

# ACTIONS RELATING TO MATTER 5: CHORLEY HOUSING ALLOCATIONS

## Action 33: HS2.1 - Confirm if an access is provided from the adjacent development currently under construction

The adjacent housing allocation (HS2.4) has planning permission for 24 dwellings (23/01121/REMAJ) and is currently under construction. The approved plans include an access from this development to site HS2.1 as shown below:



 **Proposed Site Plan**  
1:200

**Action 34: Provide details of how LCC Highways assessed the access of the allocations – was it desk based only?**

LCC Highways advised the assessment they undertook for each site is a combination of site knowledge and a desktop exercise. All of the sites went to the relevant engineers for the districts to comment on. It is important to note that this is an exercise which identifies if there is an engineering solution to access issues. It does not consider constraints to delivering those engineering solutions such as land ownership but does consider highway extents.

**Action 35: HS2.6 – Developer to provide copy of site specific FRA / technical drainage works for the site**

This will be submitted separately.

**Action 36: HS2.10 - Provide landscape comments from the relevant Council Officer justifying the reduction in the allocation**

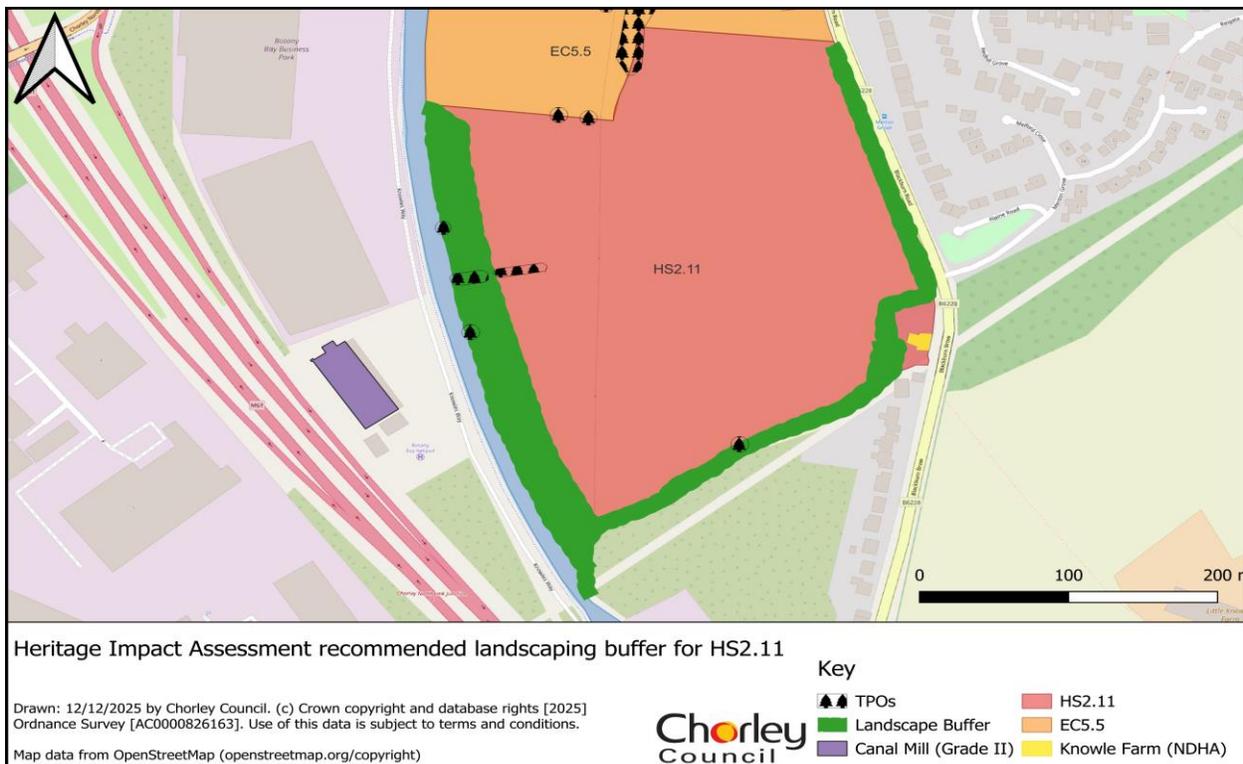
The Council has been asked to provide further information in relation to the decision to significantly reduce the land allocated at this site, limiting the allocation to the west of Paradise Street. At the Matter 5 hearing session, the Council explained that this decision was based on the appeal decision (Appeal Ref: APP/D2320/W/23/3314846) on land adjacent to the part of the site removed from the allocation, and comments provided by the Council's Open Space Strategy Officer, part of whose role is to assess the landscape and visual impacts of submitted planning applications. The Open Space Strategy Officer has provided the following information:

*There is a difference in landscape character and visual sensitivity between the land to the east of Paradise Street and the land to the west of Paradise Street and the two areas are visually distinct from one another. The land to the east of Paradise Street has a secluded rural character and has fewer urban influences and conversely the areas to the west of Paradise Street are already strongly influenced by the urban/rural fringe due to the proximity of adjacent residential areas and highways infrastructure (M61, Botany Bay etc). Development east of Paradise Street would therefore result in more severe adverse landscape and visual effects, in particular visual effects for users of public right of way FP21. Paradise Street is therefore a logical place to limit the extent of development.*

**Action 37: HS2.11 - Provide a map showing mitigation measures required in the HIA and provide information on the proposed development as discussed at the informal pre-app meeting**

The HIA for this allocation identifies that the site makes a limited contribution to the setting of the designated asset (Canal Mill, Botany Bay) and non-designated heritage asset (Knowle Farm). However, it identifies that development of the site would have a significant impact on the setting of both the heritage asset and the non-designated heritage asset. It states that the harm can be mitigated by protecting and retaining TPO trees and hedgerows on the site boundary and by providing buffer planting to the site edges, railway line and canal, and setting the new development back from the assets. It concludes that if these mitigation measures are implemented, then the impact of the development of the site is negligible.

It was suggested by a participant at the hearing session that these mitigation measures would result in a significant reduction in the developable area and the Inspectors requested a map showing where these mitigation measures would be required. Whilst this detail will come at the planning application stage, the Council does not agree that these measure will significantly reduce the developable area. The map below identifies the existing TPOs and indicates where landscape buffer planting will be required.



The Council had informal discussions regarding this allocation with a developer in June 2025 who advised that a public consultation would be undertaken in December 2025, ahead of submitting a planning application in January 2026.

The public consultation commenced on 12<sup>th</sup> December 2025, details can be viewed here <https://emeryplanning.com/public-consultation/knowle-farm/>

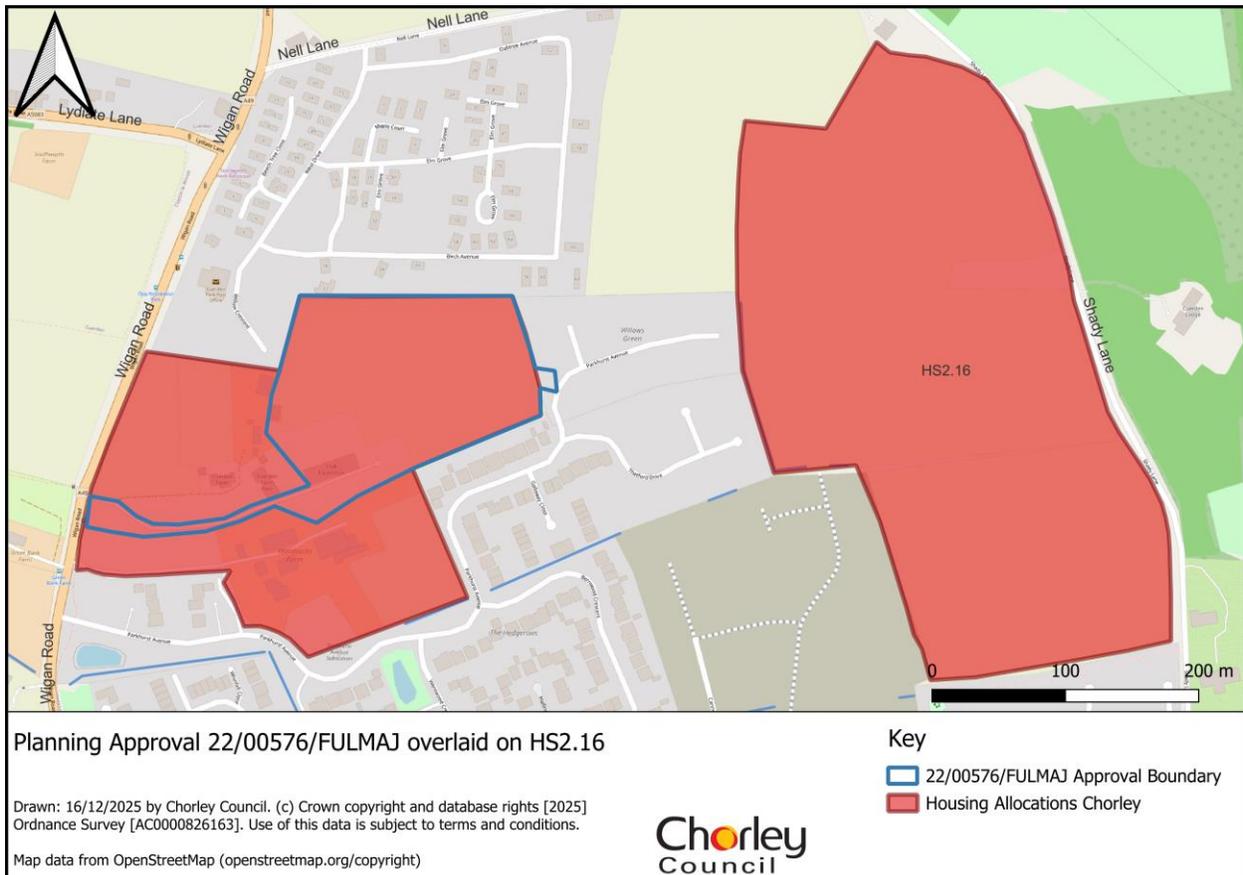
The proposed development included in the consultation covers the entirety of the proposed housing allocation HS2.11 and part of the housing element of the proposed mixed use allocation EC5.5. The total site area of the development is 11.7 hectares and 235 dwellings are proposed. This is a density of 20 dwellings per hectare. 194 of these dwellings are within the land allocated under HS2.11 and 41 are within the land allocated under EC5.5.

The number of dwellings allocated for HS2.11 is 246 dwellings therefore the proposed development on this part of the site is 52 dwellings less than the allocated number. The consultation information states that the development layout is landscape led, including a green infrastructure network, open space, ecological enhancements, and drainage attenuation. It is not considered appropriate to reduce the allocation to this number of dwellings at this stage as no formal planning application has yet been submitted and the proposal may change following the public consultation. In addition, once a planning application is submitted, given the proposed yield is less than that in the proposed allocation, the Council will assess the proposed development against paragraph 130 of the NPPF to ensure that the proposal is making efficient use of land and achieving appropriate densities whilst taking into account any constraints.

The proposal excludes a parcel of land falling with allocation EC5.5 which is 2.58 hectares. The Council are advised that the developer has not yet acquired this parcel of land. If this parcel were built out at the same density proposed on the adjacent development, the total number of dwellings on EC5.5 would be broadly in line with the allocated number, which is 100 dwellings.

**Action 38: HS2.16 - Provide the boundary of the planning application on the western parcel overlaid onto the allocation**

The map below identifies the site boundary of planning application 22/00576/FULMAJ which was granted full planning permission for 70 dwellings on 26<sup>th</sup> February 2025, in relation to the wider allocation.



**Action 39: HS2.16 - Provide the density of the development on the parcel of land which is currently being built on the western part of the allocation**

Planning application 22/00576/FULMAJ provides 70 dwellings on 2.67 hectares of land. This is a density of 26.2 dwellings per hectare. This is broadly in line with the allocation which assumes a density of 27 dwellings per hectare on the western parcel of the allocation. The total site area of this parcel is 5.97 hectares, and 161 dwellings are allocated.

The eastern parcel owned by Chorley Council is allocated for 171 dwellings which is based on plans drawn up by the Council. A primary school is also proposed on this site as identified in Policy HC3.

**Action 40: HS2.22 - Provide information on the access to the site and if any dwellings are required to be demolished**

The site promoter has confirmed that access is proposed via the driveway of 60 Moor Road which is in the same ownership as the proposed allocation, with the existing garage to be demolished. The Council are happy to remove this allocation as requested by the Inspectors given its small scale and potential to come forward as a windfall site.