



 Part of Shakespeare Martineau

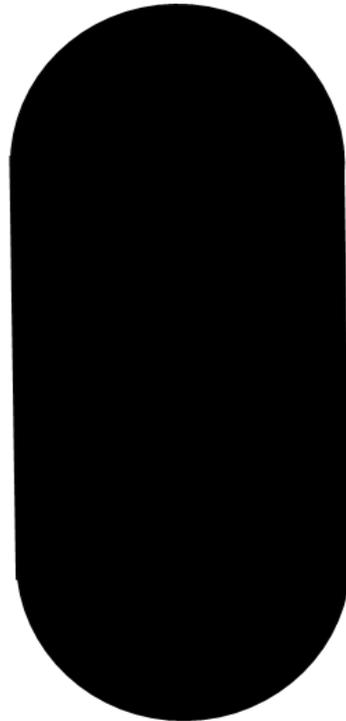
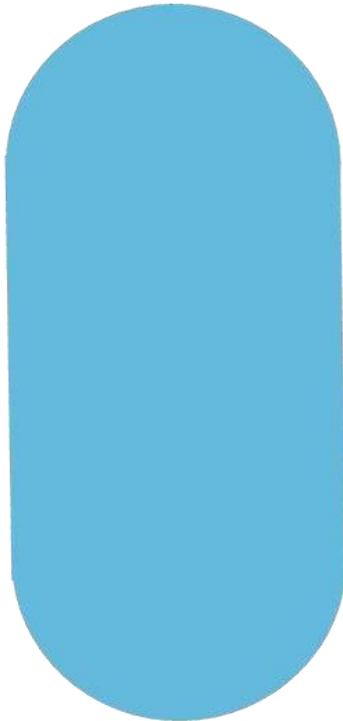
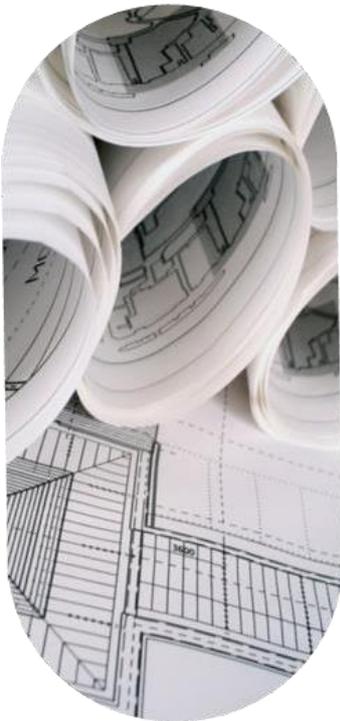
Central Lancashire Local Plan

Examination in Public

Matter 5 – Housing Allocation

Taylor Wimpey UK Limited

November 2025



Contents

1. Introduction.....	3
2. Matter 5 – Housing Allocations.....	5

Document Management				
Matter Number	Author		Checked/Approved	
Draft	GW / LS	29-10-2025	Client	
Final	MW		Client	
Revision				

Word Count: 865

1. Introduction

- 1.1. This response to Matter 5 of the Inspectors' MIQs in respect of the Central Lancashire Local Plan (CLLP) Examination in Public has been prepared by Marrons on behalf of Taylor Wimpey.
- 1.2. This hearing statement should be read alongside previous representation to the Regulation 19 Consultation submitted by Marrons on behalf of Taylor Wimpey and should be considered in the context of support for a plan led system.
- 1.3. Acting on behalf of our clients, Marrons will attend the Matter 5 Hearing Session and make further oral submission on behalf of our client. This statement outlines Taylor Wimpey's comments in respect of Matter 5, with responses to the Inspectors' MIQs (Matter 5) are set out below.
- 1.4. In order to assist the Inspectors', the contents of this submission and the submissions made in respect of other matters, demonstrate that the submission version of the Plan is not, in our assessment, capable of being found sound, without significant additional evidence and the identification of additional sites in sustainable locations to accommodate housing growth over the Plan period.
- 1.5. These submissions reflect the position outlined by Housing Minister Matthew Pennycook in a letter to the Chief Executive of the Planning Inspectorate in July 2024 with regard to the continued use of 'pragmatism' in the Examination of Plans and the recognition that any fundamental issues or areas of additional work that require a pause of more than six-months in the Examination process, should indicate that a Plan is incapable of being found sound. As such, in accordance with the above consideration, we do not believe that the Plan is capable of being found sound noting that the degree of additional work we consider to be required to make the Plan sound would require a pause in the examination in excess of 6 months.
- 1.6. In making this submissions, we also reflect the more recent letter from Housing Minister Matthew Pennycook to the Chief Executive of the Planning Inspectorate in October 2025 which revokes the letter issued in March 2014 by the then Minister Nick Boles, and

makes clear that where it would assist in ensuring a plan can be made sound, Inspectors can advise during examinations that a Green Belt review should be undertaken.

1.7. We consider that the spatial strategy and site selection process is totally flawed, as it does not meet the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004 (“the SEA Regulations”). There has been a failure, specifically in relation to the IA, to consistently and robustly consider all reasonable alternatives contrary to Regulation 12 and Schedule 2, paragraph 8. For instance, Green Belt sites were excluded from consideration, including those that are demonstrably sustainable and deliver more socioeconomic and environmental benefits than selected Brownfield sites. As such, we do not consider that the Plan is capable of being found sound.

2. Matter 5 – Housing Allocations

Housing Allocations - Chorley

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

- 2.1. Paragraph 60 of the NPPF 2023 sets out that “to support the Government’s objective of significantly boosting the supply of homes, it is important a sufficient amount and variety of land can forward where it is needed.”
- 2.2. Aligned with our comments in relation to matter 2, we have serious concerns that the Plan has an overreliance on strategic allocations of brownfield, where there are risk of delays or limits to their delivery. The risks from this approach are amplified by the proposed spatial strategy and distribution of development, which distributes development away from Chorley and towards the Preston urban area, and the failure to consider sites for release from the Green Belt.
- 2.3. Consequently a limited number of sites are proposed for allocation in Chorley. Those proposed allocations are focused on smaller, often brownfield, sites. There is a significant risk that there will be challenges to delivery of a number of these sites, due to the complexities and costs of delivering both smaller, and brownfield sites. These concerns are emphasised by Viability Report (February 2025), which highlights that there are significant challenges in many parts of the plan area, which is likely to be compounded by the significant policy demands on housing sites, including from CIL, as set out in our hearing statement on matter 7. Additionally the proposed site allocations in Chorley are likely to be more focused on urban housing typologies, limiting choice and failing to meet demand from, for example, those needing family housing with outdoor space. Sites should be allocated in sustainable locations, including in the Green Belt, which can be relied upon to deliver family housing, ensuring a diverse supply of housing types and sizes.
- 2.4. Without the allocation of further sites in sustainable locations in Chorley, including sites currently in the Green Belt, it is not considered that the plan is justified, effective, or positively prepared, and as such cannot be found sound.

Q5.2 – Is each site allocated for residential development sound?

2.5. No response.

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?

2.6. No response

Housing Allocations – South Ribble

2.7. No response

Housing Allocations - Preston

2.8. No response



 **Marrons**

Certified



Corporation



Think before you print