

# Hearing Statement

Matter 6 – Housing Land Supply

November 2025

**Representor:** The Cooper Family

**Representor ID:** A18

**Site:** Land at Toy Farm, Euxton

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## **1. Introduction**

- 1.1 This Hearing Statement relates to Matter 6 and is submitted by The Cooper Family, who have submitted consultation responses at each consultation stage.
- 1.2 The Cooper Family are participating in the Examination process as they are promoting land at Toy Farm in Euxton. A Development Statement related to the merits of the site in the context of the need to identify additional housing sites in order to meet housing needs in full was provided at Appendix 1 to their Regulation 19 consultation response.
- 1.3 The Development Statement confirms that the land at Toy Farm is deliverable and a sustainable location towards which new homes should be directed.
- 1.4 We trust that this Statement assists the Inspectors in respect of the Examination.

## **2. Issue 6 - Does the Plan provide an appropriate supply of deliverable and developable sites to meet identified needs and align with national policy?**

**Q6.1 Are the assumptions that have been made to inform the trajectory justified in relation to the delivery of housing sites, in particular in relation to:**

**a) lead in times for grant of full permissions, outline and reserved matters and conditions discharge?**

**b) site opening up and preparation, and dwelling build out rates?**

2.1 The Cooper family has no detailed technical comments on the specific lead-in times or build-out rates assumed in the housing trajectory.

**Q6.2 Is there a reasonable prospect that a total of 6,499 new dwellings will be provided by 31/03/41 on sites that had planning permission at 01/04/24?**

2.2 Chorley's current (2023) Housing Delivery Test (HDT) measurement is 57% meaning that the presumption applies. It is important to note that the HDT applies to the individual boroughs and so therefore any shortcomings need to be addressed within that borough.

2.3 When applying the presumption (as is now required in Chorley), paragraph 11b of the NPPF confirms that for Plan Making, strategic policies should, as a minimum, provide for objectively assessed needs for housing. The Plan does not achieve this in respect of Chorley. The Plan cannot therefore be considered sound unless minimum housing needs in Chorley, as identified by the standard method, are met in full.

**Q6.3 Is there a reasonable prospect that the total of 13,440 new dwellings to be delivered through local plan allocations will be provided by 31/03/41?**

2.4 The bulk of the housing supply (around 13,440 homes) is expected from new allocations (Policies HS2, HS3, HS4 and strategic sites SS3–SS6, EC5-6). The Cooper family is concerned that this figure is ambitious and may not fully materialise by 2041.

- 2.5 Large sites can often encounter delays (masterplanning, infrastructure funding, market absorption limits). For example, Pickering's Farm has faced challenges historically (planning application delays, land ownership constraints, Network Rail agreements) and it remains to be seen if it will be able to deliver the required quantum of housing within the plan period.
- 2.6 In Chorley, aside from the Safeguarded land at Euxton (the Pear Tree Lane site) which is proposed as a Housing Allocation, most allocations are within settlement boundaries or as part of modest urban expansions. Given past delivery rates within the established urban areas of Chorley (aside from Buckshaw Village which is now complete), there is scepticism that this same source of housing land supply can deliver the required level of housing within the plan period.
- 2.7 The NPPF expects plans to identify specific developable sites for years 6-15 and whilst the Plan does that, it doesn't demonstrate a buffer beyond 100% of the overall requirement. Many authorities include a small oversupply (e.g. 5-10% above requirement) to ensure flexibility. The implication for this approach is that any under-delivery on allocations or windfall development within the urban area will result in the Local Plan failing to deliver against its housing requirement.

**Q6.4 Is there compelling evidence to justify a windfall allowance of 3,139 new dwellings over the plan period and to demonstrate that they will provide a reliable source of supply?**

- 2.8 The Cooper family has no specific comments in relation to the windfall allowance.

**Q6.5 Has appropriate consideration been given to non-implementation lapse rates?**

- 2.9 The Cooper family has no specific comments in relation to the non-implementation lapse rates.

**Q6.6 Overall, is there convincing evidence that:**

**a) Having regard to assumptions about commitments, allocations and windfalls the housing requirement across Central Lancashire between 2023 and 2041 is likely to be met?**

**b) A 5 year supply of deliverable housing land will exist on adoption?**

**c) The Plan provides specific, developable sites so that a supply of deliverable or developable housing land is likely to exist throughout the plan period?**

- 2.10 The Cooper family's view is that the housing land supply is not demonstrably sufficient to meet the Plan's housing requirement with appropriate flexibility. The supply has been tailored towards a deliberately suppressed requirement, and makes no allowance for changes in circumstances should they occur (which is highly likely during the plan period).
- 2.11 This approach will potentially hinder the Plan's ability to maintain a five year housing land supply and meeting housing needs in full, particularly in Chorley. For the Plan to be found sound, we suggest considering additional allocations or modifications that provide a contingency buffer. Only with these changes can there be confidence that identified housing needs (should 23,652 remain the overall requirement) are likely to be met and that a five year housing land supply will exist upon adoption and then rolling forward throughout the lifetime of the Plan.
- 2.12 The Cooper family's land at Toy Farm, Euxton is a deliverable, sustainably located site that could come forward early in the plan period and help to bolster Chorley's housing supply, ensuring the borough meets its share of the requirement and provide the Plan with the flexibility it needs.