council's references 16/00380/OUTMAJ and 17/00356/REMAJ. The outline consent was secured by Homes England. The development of 140 dwellings is now at an advanced stage of construction, being built out by Rowland Homes.

The Rowland Homes site is shown in red on Figure 2.

An outline application was made by Gladman in 2016 for up to 165 dwellings on Safeguarded Land immediately to the north of the Pear Tree Lane site and south of the allocated housing site (HW5.2 shown in the Policies Map): (16/00489/OUTMAJ). This was refused in December 2016.

An appeal made against the refused application was dismissed on the basis that Chorley Council had an adequate housing supply at the time of the appeal.

Gladman subsequently submitted an outline application in 2019 for up to 180 dwellings (19/00654/OUTMAJ) on the same Safeguarded Land immediately to the north of the Pear Tree Lane site. This was refused in November 2019.

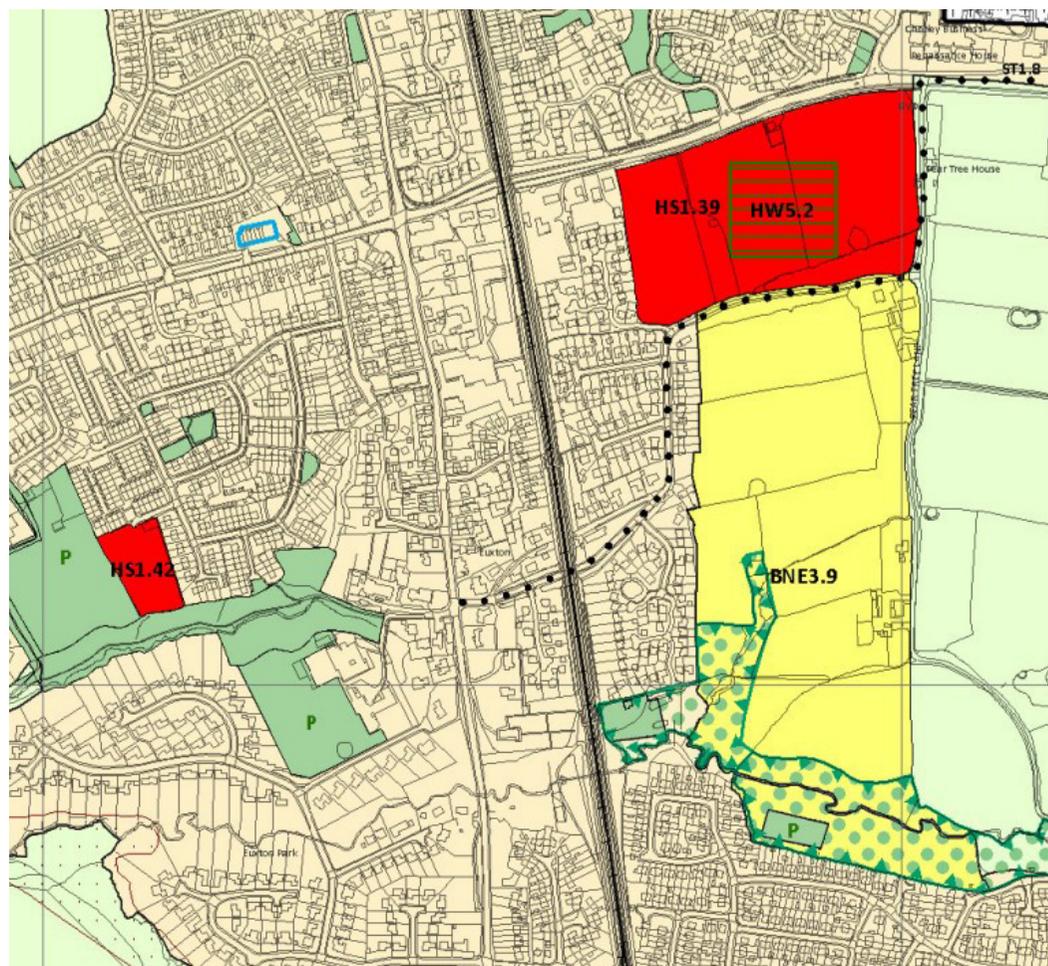


Figure 4: Extract from the Chorley Local Plan (2015)



Example of a Homes England site

SECTION 5

Technical Considerations

5.1 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.

Key matters are set out below.

5.1.1 Utilities

There is an 11kv overhead line encroaches on the north-eastern site boundary. A suitable 3m easement could be provided to allow for maintenance or the line could be diverted at the site boundary. Multiple services are also located outside the perimeter of the site. It is anticipated that a new substation will be required and protection of utilities at the entrance to the site.

5.1.2 Ecology

Ecology Considerations

The potential opportunities and constraints of the site have been identified through a site visit and desk-based study. The identified ecological constraints have fed into the Concept Framework plan shown in figure 6. Future development of the site will respond to these any additional constraints, with appropriate mitigation.

The main areas of biodiversity interest are the hedgerows, scattered trees and poor semi-improved grassland. These habitats are likely to provide valuable commuting and foraging habitat for bats and suitable habitat for common breeding birds. The hedgerows may also provide suitable terrestrial habitat for great crested newt.

The Concept Framework has been influenced in the following manner:

Scattered broadleaved trees, hedgerows, ephemeral waterbody and poor semi-improved grassland is to be retained where possible. If the loss of these habitats is unavoidable, mitigation or compensation will be provided.

Great Crested Newt: Suitable terrestrial habitat exists within the site and there are six waterbodies of varying suitability within 250m. If great crested newt are confirmed within waterbodies within 250m of the site, suitable mitigation will be required to mitigate any loss of suitable habitat.



Photo showing the topography in the south west corner of the site



Photo looking east across the site

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 Pear Tree Lane site includes a range of ecologically 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.

5.1.3 Transport and Access

Homes England has undertaken a highways access feasibility study to inform the proposed access strategy. This study has considered various options and concluded that the most efficient and appropriate form of access would be to utilise the access strategy proposed by Gladman on the neighbouring land to the Homes England site. This has been discussed and agreed with Gladman, and the layout plan submitted for planning application (19/00654/OUTMAJ) included a through road to the Homes England site. From discussions with Lancashire County Council to date, this approach was considered acceptable. The planning application was refused in November 2019.

The access proposals include the re-alignment of School Lane through the Gladman site, improved pedestrian connections to the north and potential widening of Pear Tree Lane on the approach to Euxton Lane. The Pear Tree Lane site is proposed to be accessed directly onto the re-aligned School Lane through the Gladman site. Further pedestrian/ cycle / emergency access provision would be available onto Pear Tree Lane to the south of the site.

In order to further validate the access strategy and to establish an appropriate number of dwellings on the site, capacity assessments were undertaken at two key junctions on the surrounding highway network. This confirms that the Gladman access strategy can accommodate 100 dwellings proposed on the site.

The proposed access solution means that the safeguarded land at Pear Tree Lane can be delivered comprehensively in conjunction with the Gladman site. The access strategy has been discussed with Lancashire County Council and no objections were raised in principle, subject to full detail and a Transport Assessment being submitted with a future planning application.

5.1.4 Ground Conditions

There is a steep area of land in the area of semi-improved grassland in the south west part of the site. There are no other ground constraints impacting on the Concept Framework. Further ground investigation work would be carried out to support a planning application in relation to ground conditions.

5.1.5 Flood Risk and Drainage

The site is in Flood Zone 1 and is at low risk of flooding from coastal and river sources. The EA surface water flood maps identify several localised areas within the site which have a low to high risk of flooding. These 'at risk' areas are all in proximity to watercourse, ponds or ditches, and any surface water flooding will be mitigated through the future development drainage system.

A total of 1,607m³ of SuDS storage is required for Pear Tree Lane, which will require a clear plan area near the proposed outfall locations to accommodate ponds or tanks, where infiltration is not possible.

The Concept Framework provides adequate green space on site to allow for the use of sustainable urban drainage and swales and for all surface and ground water is to be managed on site.

5.1.6 Air Quality and Noise

There are no major roads adjoining the site. The nearest major roads are the A49 located approximately 300m to the west of the site and Euxton Lane over 500m to the north. No significant sources of unpleasant odours or Air Quality Management Areas are located in close proximity to the site. As details of the proposals progress, further air quality screening or assessment will be undertaken to assess the scheme's impact on local air quality to enable any mitigation to be provided where necessary.

5.1.7 Heritage and Archaeology

The closest listed buildings are approximately 240m to the west and east. The degree of urban development to the south and west is anticipated to negate any potential setting impacts in these areas. Any setting impacts to listed buildings north and east of the site are anticipated to be minimised/negated by distance and vegetated and tree lined field boundaries.

There are no known heritage assets within the site itself. A Heritage Statement (Savills 2019) prepared for the site to the immediate north indicates that the potential alignment of a Roman Road continues north to south through the Pear Tree Lane site, on the same alignment as Pear Tree Lane.

Historic mapping indicates that the site has been open fields since at least 1849 and the only prior development recorded within the site are buildings associated with Pear Tree Lane.

Further environment desk-based assessment will be carried out in order to further understand the archaeological potential of the site and the potential for setting impacts upon listed buildings.

5.2 SUMMARY

The site constraints identified in this section and summarised in Figure 5 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 7, the site is demonstrated to be deliverable.

Utilities: Minor upgrades to the existing utility network are required. 3m easement or diversion of existing 11kv overhead line 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 is considered to be possible, through collaborative discussion with developers and stakeholders, with consideration of promoting sustainable modes of transport and wider connectivity.

Ground Conditions: There are considered to be no significant constraints in relation to ground conditions. Further investigation will be carried out to support a planning application.

Flood Risk and Drainage: The site is in Flood Zone 1 with low risk of flooding and surface water can be accommodated on the site.

Air Quality and Noise: There are no significant sources of noise and odour in the vicinity of the site. There are no Air Quality Management Areas (AQMAS) in the immediate vicinity of the site.

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



Figure 5: Constraints and Opportunities

Opportunities

6.1 OPPORTUNITIES

The Pear Tree Lane site has identified the following opportunities which are shown graphically on Figure 5 where appropriate:

- The site supports a continued urban focus and delivery of land that was previously safeguarded for future development through the Chorley Local Plan (2015) and proposed for allocation in the emerging Central Lancashire Local Plan. This supports Central Lancashire objective 2, which seeks to focus development at accessible and sustainable locations which make the best use of existing infrastructure.
- The site is highly deliverable in the short term and could support delivery of a mix of housing in the first five years of the Local Plan. This supports Central Lancashire objective 4 relating to the provision of housing, including affordable housing which is a high priority.
- 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 aligns with Central Lancashire objectives 2, 4 and 5, relating to the provision of mixed new housing, infrastructure and employment opportunities.
- The opportunity to create wider links to the Gladman and Rowland Homes sites will deliver a sustainable residential community in Euxton. This supports objectives 7 and 8, relating to local distinctiveness, creating a sense of place and highest quality design which is sustainable, accessible and safe.
- The ability to deliver a comprehensive development by working with adjacent landowners supports Central Lancashire Local Plan objective 2 to make the best use of existing infrastructure and ensure any improvements are brought forward in a co-ordinated and timely manner.
- Provision of amenity spaces running through the site and linking all elements of the site together with the surrounding Valley Park Designation will encourage social interaction. This supports Central Lancashire Local Plan objective 11 relating to Health and Wellbeing and ensuring that development promotes healthy lifestyles to maximise health and wellbeing.
- Public realm features to enhance public rights of way through the site and provide a welcoming street environment. This supports Central Lancashire Local Plan objectives 8 and 10, which seeks to conserve and enhance the natural environment and improve access to nature.
- Retain and enhance existing hedgerows as part of range of measure to support biodiversity. This supports the emerging Central Lancashire Local Plan objective 10 to enhance the natural environment and deliver net gains in biodiversity.
- Incorporate green links from the site into the wider Chorley green infrastructure network. This supports the emerging Central Lancashire Local Plan objective 10 to enhance the natural environment and create connected green infrastructure networks.

SECTION 7

Concept Framework

7.1 OVERVIEW

The Concept Framework plan shows potential development scenarios for the site, based on the site constraints and opportunities assessments highlighted in Section 5 and 6. The framework demonstrates a balance between residential plots, open space and access routes and provides an indicative housing quantum. The proposed open space is provided broadly in line with the Chorley Council open space requirements.

7.2 DESIGN APPROACH

The Pear Tree Lane Concept Framework was developed following discussions with Gladman to optimise connectivity and green infrastructure continuity between the Pear Tree Lane site and link to the Rowland Homes sites.

Vehicular access is proposed from Pear Tree Lane through the Gladman land, which is also currently safeguarded for future development to the north.

The framework allows an integrated and well connected development which avoids cul-de-sacs wherever possible.

The South Eastern area of the site is to be retained as naturalistic open space. This is currently an area of poor semi-improved grassland which has potential to provide biodiversity enhancement.

The Concept Framework also demonstrates how trees and hedges would be retained around the edges of the site. This will enable the development to integrate into the local landscape whilst protecting biodiversity.

Development is shown to front the northern boundary of the site, to reflect the treatment of the Gladman site the north and a through road connecting both sites.

Along the frontage of the PRoW corridor of the site, development will provide natural surveillance and an attractive corridor across the centre of the site. This will provide a central meeting point to encourage social interaction and informal play.

To the south of the site development would front Chapel Brook. An opportunity exists to connect with this development through a pedestrian access through to Empress Way to the south of the site.

An indicative Concept Framework has been prepared as shown in Figure 6. This demonstrates a capacity of approximately 100 dwellings can be accommodated on the site.



Figure 6: Concept Framework

SECTION 8

Deliverable Allocation

8.1 OVERVIEW

Homes England is promoting Pear Tree Lane for allocation for residential development through the Central Lancashire Local Plan. The site is currently designated as safeguarded land in the Chorley Local Plan (2015) under Policy BNE3.9 and is proposed for residential allocation through the emerging Central Lancashire Local Plan.

8.2 EXISTING POLICY CONTEXT

The allocation of Pear Tree Lane is appropriate given the existing policy context for Chorley and Central Lancashire. The Central Lancashire Core Strategy identifies that growth and investment will be encouraged at Urban Local Service Centres, which includes Euxton, where Pear Tree Lane is located.

The Concept Framework for the site shows green links running through and around the site connecting people and spaces. This will also encourage sustainable travel options, with the Concept Framework highlighting key footpaths and cycle routes for the site.

8.3 MINIMAL CONSTRAINTS

At the moment (given the level of work to date) the framework responds to the constraints that have been identified, and further due diligence work will help to alleviate these further.

Close engagement with developers and stakeholders has helped to overcome constraints related to transport and access to the site. A safe and suitable access is therefore possible for the site, in collaboration with Gladman.

8.4 COMPREHENSIVE DEVELOPMENT

Homes England is working proactively with Gladman on a comprehensive approach to the development of the safeguarded land at Pear Tree Lane including considering transport and connectivity from Pear Tree Lane. The development will also provide enhancements to the existing PRow and encourage access to neighbouring residential developments.

8.5 OPPORTUNITIES

The Pear Tree Lane site will be a sustainable residential community within Chorley. There are opportunities for the site to connect to existing and proposed development, such as Gladman and Rowland Homes to the north. The Concept Framework plan shows how the Pear Tree Lane site links through to the other sites through green links, footpaths and the road network. In addition, key highway alterations will ensure a safe and accessible environment for the site and proposed surrounding development. The delivery of housing on the safeguarded sites 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. The site supports a continued urban focus and delivery of land that was previously safeguarded for future development through the Chorley Local Plan (2015).

8.6 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 accessible through the neighbouring site to the north. Homes England and Gladman are working collaboratively to ensure that the entire proposed allocation is deliverable from a technical perspective and that permeability and connectivity between the sites is achieved
- There are no known legal restrictions, covenants, clawbacks or ransoms which effect the site;
- The locational attributes of the site make this land highly suitable for development now. The site provides a logical and modest expansion of Euxton, reflecting the sites preferred status for development through its allocation in the adopted Local Plan as Safeguarded Land; and
- The achievability of the site for development, based on the very strong local evidence around the strength of the residential market in this location.

It is anticipated that the site would be sold as one phase,

with no significant infrastructure requirements acting as a barrier to development. Homes England typically secure outline planning consent for their sites (working closely with the Council) prior to marketing sites to developers, as well as using building leases rather than freehold sale of land. This effectively provides two levers to ensure that the developer will adhere to a build out in accordance with the planning and timescales required. This provides enhanced certainty that development will come forward as planned.

Based on previous experience of Homes England sites which have been successfully delivered at pace across Central Lancashire on sites of a similar size and typology, from the submission of the application to the start on site would be circa 20 months. The delivery of this site is contingent on the delivery of the Gladman site. The Gladman site will realise an access point into the Homes England land. It is envisaged that the road link to the Homes England land will be delivered in the medium term to allow delivery of the Homes England site in years 5 to 10 of the Local Plan. The outline planning application, de-risking and marketing can be undertaken in tandem with the progress of the Gladman scheme.

A build out rate of circa 40 units per year (including affordable homes) is considered appropriate and in accordance with what is being achieved elsewhere in Chorley. Based on this the site can clearly be considered to be deliverable, with new homes being provided within the 5 to 10 year timeframe of the housing land trajectory in the emerging Local Plan (subject to the Gladman scheme coming forward in a timely manner).

National planning guidance is clear that assessing the viability of plans does not require individual testing of every site to determine viability. Homes England is a large landowner in Chorley and has marketed and successfully sold a number of sites affording a detailed understanding of land values, de-risking costs and abnormals associated with residential development. This in-depth knowledge of the market and land in the locality provides significant confidence around the viability of this site.

The site is currently tenanted however vacant possession is achievable within a short timescale when required. The site typology (greenfield status, its size, its location, proposed land use and being in single Homes England ownership) is very similar to other Homes England sites which have been allocated in the existing Local Plan, including site to the north of the Gladman site which is being successfully built out by Rowland Homes. The build out rate of development on the Rowland scheme has been 40 units a year, along with securing very positive sales rates. In addition Homes England successfully disposed of the small site and farm building to the east of the site, which is also now under construction. Slightly further away from the site is Buckshaw Village, which again provides strong evidence of the strength of the housing market in this area. In considering the characteristics of the site and based on market demand within the wider area, as well as what was achieved on the two Homes England owned sites very near this site, significantly positive land values are anticipated allowing for a fully planning policy compliant scheme. As such a detailed viability assessment for the site is not considered necessary as it is evident that the site is viable.

In summary it is clear that Homes England has a strong track record and evidence base upon which the site can be considered to be viable. Homes England are fully committed to accelerating the delivery of this site through the adoption of a robust disposal strategy which guards against land banking and which will provide a high quality residential development within 5 to 10 years.

8.7 CONCLUSION

Homes England would like to work with Chorley Council and the Central Lancashire Local Plan team to allocate this site for residential development in the emerging Local Plan.

The site is **available** for development now. The site is owned by Homes England who are working collaboratively with Gladman. Homes England has a strong track record of delivery across Central Lancashire.

The site is **suitable** for development. It is within a residential location and is designated as Safeguarded Land through the Chorley Local Plan (2015). The site is proposed for residential allocation through the emerging Central Lancashire Local Plan. Safe and suitable access can be achieved. There are minimal constraints affecting the site and the Concept Framework has considered all site constraints.

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



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Appendix B: Land at Emnie Lane Development Statement

This Development Statement was submitted at Regulation 18 stage and is not within the Examination Documents. It has been appended to this Matters Statement as it directly relevant to the site allocation of HS3.1.

Constraints and opportunities – page 12 to 17

Concept framework – page 18 to 19

Summary of deliverability – page 20 to 21



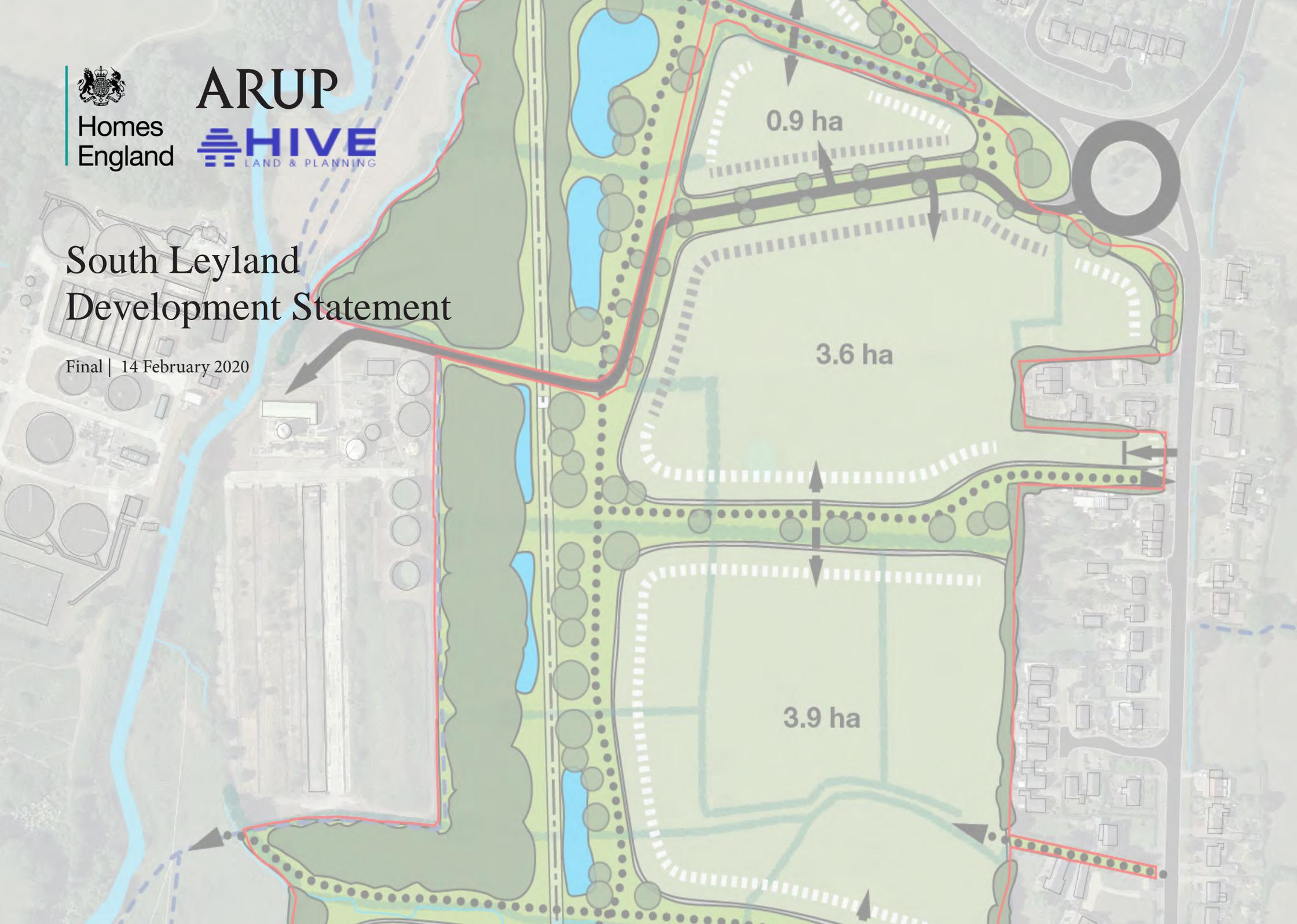
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South Leyland Development Statement

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 South Leyland ('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 to make the case for 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 be allocated for residential development through the Central Lancashire Local Plan with an indicative capacity of approximately 500 residential dwellings.

Available

The majority of the site is owned by Homes England who has a strong track record of delivery across Central Lancashire. Homes England has a track record of securing planning, de-risking and delivering the sites across South Ribble, including Altcar Lane, Croston Road and The Maltings. The site is designated as safeguarded land (Policy G3, S5 Safeguarded Land: Land off Emnie Lane, Leyland) and green infrastructure (Policy G7) in the South Ribble Local Plan (2015)

Homes England is fully committed to bringing the site

forward for residential development at the earliest practical opportunity. The process by which Homes England will progress the site to disposal, following a successful allocation, would be to secure outline planning consent and technically de-risk the site, market the site; and dispose of the site to a housebuilder. Based on previous experience of Homes England sites in South Ribble a reasonable assumption would therefore be a start on site in 2024, with a build out rate of circa 40 units per year (including affordable homes). 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. Homes England is working closely with United Utilities to understand and mitigate potential access and odour constraints. Following this mitigation, which is detailed in the Concept Framework within this Development Statement, it is evident there are no significant technical issues facing the part of the site proposed for development. Homes England is confident that development of the site will be commercially viable and therefore achievable within the Plan period.

The site constraints assessment has informed the Concept Framework which demonstrates a balance between residential plots, open space, SuDS, and access routes and provides an indicative housing quantum of 500 homes. The key findings from the technical work streams are that, based on these desktop surveys, there are unlikely to be any significant on-site abnormal costs, nor are there

any significant up-front infrastructure costs that would impact viability and deliverability. Homes England has successfully brought the majority of those similar sites to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions, as was the case at Altcar Lane. Many of these sites are at an advanced stage of construction or fully built out.

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 designation as safeguarded land in the adopted Local Plan. Development would not cause harm to environmental interests and 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.

The site is located within the central spine of South Ribble, a well-defined and established residential area within the town of Leyland. The delivery of the site will include measures to encourage walking and cycling through green links. All these measures have been factored into the Concept Framework, which demonstrates suitable and sustainable development. The potential odour impacts from the Leyland Wastewater Treatment Works (WwTW) are understood through an odour assessment prepared in collaboration with United Utilities. This has resulted in a linear park and buffer between the site and WwTW. Based on this mitigation the site is suitable for development.

Introduction

South Leyland is a 25 hectare site located in the administrative area of South Ribble Borough Council (SRBC). The site is currently designated under Policy G3 (Safeguarded Land for Future Development) and Policy G7 (Green Infrastructure) within the South Ribble Local Plan (2015).

1.1 OVERVIEW

This Development Statement demonstrates the deliverability of South Leyland, a site owned by Homes England and located in the administrative area of South Ribble Borough Council (SRBC).

The site has been promoted through the Call for Sites process to be considered for allocation in the emerging Central Lancashire Local Plan. Figure 1 shows the location of the site.

This Development Statement has been prepared for the South Leyland site to support its allocation for residential development through the Central Lancashire Local Plan.

Leyland Waste Water Treatment Works is located to the west of the site and therefore this Development Statement has been prepared with close engagement with United Utilities to inform constraints and Concept Framework principles.

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.
- Develop a vision and placemaking objectives for the site.
- Consider the planning requirements and consideration of 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: Vision and Objectives
- Section 4: Planning Requirements
- Section 5: Technical Considerations
- Section 6: Opportunities
- Section 7: Concept Framework
- Section 8: Deliverable Allocation



Figure 1: Site Location

SECTION 2

Site and Surrounding Context

2.1 THE SITE

South Leyland is a 25 hectare site in the local authority area of South Ribble Borough Council. The site is currently designated under Policy G3 (Safeguarded Land for Future Development) and Policy G7 (Green Infrastructure) within the South Ribble Local Plan (2015).

The greenfield site comprises of agricultural fields with mature trees and hedgerow boundaries. The site is bounded by Schleswig Way (B5253) to the north, field boundaries and watercourses that drain into the River Lostock to the west, and a cluster of residential buildings to the east off Leyland Lane.

Emnie Lane separates the site providing the access route to Leyland Waste Water Treatment Works (WwTW) located to the west of the site. Beyond the WwTW agricultural land extends towards Ulnes Walton Lane and Garth / Wymott Prison.

2.2 SURROUNDING CONTEXT

The site is located to the west of the M6 at Leyland and can be easily accessed from the M6 (Junction 28) and M65 (Junction 1) and also via Farington Road (A582). The site is approximately 2.5 miles from Leyland town centre, adjoining the predominantly residential urban area to the south of Leyland. The site benefits from good access to public transport infrastructure, education, retail and community facilities. Figure 2 shows Homes England sites and the surrounding context.

The site can be accessed off the existing Schleswig Way / Leyland Lane roundabout, with a secondary access off Schleswig Way. The site is well serviced by public transport, with a frequent bus service to Preston approximately 7 miles north of the site.

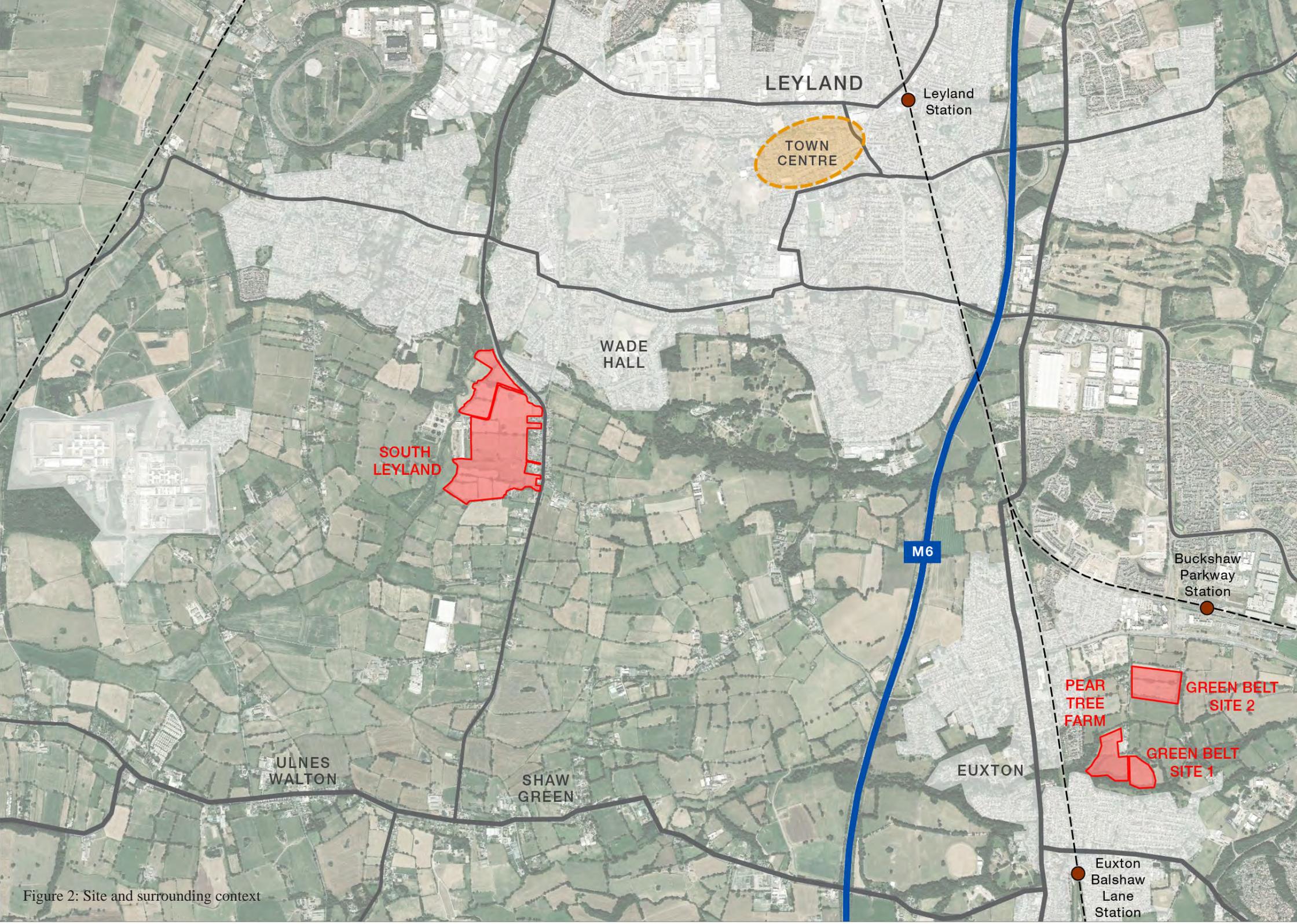
2.3 POLICY ASPIRATION

Policy G3 of the adopted South Ribble Local Plan (2015) identifies the majority of the site as Safeguarded Land. The policy intends to keep the land free from new physical development until the Plan is reviewed. The land above Emnie Lane is allocated under Policy G7 for Green Infrastructure within the adopted South Ribble Local Plan (2015), as shown on the constraints plan in Section 5. The Concept Framework in Section 7 shows development within the defined Green Infrastructure area, based on re-provision across the wider site.

The Local Plan identifies that it is necessary to safeguard land between the urban areas and the Green Belt to meet the borough's long-term development needs beyond the plan period.

The Central Lancashire Local Plan is now being progressed and therefore safeguarded land can now be considered for allocation. In order to meet future growth ambitions beyond the current Local Plan, safeguarded sites are required to be considered primarily for development within the new Local Plan.

This Development Statement demonstrates the site is a deliverable allocation.



LEYLAND

Leyland Station

TOWN CENTRE

WADE HALL

SOUTH LEYLAND

M6

Buckshaw Parkway Station

PEAR TREE FARM

GREEN BELT SITE 2

GREEN BELT SITE 1

ULNES WALTON

SHAW GREEN

EUXTON

Euxton Balshaw Lane Station

Figure 2: Site and surrounding context

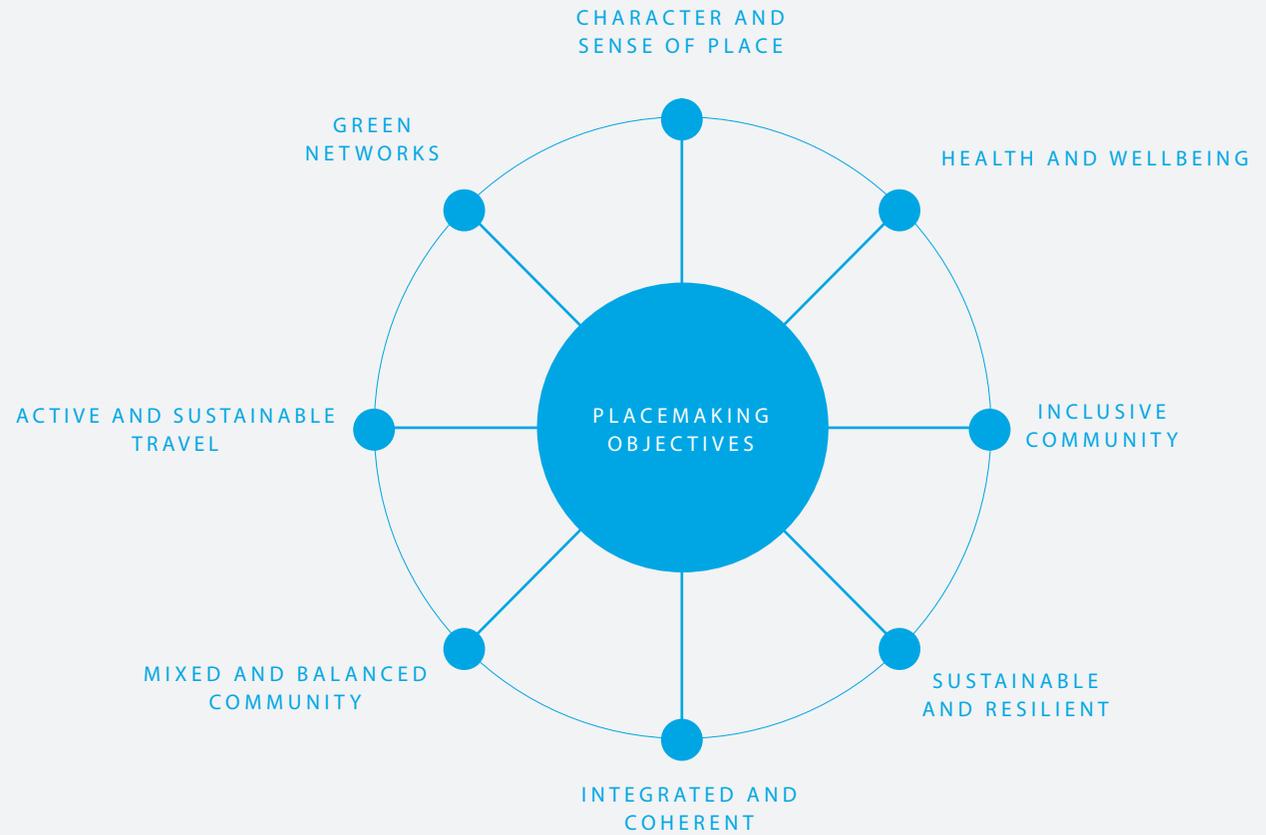
Vision and Objectives

3.1 VISION

Homes England’s vision for South Leyland is to create a contemporary and sustainable residential community that responds and connects to both existing and proposed neighbourhoods within Leyland.

Homes England will work with South Ribble Borough Council and relevant stakeholders to plan the land at South Leyland with best practice for urban design and green infrastructure in mind, in order to deliver a family-friendly residential area appropriate to its location.

It is envisaged that the development will provide a sustainable mix of dwellings and facilities focused around a number of integrated and overlooked, high-quality open spaces for the existing and proposed community to use.



3.2 PLACEMAKING OBJECTIVES

Green Networks

A linear Park will be created between the residential site and Leyland Wastewater Treatment Works (WwTW). This includes the diversion of the existing Public Right of Way through this space and acts as an odour, noise and visual buffer. A range of other green networks have been created across the site focusing on existing hedgrows and seeks to support biodiversity net gain on the site. The green networks will link into the wider South Ribble green infrastructure.

The use of buffer zones and green infrastructure areas that become well established amenity spaces for both visual and recreational use, is an essential element of Homes England's vision for the site.

Inclusive Communities

The development will support lifetime homes and property adaptation. The aim is for the site access to be inclusive and create a mix of housing type to support inclusive communities.

Sustainable and Resilient

The development will manage surface water run-off by integrating SuDS and protecting and enhancing existing mature vegetation and habitats. In line with the Governments ambitions Homes England will encourage zero-carbon development.

Furthermore, Homes England is committed to the use of Modern Methods of Construction (MMC) where possible. Options to increase the pace of delivery will be explored at this site, and where possible will be required of a developer(s) through a building lease agreed upon disposal of the site. Homes England works closely with development partners to encourage and promote the wider use of MMC, which includes the use of off-site construction for pre-fabricated homes.

Integrated and Coherent

Homes England supports the introduction of the National Design Guide (2019) which seeks to secure good quality development nationally. Homes England will ensure that the design guidance is taken into consideration for all schemes.

The approach to constraints, opportunities and the resulting Concept Framework has been prepared in close collaboration with United Utilities.

Mixed and Balanced Community

The development will seek to respond to local housing need, promote a range of delivery models, and consider the potential for community ownership and custom-build.

Homes England is committed to a place-based approach, working alongside civic and business leaders, county, borough and district councils and local communities to accelerate the delivery of new homes in areas of greatest demand and to achieve the highest standard of place-

making possible. Homes England is committed to creating opportunities for SME contractors and developers.

Active and Sustainable Travel

The development will support progressive modal share by providing desirable cycle and walking infrastructure, accommodating future bus services, and catering for electric vehicle charging.

Character and sense of Place

The development will respond to surrounding context and character including locally distinctive architecture, planting, field patterns and drainage networks

Building for Life 12 is a priority for Homes England to improve design quality of new housing developments, making them attractive, functional and sustainable. Building for Life 12 will be a requirement placed across the site, and all developers bidding will be required to oblige the requirements.

Health and Wellbeing

The site will incorporate green infrastructure initiatives to improve air quality within the area and include open spaces to create physical recreation and independent play. The stand-off distances proposed from the WwTW means that a health community can be created with good access to Leyland to access schools and public facilities.

Planning Requirements

4.1 OVERVIEW

This section sets out the policy context for the site.

4.2 PLANNING POLICY CONTEXT

4.2.1 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 59: To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

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.

4.2.2 Local Planning Policy

Overview and General Principle

The statutory development plan covering this site is the Central Lancashire Core Strategy (Adopted 2012) and the South Ribble 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 South Ribble Urban Area, in particular, the key service centre of Leyland. This site is located to the south of Leyland and adjacent to the Altcar Lane site. The South Ribble Local Plan designates the site as Safeguarded Land.

Site-Specific Designations

The current South Ribble Local Plan (2015) designates the majority of the site as ‘Safeguarded Land for Future Development’ (Policy G3) with the north-western corner of the site defined as ‘Green Infrastructure’ (Policy G7).

Policy G3: Safeguarded Land

The site is designated as Safeguarded Land under Policy G3, site S5 Land off Emnie Lane, Leyland. The policy states that the site is not designated for any specific purpose within the plan period. However, existing uses will, for the most part, remain undisturbed during the plan period or until the plan is reviewed. No development which would prejudice later comprehensive development will be permitted. However, some appropriate minor residential development adjacent to other properties would be considered.

Policy G7: Green Infrastructure

The north-western corner of the site is defined as Green Infrastructure ‘Schlesing Way Natural Area’. The policy states that development will only be permitted where they seek to protect and enhance the existing Green Infrastructure. Development which would involve the loss of Green Infrastructure will only be permitted if alternative provision is provided within the locality, or if the retention of the site is not required within the local area or that the development would not affect the amenity value and nature conservation value of the site. Figure 3 shows an extract of the site policies map.

The policies map identifies safeguarded land in yellow, under Policy S4 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.

4.2.3 Planning History

There is no relevant planning history on the site itself.

Large scale residential development has been delivered close to the site, as identified in red on Figure 3.

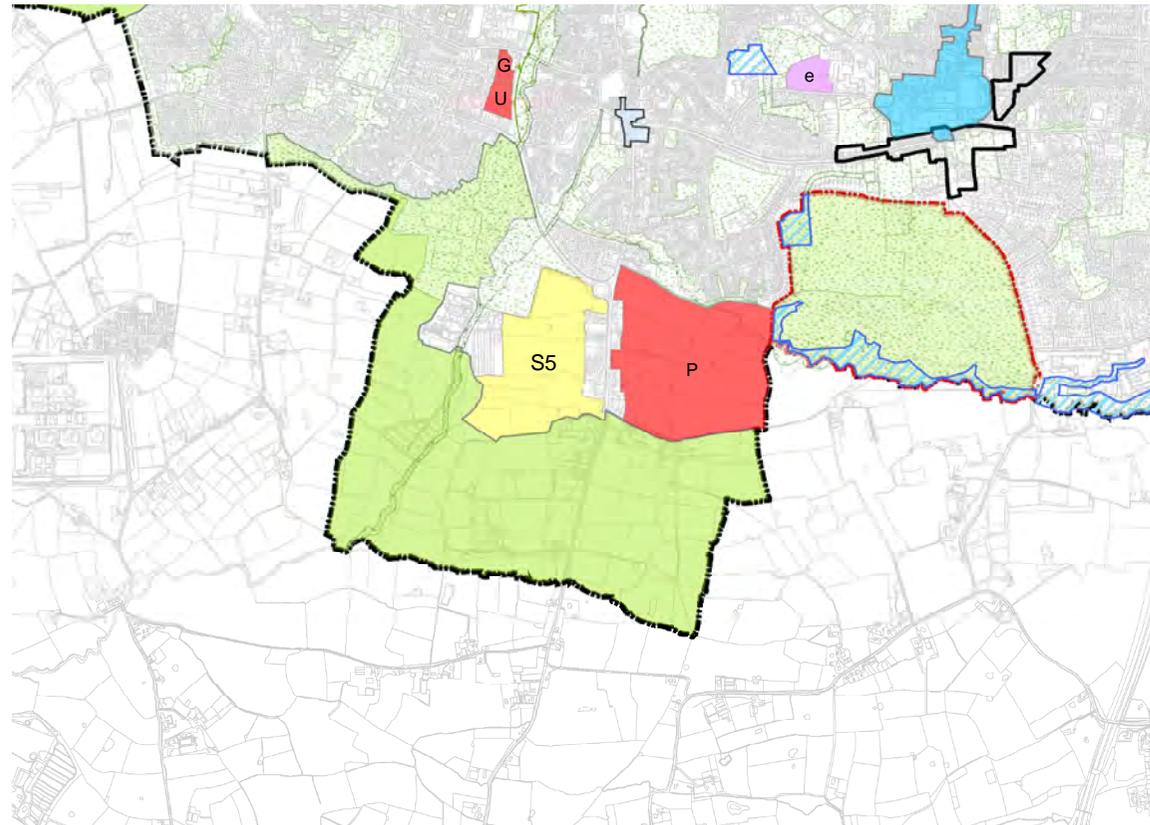


Figure 3: Extract from the South Ribble Local Plan (2015)

SECTION 5

Technical Considerations

5.1 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.

5.1.1 Utilities

Several services pass through the site, including the following:

132kV HV electricity pylons running North-South through the site. The overhead lines will require an easement corridor of approximately 10m which has been accounted for in the Concept Framework. The option to divert these cables was reviewed but this wouldn't be feasible given the location and layout of the site and high costs in undertaking disconnection and reconnection works.

2x 11kV HV electricity overhead lines pass through the site, one running East-West at the Southern end of the site and one running North East - South West at the

Northern end of the site. The Concept Framework provides an easement and adequate maintenance arrangement for the sewer.

The development would provide new substations and off-site connection locations, as well as reinforcement of gas mains to supply the development.

5.1.2 Ecology

Ecology Considerations

The potential opportunities and constraints of the site have been identified through a site visit and desk-based study. The identified ecological constraints have fed into the Concept Framework plan shown in Figure 8. Future development of the site will respond to these any additional constraints, with appropriate mitigation.

Most of the site is grazed improved grassland which is considered to have low ecological value and therefore there are opportunities for enhancement or creation of habitats of higher value.

The watercourses, waterbody, hedgerows and trees are of higher biodiversity value and have been recorded to have the potential to support protected/notable species. These habitats would be retained where possible or replaced. Many of the hedgerows on-site are defunct therefore an opportunity for enhancement would be to plug gaps using native species of local provenance.



Facing north, off the footbridge which crosses Wade Brook in the north of the site



Central west part of the site, facing north along the fence of the treatment works

The site has the potential to support roosting and foraging bats, otter, water vole, badger, breeding birds, reptiles and great crested newt. Appropriate mitigation can be provided if these species are identified on-site. A management plan will be provided to avoid the spread of Himalayan balsam and giant hogweed species during works.

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 South Leyland site includes a range of ecologically 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.

5.1.3 Transport and Access

The proposed allocation would need to be accessed from more than one junction. Therefore, the proposed approach is based on two access points:

- Realigned Emnie Lane: A stopping up order would allow the provision of a more adequate alignment for this existing road and achieve an appropriate transport capacity whilst also facilitating the future master planning of the site. The existing Public Right of Way on Emnie Lane should be carefully considered and reinstated within the Concept Framework proposals. Close engagement with United Utilities has led to an agreed approach on the use of Emnie Lane, as highlighted within the Concept Framework in Section 7.
- A second access junction is likely to be required onto Leyland Lane. This could be provided via a priority controlled T-junction north of Burscough House, or at a location further south on Leyland Lane depending upon discussions with LCC. Opportunities for emergency access have been identified within the masterplan and could be provided alongside pedestrian/cycle connections.

There are opportunities to improve walking and cycling connections to existing and proposed developments and public transport links nearby. Pedestrian and cycle paths are proposed throughout the site as shown on the Concept Framework in Section 7. In addition, the PROW running north to south of the WwTW boundary is proposed to be moved into the proposed linear park, as shown on the Concept Framework.

5.1.4 Ground Conditions

There are not considered to be any direct implications on the Concept Framework regarding ground conditions. However further work would be required to support a planning application.

5.1.5 Flood Risk and Drainage

The majority of the site is within Flood Zone 1, at low risk of flooding. A portion of the site in the north and a small area in the west are within Flood Zone 2 & 3. Within these zones, storage and flood mitigation works will be provided.

The River Lostock is classified as a main river and is typically between 50-100m away from the western boundary. The Mill Brook also runs along the north-west boundary, meeting the River Lostock. It is considered that the River Lostock would also provide a suitable outfall for surface water, which would minimise the impact on United Utilities' network.

Stormwater attenuation is required to prevent flooding

from a 100-year event, including a 40% climate change allowance. It is considered that surface water can be dealt with on-site, and potential storage locations through SuDS within the open space are identified on the Concept Framework. Surface water discharge points will be Wade Brook to the north and an unnamed stream to the south.

A total of approximately 6500m³ storage is required for South Leyland which will require a clear plan area near the proposed outfall locations to accommodate ponds or tanks, where infiltration is not possible. This assumes that sustainable drainage features are an average 1 metre in depth. The Concept Framework provides adequate green space on site to allow for the use of sustainable urban drainage and swales and for all surface and ground water is to be managed on site.

5.1.6 Air Quality and Noise

A wastewater treatment plant is located to the west of the site, which is a source of unpleasant odour and noise. Discussions have taken place with United Utilities and an odour assessment has been carried out to determine a suitable development area. The Concept Framework has taken account of noise and odour and ensures that all future dwellings would be a safe and suitable distance, providing a high standard of amenity for future residents. Through close engagement with United Utilities a green buffer along Emnie Lane has been agreed to provide frontage between the road and proposed residential development. There is ongoing discussions and liaising between Homes England and United Utilities around Concept Framework principles and development of the site.

There are no other significant sources of air pollution or noise close to the site. Opportunities exist to design the site to encourage walking and use of public transport. The Concept Framework identifies potential pedestrian and cycle routes throughout the site. Measures to reduce car or vehicle use on the site would be encouraged through the development, as well as the installation of electric vehicle charging points.

5.1.7 Heritage and Archaeology

There are no designated heritage assets within the site boundary, however there are six designated heritage assets within 500m, and two are within 20m of the site. The potential for the development to impact the setting of the building would be mitigated through the plan including consideration of building heights, buffer zones and green corridors.

The other designated heritage asset is a line of 35 stone fence posts dividing Ambry Meadows on the boundary of the site. The Concept Framework ensures that the stone fence posts are not affected and consideration can be given to the enhancement of the heritage asset.

5.2 SUMMARY

The site constraints identified in this section and summarised in Figures 4 and 5 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 7, the site can be demonstrated to be deliverable.

Utilities: Easements for existing services crossing the site and minor upgrades to services 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 is considered to be possible, although to maximise unit numbers on site a second emergency access will need to be agreed with Lancashire County Council. There will also be a need to promote sustainable modes of transport and wider connectivity.

Ground Conditions: There are no constraints that affect the capacity of the site.

Flood Risk and Drainage: The site is mostly in Flood Zone 1 at a low risk of flooding, the areas that are a greater flood risk have been excluded from the developable area and surface water can be accommodated on the site.

Air Quality and Noise: Through close engagement with United Utilities an odour assessment has been carried out to determine a suitable development area. The potential impact of the site on future air quality and noise generation has been managed through the inclusion of the green links and buffers through the site to encourage walking and cycling, rather than personal car ownership.

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

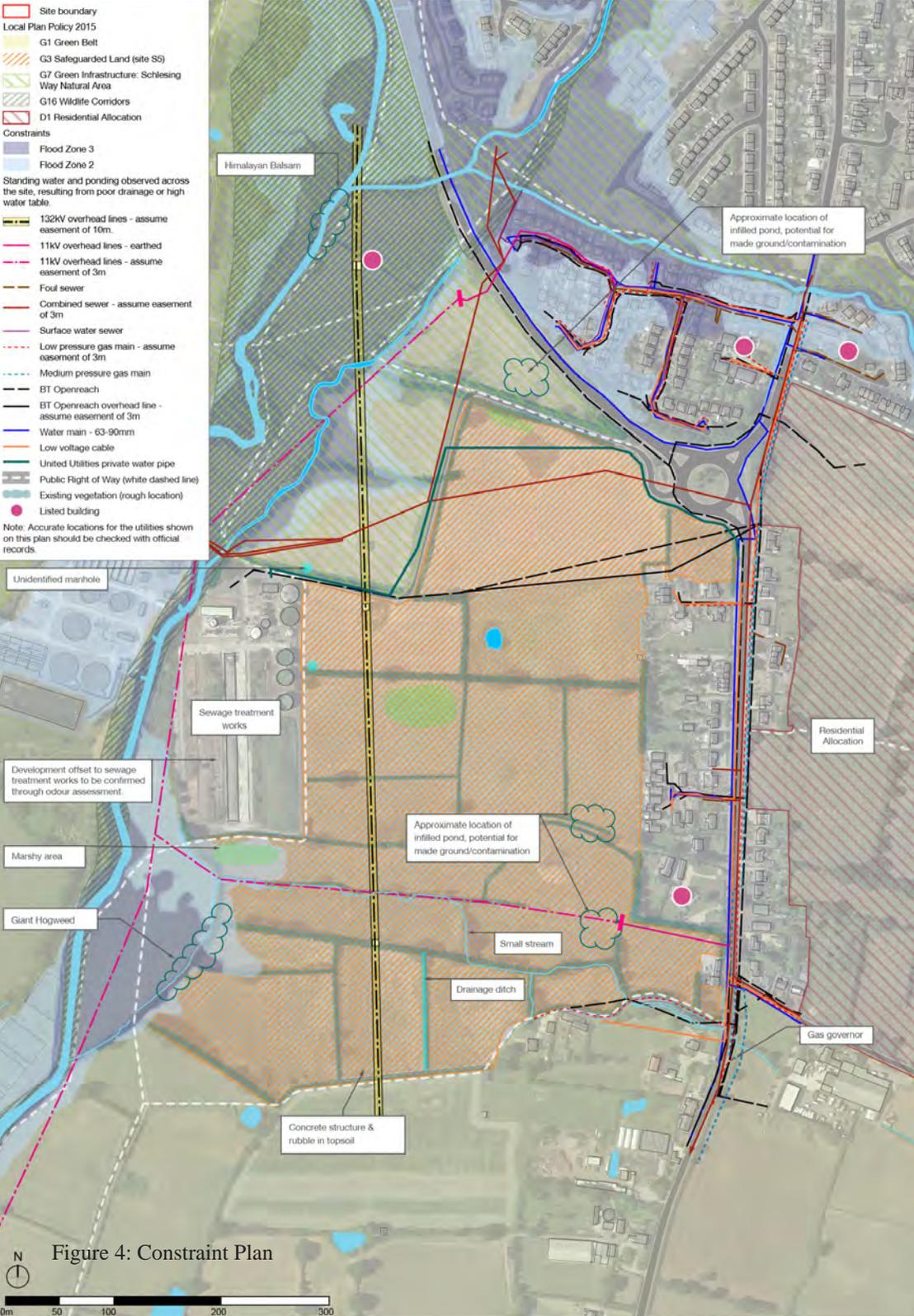


Figure 4: Constraint Plan

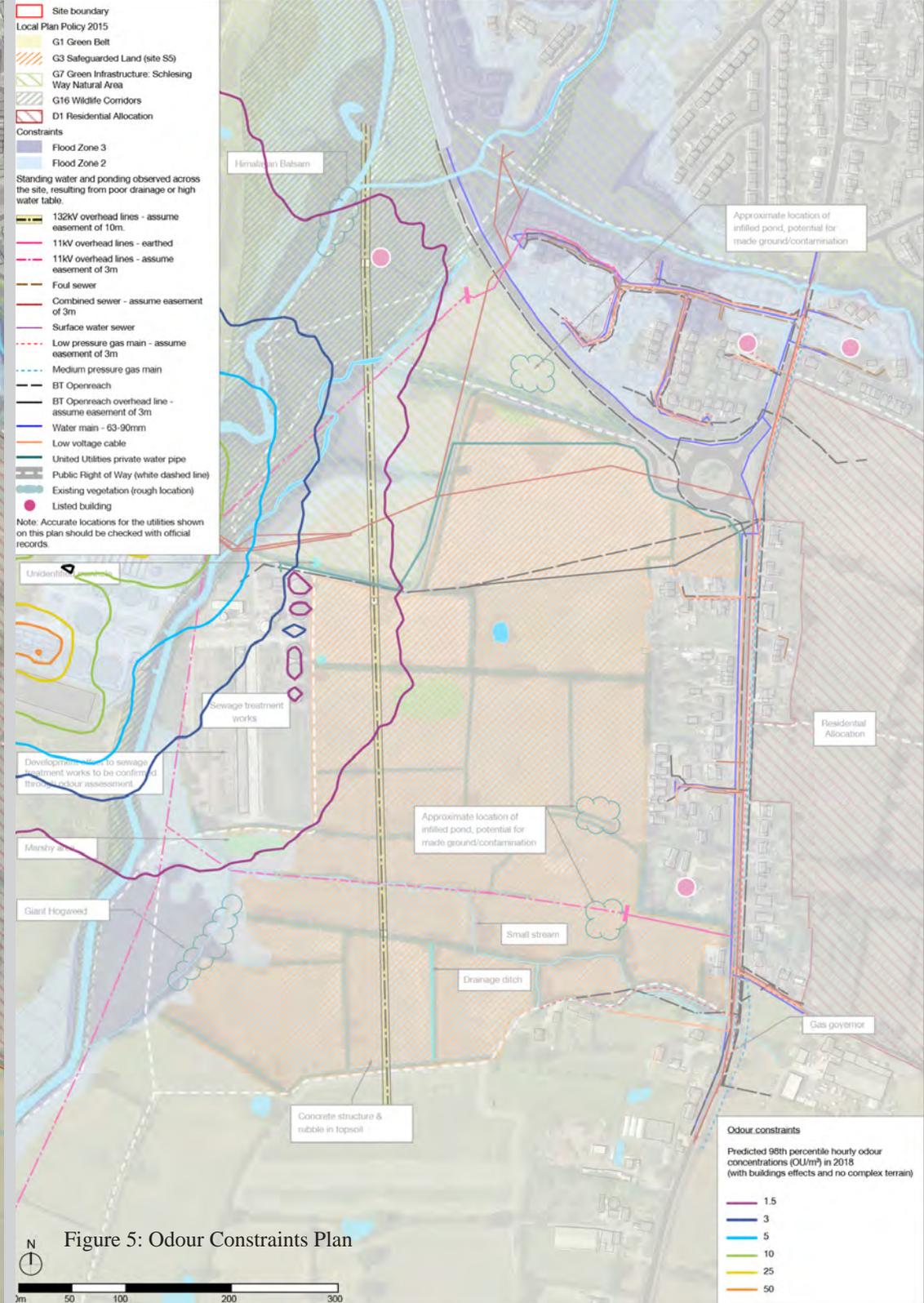


Figure 5: Odour Constraints Plan

Opportunities

6.1 OPPORTUNITIES

The following opportunities have been noted on the South Leyland site which are shown graphically on Figure 6 where appropriate. The link between these opportunities and the emerging Central Lancashire Local Plan Objectives have been referenced.

- Allocate a site for residential development for 500 homes, including affordable housing with a very significant prospect of delivery coming forward within 0-5 years of the new local plan. This supports the emerging Central Lancashire Local Plan objective to provide a mix of housing type to meet housing needs.
- Green corridor and links along the western edge of the site, providing a buffer to the overhead powerlines and United Utilities site and linking into the wider green infrastructure network. This supports the emerging Central Lancashire Local Plan objective 10 to conserve and enhance the natural environment, promote biodiversity and connect green infrastructure. It also supports objective 11 by maximising health and well being.
- Close engagement with United Utilities on constraints and Concept Framework principles.
- Effective use of undevelopable areas for sustainable drainage and high quality open spaces. This supports the Emerging Central Lancashire Local Plan objective 9 to conserve and enhance the natural environment by managing flood risk and objective 1 by mitigating against the effects of climate change.
- Pedestrian and cycle connectivity within and adjoining the site. This supports the emerging Central Lancashire Local Plan objective 3 to ensure all development is at accessible and sustainable locations.
- Retain and enhance existing hedgerows as part of range of measure to support biodiversity. This supports the emerging Central Lancashire Local Plan objective 10 to enhance the natural environment and deliver net gains in biodiversity.
- Incorporate and improve existing public rights of way. This supports the emerging Central Lancashire Local Plan objective 10 to create connected green infrastructure networks.
- New homes will create construction jobs and support delivery of new infrastructure through the Community Infrastructure Levy (CIL) and developer contributions. This supports the emerging Central Lancashire Local Plan objective 2 to by supporting deliver of necessary infrastructure improvement and objective 5 to create economic opportunities.
- Incorporate green corridors and green links from the site into the wider South Ribble green infrastructure network. This supports the emerging Central Lancashire Local Plan objective 10 to enhance the natural environment and create connected green infrastructure networks.
- The use of buffer zones and green infrastructure areas that become well established amenity spaces for both visual and recreational use, is an essential element of Homes England's vision for the site.

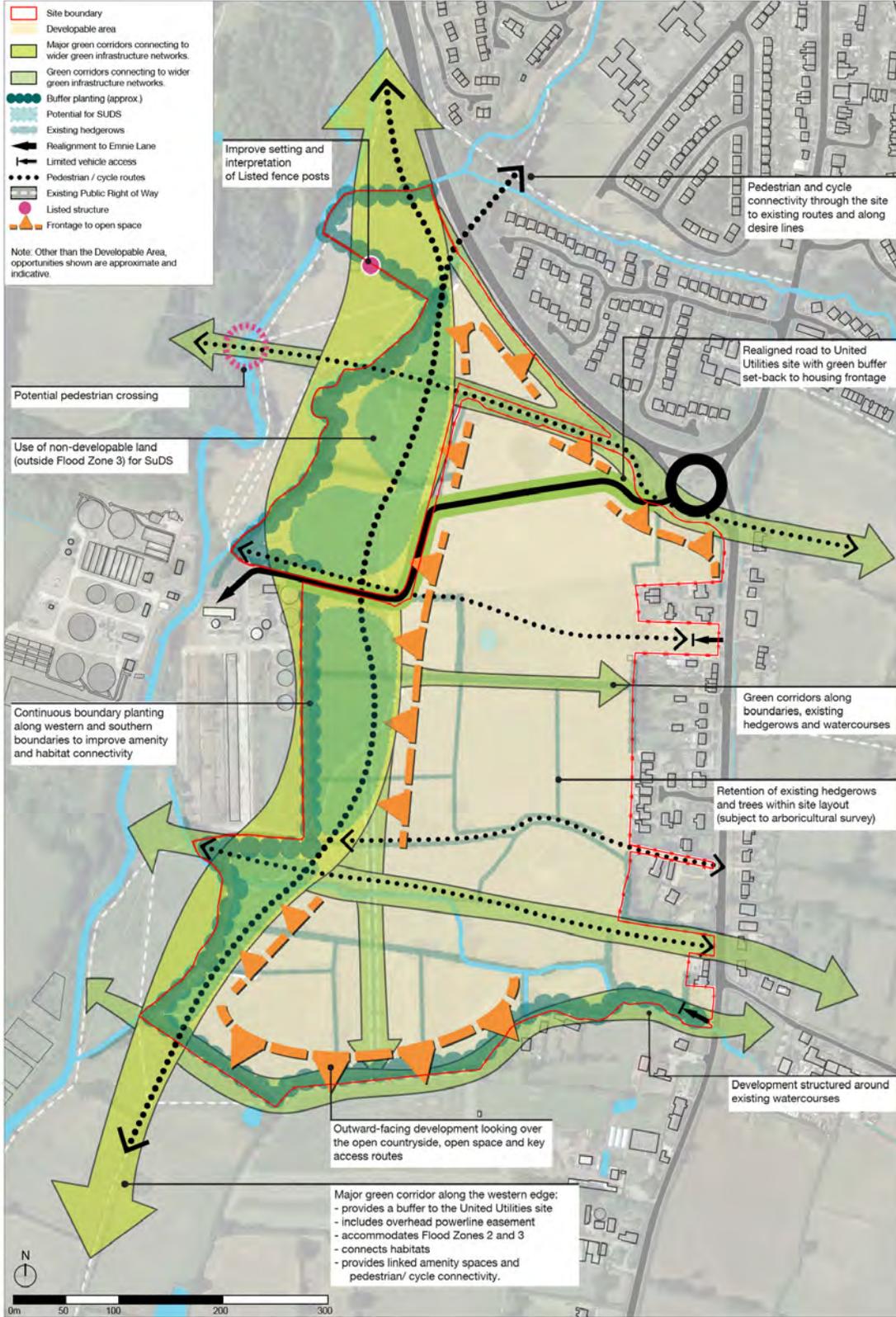


Figure 6: Opportunities Plan

SECTION 7

Concept Framework

7.1 OVERVIEW

The Concept Framework plan shows potential development scenarios for the site, based on the site constraints and opportunities assessments highlighted in Sections 5 and 6. The Concept Framework shown at Figure 8 demonstrates a balance between residential plots, open space and access routes and provides an indicative housing quantum of approximately 500 units.

7.2 DESIGN APPROACH

The approach builds outwards from the existing housing along Leyland Lane, forming a coherent development. The Concept Framework has taken account of the technical constraints on the site and responds to utilities and transport matters and a robust odour assessment.

The Concept Framework allows the provision of new open space in excess of the South Ribble open space standards and for the re-provision of green infrastructure based on the 0.4ha area of land proposed for residential development that is currently allocated as Policy G7: Green Infrastructure.

An extensive linear park is proposed to the west of the proposed development, including tree planting. This mitigates against proximity to the overhead power lines and provides a visual, odour and noise buffer from the Wastewater Treatment Works.

This area also provides a connected habitat along the River Lostock. Development should face outwards and have a

positive aspect onto this area and outwards onto the open countryside to the south.

Adoption of a street pattern that allows retention of existing hedgerows will help to reduce environmental impact while embedding the site in its context.

Access to the site is proposed from the existing Schleswig Way / Leyland Lane roundabout along a re-routed Emnie Lane, providing improved access to the United Utilities site.

The proposed residential development along Emnie Lane will have a green buffer to provide frontage between the road and residential development and allow for maintenance of a sewer located next to Emnie Lane.

This approach also achieves appropriate levels of residential amenity by including a private access road and garden at the front of the properties. This means there is a buffer between Emnie Lane and the proposed new homes. A sketch showing how this green buffer could be achieved is shown at Figure 7.

Active travel is imbedded throughout the layout. New pedestrian and cycle routes are shown through the site, connecting to existing routes and public rights of way.

Sustainable drainage is indicatively shown in the undevelopable areas to the north-west and along the green corridor and have been based on potential outfall locations into watercourses within the site.

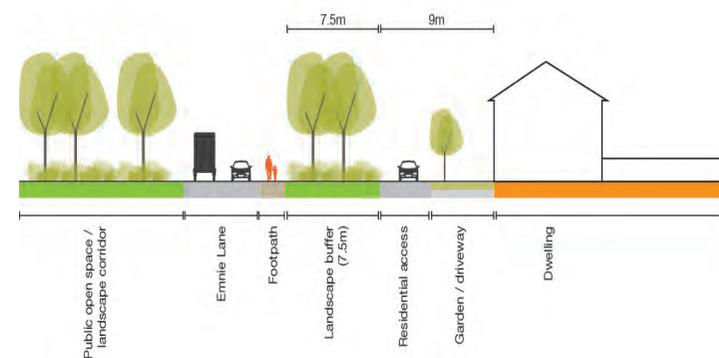


Figure 7: Indicative approach to Emnie Lane



Figure 8: Concept Framework

SECTION 8

Deliverable Allocation

8.1 OVERVIEW

Homes England is promoting South Leyland for allocation for residential development through the Central Lancashire Local Plan. South Leyland provides a sustainable location and is available for development in the short term. The majority of the site is currently designated as Safeguarded Land in the South Ribble Local Plan (2015) under Policy G3 (Safeguarded Land for Future Development). Therefore, as Central Lancashire moves into a new plan period, it is now recognised that previously safeguarded land should be considered for allocation.

8.2 EXISTING POLICY CONTEXT

The allocation of South Leyland is appropriate given the existing policy context for South Ribble and Central Lancashire. The Central Lancashire Core Strategy seeks to focus growth in the Preston/South Ribble Urban Area and Key Service Centres, including Leyland.

The Concept Framework shows how new development would be well related to existing residential areas adjoining the site, to the north and east. The Concept Framework incorporates a substantial area of public open space which 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, with the Concept Framework highlighting key footpaths and cycle routes

linking to public transport connections, including a regular bus service from Leyland Lane to Preston and Wigan.

Homes England is a committed partner within the City Deal and South Leyland supports the accelerated growth which is to be delivered by the Lancashire, Preston, and South Ribble City Deal.

8.3 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, an odour assessment has been carried to inform the stand-off distance between the Wastewater Treatment Work and residential development. This is proposed as a linear park. There has been ongoing engagement with United Utilities in relation to mitigation of odour and access requirements. Homes England and United Utilities will continue to work closely through the development of proposal for the site.

8.4 OPPORTUNITIES

South Leyland will be a sustainable residential community within South Ribble. There are opportunities for the site to connect to existing and proposed development, including development at Altacar Lane. The Concept Framework demonstrates significant open space and use of natural SuDS features.

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. The site supports a continued urban focus and delivery of land that was previously safeguarded for future development through the South Ribble Local Plan (2012-2026).

8.5 VIABILITY AND DELIVERABILITY OF THE SITE

National planning policy guidance is clear that assessing the viability of plans does not require individual testing of every site to determine viability. Homes England is a large landowner in South Ribble and has marketed and successfully sold a number of sites, affording a detailed understanding of land values, de-risking costs and abnormalities associated with residential development. This in-depth knowledge of the market and land in the locality provides significant confidence around the viability of this site.

Through this Development Statement it is demonstrated that there are no significant technical or legal issues affecting the delivery of the site. The site is currently tenanted however vacant possession is achievable within a short timescale when required. The site typology (greenfield status, its size, its location and proposed land use) is very similar to other Homes England sites which have been allocated in the existing Local Plan. Homes England has successfully brought the majority of those

similar sites to the market, where a significantly positive land value has been achieved as well as being fully policy compliant on developer contributions. Many of these sites are at an advanced stage of construction or fully built out. As such a detailed viability assessment for the site is not considered necessary as it is evident that the site is viable.

The conclusion that the site is viable is also informed by the context of the prevailing market conditions in relation to the current housing market in South Ribble and across Central Lancashire. Homes England has promoted, de-risked and disposed of four significant residential sites within South Ribble, including the relatively recent disposal of Altcar Lane. All these sites, of a similar typology to this site, have commanded strong market interest and have resulted in multiple, compliant and attractive bids from housing developers marketing material and are imposed on the developer who is eventually procured on the site. In this way, the obligations are reflected in the bids submitted for the site and impact land value. Further evidence of the market attractiveness and viability of the site is provided through the Altcar Lane site, which is being progressed by Redrow Homes and Lovell Homes.

It is also important to note that Homes England is not a typical landowner or developer in the way financial considerations and drivers would normally apply. Whilst Homes England is compelled to secure

the best consideration (much like any other public sector organisation), there are also other key drivers around accelerating the delivery of land, good design and placemaking, ensuring that sites are only sold to developers with a track record of residential development, as well as seeking to ensure that development proposals are policy compliant where possible.

In summary, it is clear that Homes England has a strong track record and evidence base upon which the site can be considered to be viable. Homes England is working with United Utilities and are fully committed to accelerating the delivery of this safeguarded land through the adoption of a robust disposal strategy that guards against land banking.

8.6 CONCLUSION

Homes England would like to work with South Ribble Borough Council and the Central Lancashire Local Plan team 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 with the majority of the site is owned by Homes England who has a strong track record of delivery across Central Lancashire. Homes England has a track record of securing planning, de-risking and delivering sites across South Ribble.

The site is **suitable** for development. It is within a

residential location and is designated as safeguarded land through the South Ribble Local Plan (2015). A safe and suitable access point can be achieved. The Concept Framework has considered all site constraints and all constraints have been mitigated, including extensive engagement with United Utilities on mitigation related to the neighbouring WwTW.

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



Example of a Homes England site



Homes
England

ARUP

 **HIVE**
LAND & PLANNING