

Hearing Statement – Matter 5 (Housing Allocations – South Ribble)

Central Lancashire Local Plan Examination

On behalf of L&Q

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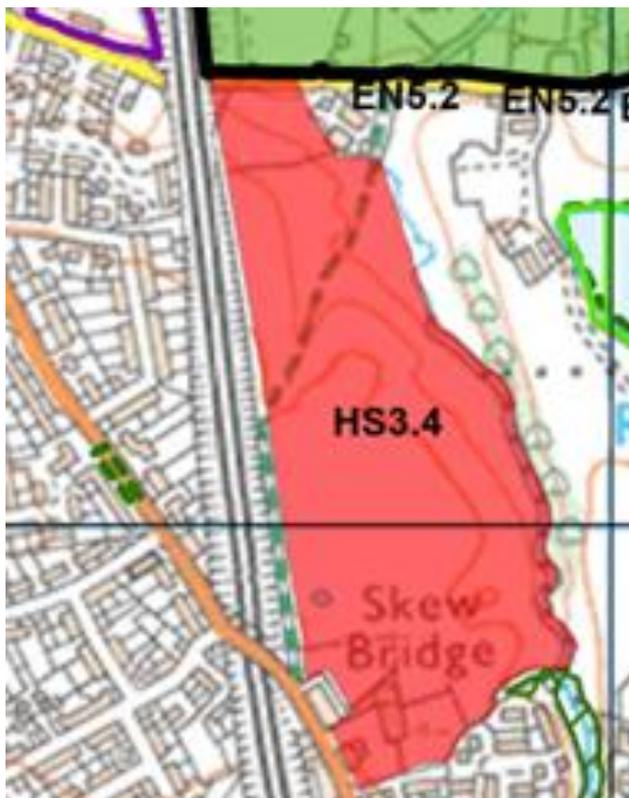
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1. Introduction

- 1.1. Pegasus Group has been instructed on behalf of their client, L&Q, to prepare Hearing Statements to the Central Lancashire Local Plan Examination (EiP) in support of their land interests in South Ribble. Namely, L&Q has a development option on the draft South of Factory Lane allocation (Reference: HS3.4). The site is currently allocated for development of circa 250 dwellings – which L&Q fully support.

Figure 1: South of Factory Lane Allocation (HS3.4)



- 1.2. L&Q are a profit-for-purpose housing association, with their north-west operation based in Trafford. Their mission is to make society fairer for everyone. Their vision is to that everyone deserves a quality home that provides them with the opportunity to live a better life. Their purpose is to provide homes and neighbourhoods everyone can be proud of.
- 1.3. L&Q provide a range of home types, including homes for shared ownership and open market sale. In the north-west they currently manage approximately 9,000 homes for social and affordable rent and put their customers at the heart of everything they do. That's why, as well as building and managing quality homes; L&Q look after the families that live in them and their community.
- 1.4. Given this experience as a housebuilder, L&Q are well placed to confirm that this site is suitable, viable and deliverable.



15. This Statement deals with Matter 5, which addresses the following issue:

“Issue 5 – Are the proposed housing allocations justified, effective, developable, deliverable, in line with national policy and otherwise soundly based?”

16. To confirm, L&Q only seek to make comments on the draft HS3.4 South of Factory Lane allocation. No comments are made in respect of other draft allocations, albeit we reserve the right to do so at a later date in respect of other allocations.

2. Question 5.5

Housing Allocations – South Ribble

Policy HS3

5.2 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?

2.1. The evidence base fully supports the allocation of South of Factory Lane (HS3.4) for residential development, which is largely unconstrained noting that:

- The majority of the site is located within Flood Zone 1 (lowest probability of flood risk). There are some limited areas of flood zone 2 and 3 along the northern and eastern site boundaries. No built development will be proposed in these locations, therefore this does not pose a constraint to development and can be addressed at the planning application/detailed design stage.
- The site is predominantly of low surface water flood risk – with very limited pockets of medium flood risk which can be easily addressed at the planning application/detailed design stage.
- The site is not located within the Green Belt – noting it comprises Safeguarded Land in the currently adopted Local Plan.
- The site can be accessed via Leyland Road.
- No Listed Buildings or Conservation Areas are located within the site boundary. The Grade II Listed Middleforth Hall is located immediately east of the allocation, but again does not pose a constraint to development and will be appropriately considered as part of any future development proposals/detailed design.
- The site is not subject to any statutory landscape designations such as SACs, SSSIs etc.

2.2. The Strategic Housing and Economic Land Availability Assessment (reference: HO14a&b) assesses the draft Factory Lane allocation under Parcel Ref:19S162 and concludes that the site is suitable, available and achievable.

2.3. The allocation of South of Factory Lane (HS3.4) is therefore fully justified and there are no constraints preventing it being allocated and developed for housing.

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

2.4. Appendix 4 of the Plan (Housing Allocations – Key Development Considerations), provides further information in respect of the Factory Lane allocation. We can confirm that L&Q is currently preparing an outline planning application on site, with technical reports in the process of being prepared. We can confirm that as a result of this work, and in line with the requirements of Appendix 4:

- Suitable vehicle access can be taken via Leyland Road. Highway discussions have been undertaken with LCC highways and there have been no issues raised to date.
- The application will be supported by all relevant technical reports, including a noise report to assess impact from the adjacent railway line, air quality and an Agricultural Land Classification report.

2.5. In respect of the requirement for a Wintering Bird survey we recommend that this element of the policy needs amending simply to require the submission of a necessary ecological survey at the planning application stage (which is covered separately by Policy EN9).

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

2.6. Policy HS3 indicates the site can deliver 250 dwellings. L&Q is currently in the process of preparing an outline planning application on site – and can confirm that the technical reports undertaken to date confirm that 250 dwellings can be delivered on site.

2.7. The preparation of the planning application and L&Q's experience also confirms that the site is a viable development proposition.

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

2.8. L&Q can confirm that the Factory Lane site is wholly deliverable – and that there are no infrastructure constraints that would prevent development coming forward.

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

2.9. L&Q can confirm that the HS3.4 allocation is deliverable in the plan period. The intention is to submit an outline planning application on site before the end of the year.

2.10. Therefore, the trajectory for the Penwortham site in Appendix 1 of MO05, which has been discussed with Officers is reasonable and supported by L&Q.

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

2.11. No comment.



3. Question 5.6

5.3: 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?

3.1. Yes in respect of allocation HS3.4.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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