

# Central Lancashire Local Plan 2023 – 2041 Examination in Public

Hearing Statement of Homes England

Matter 12, Issue 12 – Policy EN5

November 2025

- 1. Inspectors MIQs Issue 12 - Does the Plan set out positively prepared policies in relation to the environment which are justified, effective and consistent with national policy?**
  - 1.1 Homes England are not in a position to comment on this.
- 2. Q12.5 Are the requirements of Policy EN5 clear and would they be effective? On what basis were the sites allocated for Green Infrastructure both within the policy and on the policies map identified and are they justified?**
  - 2.1 Homes England are supportive in principle to Policy EN5.
  - 2.2 Contained within Policy EN5, EN5.2 allocates land for a Central Park at the northeast of Lostock Hall. Homes England own the full extent of this allocation.
  - 2.3 As set out in Homes England's Regulation 19 representation, we are supportive of EN5.2 in principle, based on the inclusion of delivery of a limited amount of enabling residential development within the Policy wording. Homes England are working with South Ribble Borough Council to facilitate the delivery of the new Central Park to meet the requirements of EN5.2.
  - 2.4 Homes England Regulation 19 response set out the supporting evidence for the proposal, which included a Development Statement. This analyses the constraints and opportunities of the site<sup>1</sup> and how the allocation could be brought forward as a Central Park and housing.
  - 2.5 Homes England are committed to continuing to work with SRBC in facilitating the delivery of the park. However, as set out in the Regulation 19 representations, a modification is requested to the cap of dwellings currently identified in EN5.2. At present, the wording of EN5.2 is up to 125 dwellings of enabling development, but there has been no evidence provided by the Council to support this cap.
  - 2.6 Homes England therefore request that this cap is increased to 150 dwellings to ensure the Policy is effective and the ambitions of the Central Park can be delivered. The submitted Development Statement confirms that 150 dwellings could be delivered

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<sup>1</sup> Document reference D4, Appendix B, Lime Kiln Farm, section 2

along with the Central Park. There is a risk that without flexibility, this could materially risk delivery of both the housing and the Central Park early in the plan period.

2.7 Homes England consider this change to the policy wording is required in order for policy EN5 it to be justified and effective and to ensure that the new homes and the Green Infrastructure of the Central Park can be delivered.

2.8 It should be noted that since the Regulation 19 representations were submitted Homes England have been in dialogue with the South Ribble Parks team to agree a strategy for the delivery of the Central Park. The South Ribble Parks team are supportive of the delivery of Central Park and are working with Homes England to discuss how the site could be delivered.

#### Summary of response to question 12.5

Homes England are supportive in principle of EN5.2. However, it is considered that the dwelling cap specified in the policy needs to be amended. The current cap of 125 dwellings is not justified or effective, and restricts the ambitions to deliver up to 150 dwellings. Homes England request that the wording of EN5.2 is amended to refer to 150 dwellings to ensure the delivery of the new Central Park, green infrastructure and new homes can be achieved.