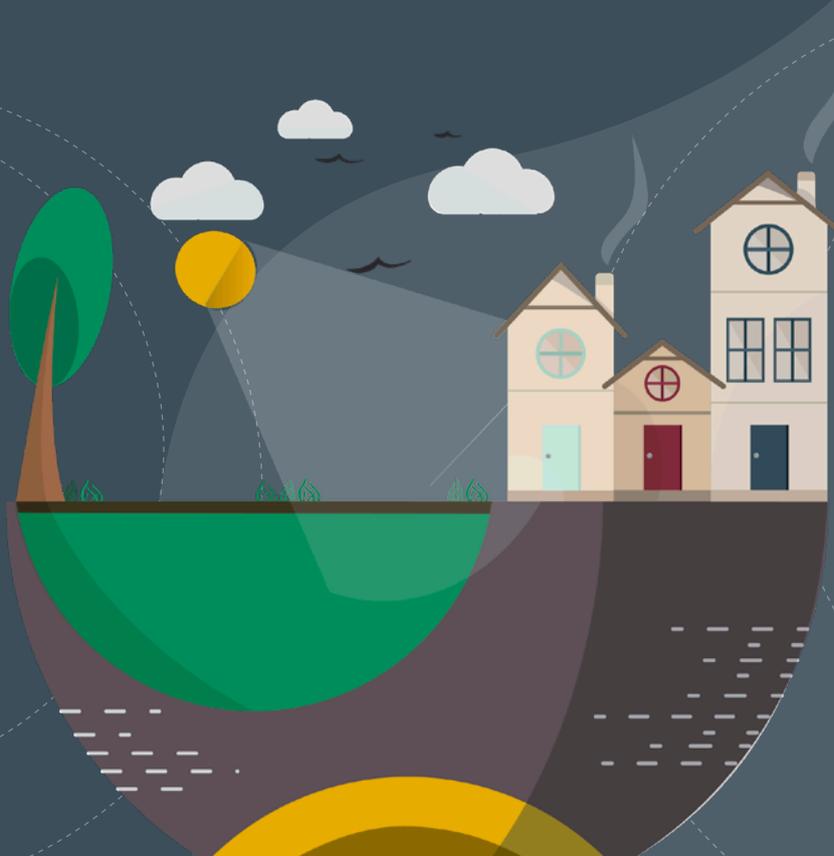
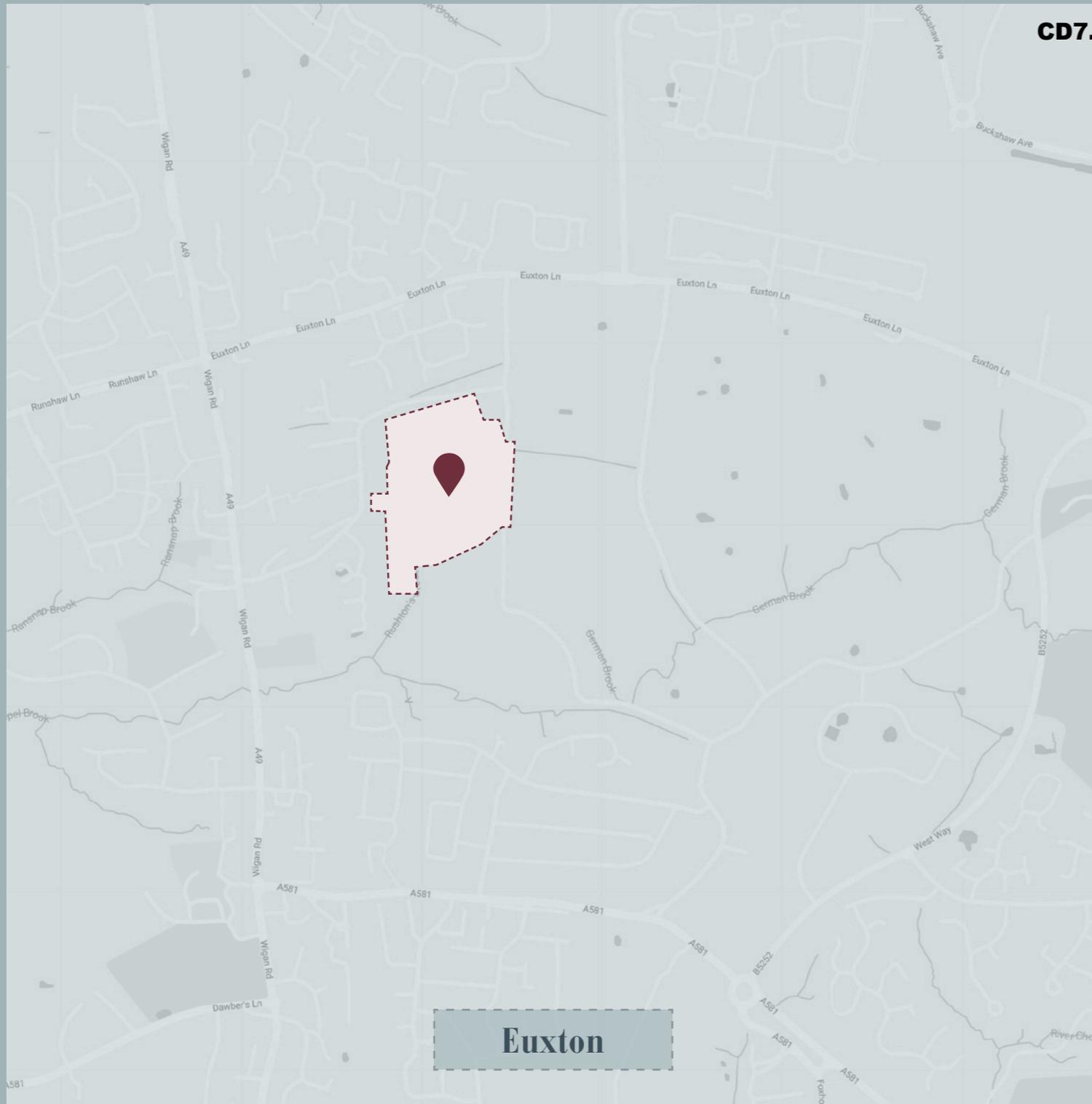
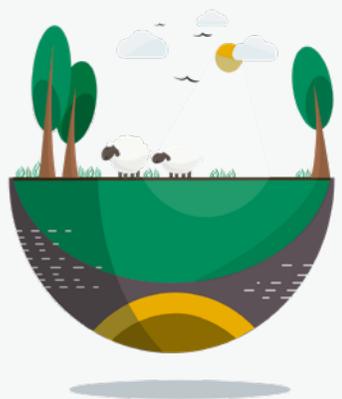

The Vision for land off Pear Tree Lane, Euxton





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Introduction

Gladman Land is a privately funded, family run business with over 30 years' experience in the land and development industry. From our beginnings in housebuilding, through to commercial and industrial properties, we have a solid history of delivering sites quickly.

HOW WE ENSURE A SITE IS VIABLE AND DELIVERABLE

We enter into transparent Promotion Agreements with landowners rather than the more complex Option Agreements and thoroughly review a site's viability before an Agreement is entered with a landowner. This ensures that the proposals can provide the full policy compliant affordable housing requirement and CIL compliant planning obligations when an application is submitted. On average, Gladman provide circa £12,000 per housing plot on schemes throughout the UK.

Our initial viability work and detailed due diligence ensure that proposals are deliverable without delay. Once outline planning consent is achieved, a development will normally commence within 18-24 months. In many cases a planning condition can be attached reflecting this timescale to give the Council certainty on delivery.

Once planning consent is achieved, we sell the site to a housebuilder. Having sold sites to all the major Plc house builders as well as to a huge range of small to medium sized housebuilders and Registered Providers over the past few years, we ensure that that the outline planning application documents are compatible with future reserved matter applications.



The Site

Gladman are working with the landowners of Land off Pear Tree Lane, Euxton to promote their site for development. The 7.34 hectare site presents an ideal opportunity to deliver a high quality, sustainable mixed-use development to address Chorley's future housing and recreation needs. Alongside land to the south of the site under the control of Homes England, the land is currently designated as Safeguarded Land (parcel BNE.9) in the Chorley Local Plan (2015), and is a proposed housing allocation in the emerging Central Lancashire Local Plan. This Vision Document demonstrates that there are no technical impediments or environmental constraints that would preclude the development of the land, as well as its ability to make a significant contribution to Chorley's future housing requirements.

Foreword in conjunction with Homes England

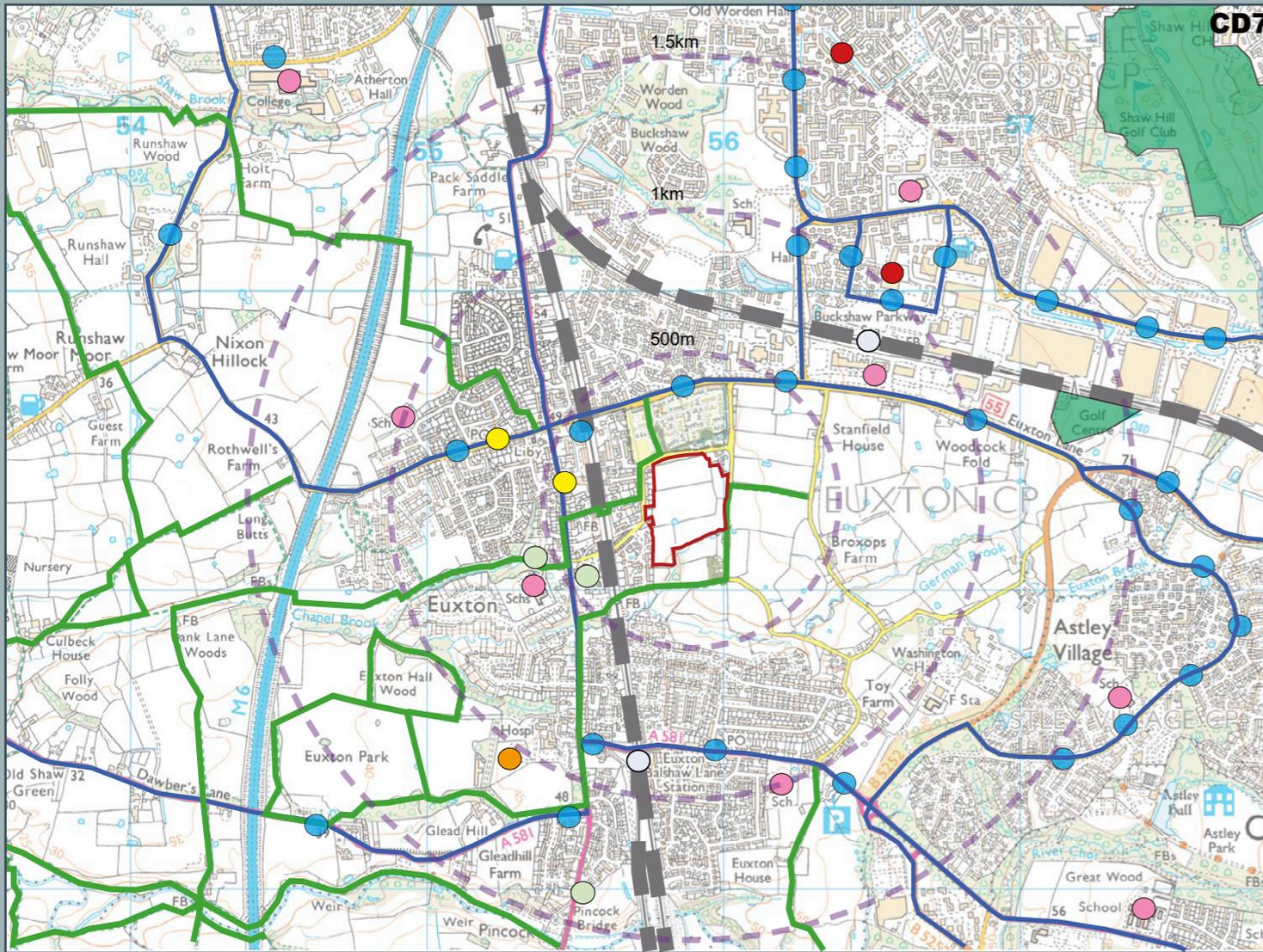
This foreword has been written jointly between Gladman and Homes England, both of whom are the sole landowners or representatives of land which is currently designated as Safeguarded for Future Development under Policy BNE3.9 of the adopted Chorley Local Plan (2015), at Pear Tree Lane, Euxton. Gladman represent land in the northern section of the Safeguarded designation, and Homes England control land in the southern section.

Both parties recognise the Council's ambition to comprehensively develop the area, and are pursuing a collaborative approach in regards to the formal promotion and delivery of any future residential allocation to ensure the land is brought forward in a well-planned and timely manner. Both parties are working collaboratively through this Local Plan process and Gladman support this approach.

Gladman and Homes England are submitting individual site submission statements, both of which provide a robust evidence base to demonstrate that the entire allocation is deliverable and viable. Both parties have been working collaboratively in the drafting of a common, deliverable Concept Framework for the whole Safeguarded Land designation. As such the Concept Framework featured in both statements is the same, demonstrating how the safeguarded site can be developed out to satisfy the need for a comprehensive approach to delivery.

Detailed technical and environmental baseline work has been undertaken, and is included within the Homes England statement and the within the planning application material submitted by Gladman.





Key

-  Site Boundary
-  Public Rights of Way
-  Bus Routes
-  Distance from assumed centre of site
-  Railway
-  Railway Station
-  Schools
-  Religious Centre
-  Sporting Facilities
-  Hospital/Medical Facilities
-  Local Centre/Shops
-  Superstore
-  Bus Stops

A Sustainable Site and Settlement



The land off Pear Tree Lane site in Euxton is well positioned within an established and thriving village, which can accommodate further residential development and contribute to the broader housing need of the borough.

With a population of approximately 9,993 residents (2011 census), Euxton is designated as an Urban Local Service Centre in the Council's adopted Local Plan and is identified as a location for further housing growth. Euxton benefits from a good range of services and facilities that would be accessible for future residents of this site by walking and cycling, including Euxton St. Mary's Primary School as well as a choice of shopping, leisure and employment opportunities.

The site off Pear Tree Lane also benefits from good public transport links to wider destinations including Buckshaw, Chorley, and further afield Preston, Liverpool and Manchester. The nearest bus stops are situated approximately 7-8 minutes' walk, via connections on Wigan Road and Euxton Lane, and the 109 bus service operates frequently in the AM and PM peak periods.

The nearest train station to the site off Pear Tree Lane is approximately 2km away, at Buckshaw Parkway Station. The station provides frequent services to Chorley, Preston and Manchester. The site is also within walking distance of Euxton Balshaw Lane station which provides services to Preston and Liverpool.

BUS SERVICE	DESTINATIONS	JOURNEY TIME	DAYS	FREQUENCY	FIRST	LAST
109	Chorley	8 mins	Monday to Sunday	Half hourly (Mon-Sat day)	06:49	23:15
109	Preston	45 mins	Monday to Sunday	Half hourly (Mon-Sat day)	06:16	22:40



Key

- | | | | |
|---|--------------------------------|--|----------------------------|
| 1 Existing settlement | 5 Existing pond | 9 Existing road with restricted width (extent of dashed line between arrows) | 13 Landform Contours (AOD) |
| 2 Listed building | 6 Chapel Brook Valley Park | 10 Proposed vehicular site access | 14 Green Belt |
| 3 Consideration of intervisibility between the site and existing properties | 7 Existing trees and hedgerows | 11 Public right of way | 15 BNE3 Safeguarded Land |
| 4 Key frontages | 8 Existing field access | 12 Electricity transmission line (crossing the site) | 16 Potential SuDS location |



Opportunities & Constraints

As part of this development proposal, a multi-disciplinary team of specialist consultants have been commissioned to undertake a series of detailed surveys and appraisals of the site and its setting.

These technical studies have assessed the site's ability to accommodate a sustainable residential development, taking account of features and characteristics including landscape, heritage and access. The findings of these investigations have not identified any significant constraints to development.



The Site: Suitability for Development



Utilities

All on-site utilities have been fully assessed during the consultation process. Potential connections to the existing network have been investigated and all utility provisions within the current strategy have been determined to be technically sound.



Landscape character and design

The site is not subject to any national, local or other landscape designations. A landscape impact assessment has concluded that the mitigation that will be put in place will not result in an adverse landscape impact and that the impact identified is similar to that of any greenfield development.

The proposed development will maintain and enhance the existing character of Euxton, while logically expanding the built-up area.



Heritage

The proposed development integrates well-considered design principles to mitigate the impact of development on nearby Houghton House Farmhouse through the provision of open space and landscaping along the northern section of the site.



Biodiversity, green open space & local wildlife

The existing green infrastructure present on the site is to be retained and enriched through planting and the creation of formal, easily accessible green spaces. It is envisioned that an on-site local play area will be provided as part of this proposed development, further improving local amenity.

All open space and green infrastructure proposals are considerate to the existing biodiversity and ecology within the local area. It will be demonstrated through planning application technical reports that the proposed development will deliver net gains in biodiversity.



Access and Highways

This site will provide two points of access along School Lane, realigning the road to run through the site, with the site access forming the main arm.

The site provides the opportunity for development to link in to the wider public right of way network to the north, south and east of the site.



Key Concepts

The proposed development off Pear Tree Lane could deliver approximately 180 dwellings, including 54 affordable dwellings. The proposal could include a Local Equipped Area of Play (LEAP), as well as providing additional recreational walking routes, alleviating traffic along School Lane and providing greater local access to green spaces for recreation for both new and existing residents.

The vision for the proposed development off Pear Tree Lane has been informed by a series of key concepts that respond directly to the existing characteristics of the area. This development includes:

- A strong network of green infrastructure, complementing existing tree and hedgerow planting with new areas of formal and informal open space and landscape features
- Providing new and enhanced connectivity for pedestrians and road traffic, helping to integrate the site into the existing urban area, promoting greater access to local green spaces, whilst realigning the road network to improve traffic movement
- Preserving the existing setting of nearby heritage assets through the provision of appropriate landscaping and green buffers to nearby Houghton House Farmhouse.
- Delivering a wide range of high quality, market and affordable housing. In accordance with local policy requirements, 30% of the on-site housing would be affordable, to address the acute affordability issues affecting the borough.



Key Benefits



A local equipped area of play



Newly accessible open space



Greater connectivity: New cycle and footpath routes



Diversifying the range of on-site habitats and result in net biodiversity gains



High quality market and affordable homes

What could the Development Deliver?

Recreational green space

A significant amount of public open space is proposed, connected by a series of footpaths to the wider network, including linking to Euxton Lane via the public right of way through the Rowland Homes development to the north.

A new children's play area will be available to both existing and new residents.



Biodiversity and Green Infrastructure

A significant proportion of the site will be green infrastructure. This will help retain and enhance existing landscape features, provide habitat connectivity and enhance biodiversity. New landscaping features will be incorporated into the development and will filter views of the new homes.



New homes

Up to 180 homes of a mix of sizes including 30% affordable will be provided. This will enable local people who are seeking an affordable house the ability to stay within their community.



Community

Alongside affordable homes for local residents, the scheme will help to support existing services and facilities through increased local use and spend.





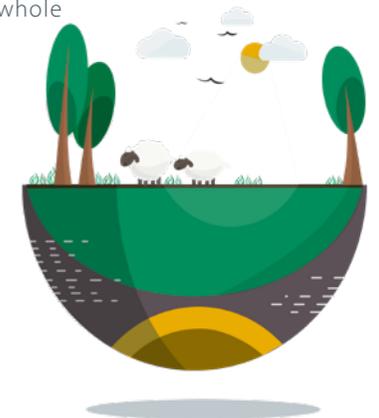
Key

	Site Boundary		Proposed Vehicular Access		Proposed Informal Public Open Space		Existing hedgerows and trees to be retained (including retained tree line to School Lane)
	Chorley Local Plan 2012-2026 Policy BNE3.9 Safeguarded Land		Public Right of Way		Proposed min. 10m Woodland Buffer Planting to Chapel Brook West Valley Park		Proposed Attenuation Basin (To engineers specification)
	Proposed Residential Area - Pear Tree Lane (Gladman Developments) 5.09Ha 180 dwellings @ 35dph - Pear Tree Farm (Homes England) approximately 100 dwellings 3.8Ha		Footpath link to School Lane		Proposed Structural Landscaping/Hedgerow Planting		Existing pond to be retained
	Proposed Site Access		Footpath links		Proposed Locally Equipped Area for Play 0.04Ha		Proposed location of Pumping Station

Concept Framework Plan

Drawing on the initial appraisal of the site's characteristics and the development vision, a Concept Framework Plan has been prepared in conjunction with Homes England to set the parameters for how the allocation can be delivered in a comprehensive way.

The Concept Framework demonstrates an appropriate access solution for the entire allocation, which can be secured through the planning process. It also illustrates the potential to increase pedestrian permeability from Euxton Lane in the north, through the Rowland Homes scheme, the Gladman site, and the Homes England site, to Empress Way in the south. This will allow for access to facilities in Buckshaw Village, as well as the Buckshaw Parkway railway station, as well as to services and facilities around Euxton Balshaw Lane station to the south. It also facilitates connectivity to wider recreational routes via Chapel Brook. The Concept Framework also demonstrates how a network of interlinked open spaces can be delivered across the whole allocation for the benefit of new and existing residents.





Development commences
17 months
after outline permission
is achieved



Gladman has achieved
over **177**
planning permissions
since 2010



Providing
25,615 homes



Summary and Delivery

Gladman believe that development off Pear Tree Lane provides a viable, realistic and logical opportunity to help the Council fulfil its housing needs over the emerging Local Plan Period.

Through this Vision Document it has been comprehensively demonstrated how development off Pear Tree Lane has the potential to support a sustainable residential development:

- The site is in the control of willing landowners who are committed to progressing a proposal as soon as possible;
- In Gladman Developments Ltd, the site has the benefit of a promoter with the necessary experience and expertise to successfully guide a proposal through to implementation;
- The site has the ability to accommodate a high quality residential development that could be successfully assimilated into its landscape setting;
- The site is sustainably located in relation to Euxton's services and facilities, and benefits from sustainable modes of transport;
- The sensitive and well-considered design of this development has already resulted in no technical impediments or environmental constraints that may impede the delivery of a high quality and fully integrated development at this location.
- Gladman have worked collaboratively with Homes England to ensure that the site can be planned in a comprehensive manner, ensuring connectivity across the wider proposed allocation and

More than Market Housing

Gladman has a strong record of securing much more than just market homes. Over the past 9 years we have achieved planning permission for the following:*



£68m
of education contributions



£5m
in sports contributions



£4.8m
Provided for leisure and amenity, including £1.7m for community buildings



185
Homes for extra-care



These are significant public benefits which are being realised by local communities through our proposals. On average, Gladman secures £12,000 per plot for local services and facilities.

*All contents correct as of October 2019

Next Steps

Thank you for taking the time to look at our proposals. We would welcome your views and are happy to answer any questions that you may have.

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