



Mr Mike Hayden
The Planning Inspectorate
Room 3J Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Homes England
debra.holroyd-jones@homesengland.gov.uk

9th June 2020

Dear Mr Hayden,

Appeal Reference: APP/D2320/W/20/3247136

As we have now been made aware that the enquiry will take place w/c 22nd June 2020 Homes England wish to submit this written representation to the Planning Inspectorate in relation to appeal ref: APP/D2320/W/20/3247136.

This representation relates to Homes England's landholdings to the south of the appeal site, which is within *safeguarded land* as allocated under Policy BNE3 (site ref. BNE3.9) of the Chorley Local Plan (2012 - 2026).

Homes England

Homes England is the Government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

Homes England is committed to working with Chorley Borough Council (and the other Central Lancashire Authorities) to deliver new homes in this area as part of our mission as the Government's housing accelerator. Homes England is a significant landowner in the Borough, and has a number of sites that are either under construction, have planning consent or are currently being promoted through the Central Lancashire Local Plan Review.

Response to Proposals

We note that the appeal relates to 7.34 hectares of land which is safeguarded under Policy BNE3 (site ref. BNE3.9) of the Chorley Local Plan (2012 - 2026) and situated at Pear Tree Lane, Euxton. Homes England owns the remaining adjacent safeguarded land within site BNE3.9, and an additional parcel of designated Green Belt land to the east. This land comprises 4.39 hectares and 1.67 hectares respectively. A plan showing the extent of our land ownership is enclosed for reference.

Homes England made one representation during the consideration of the planning application - **19/00654/OUTMAJ** and that response is appended to this letter.

Ensuring a holistic approach to place making, and safeguarding the future allocation and delivery of the entire safeguarded site allocation ref. BNE3.9

Policy BNE3 safeguards land for future development needs of the Borough beyond the plan period, to ensure that Green Belt boundaries should be long lasting. Based on this requirement, Homes England considers a key factor in the determination of this application/appeal should be the need to plan for future development across the entirety of safeguarded allocation BNE3.9.

Homes England is seeking a comprehensive approach to the development of the safeguarded land at Pear Tree Farm to ensure the consideration of future development particularly regarding access and drainage matters relevant to both the Homes England and Gladman land.

Homes England is in negotiation with Gladman (and the landowner) to help ensure we can collectively address the transport and access/connectivity implications along with drainage matters between both land ownerships. In principal both parties have discussed a common approach to the development of the sites including the preparation of a Deed of Easement to cover these matters and on that basis Homes England's priority is to continue to promote the site for residential use through the Local Plan Review process.

Policy BNE1 of the Chorley Local Plan states that '*planning permission will be granted for new development provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials*'. We note that the ability to deliver a comprehensive development requires a similarly comprehensive approach to highway, pedestrian and cycling access, and therefore consider that a key consideration should be to ensure that the wider area of safeguarded land in Homes England's ownership is not hindered by the proposals put forward in appeal: APP/D2320/W/20/3247136 and to ensure the full housing capacity is achieved once allocation has been secured.

Promotion of site BNE3.9

The land that Homes England owns within site allocation ref. BNE3.9 was submitted through the Central Lancashire Local Plan Call for Sites process in November 2018 and the Issues and Options stage in February 2020. It is Homes England's intention to work with Chorley Borough Council to deliver this land for housing.

A similar approach has been, and is, taking place on other allocated sites across Central Lancashire, where Homes England is working collaboratively with the Local Planning Authorities and adjacent landowners / developers to bring forward allocated housing sites in a timely way for development.

Summary

Homes England continues to promote its landholdings across site allocation ref. BNE3.9 for the development of new homes and support a comprehensive approach to development of the entire site. The Homes England land was submitted through the Central Lancashire Local Plan Call for Sites in November 2018 and promoted for residential use through the Issues and Options stage in February 2020.

Homes England is committed to working with Gladman (and the landowner) and the Council to establish an appropriate development approach for site BNE3.9 including access arrangements through to the Homes England land in line with the amended development framework plan as submitted by Gladman during the planning application process.

Homes England and Gladman along with the landowner have met a number of times to discuss the comprehensive development of the site, particularly matters related to access and drainage and discussions on the related legal documentation is ongoing.

If the Inspector is minded to approve the application, Homes England would require the following safeguards and guarantees to ensure its land can be fully delivered to its appropriate housing capacity in the future:

1. A condition is placed upon any planning permission, guaranteeing Homes England access through the Gladman site to the Homes England land to the south. We have set out some suggested wording for the condition below:

Recommended Condition

The internal access road shall be provided for as shown on the amended Development Framework Plan (Ref. 5219-L-02 rev W) from School Lane to the boundary of the application site to the south, and that access provides unencumbered and unfettered access to the wider safeguarded allocation BNE3.9 to the south of the application site.

REASON: In the interests of highways safety and highway amenity in accordance with ST3 of the Chorley Local Plan, and to avoid prejudicing the delivery of future safeguarded allocation ref. BNE3.9 by allowing for future comprehensive development.

Homes England would like these comments to be taken into account as part of the consideration of the aforementioned appeal.

Yours sincerely



Nicola Elsworth

Homes England - Head of Planning and Enabling, North West

Enclosed:

1. Homes England consultation responses to application ref: **19/00654/OUTMAJ**
2. Plan showing Homes England ownership of Site BNE 3.9.



Enclosure 1

Homes England Consultation Response to Application Ref. 19/00654/OUTMAJ



12.09.2019

FAO: *Iain Crossland, Chorley Borough Council*

Dear Iain,

19/00654/OUTMAJ - Outline planning application for the erection of up to 180 dwellings including 30% affordable housing, with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access points from School Lane. All matters reserved except for means of vehicular access

Overview

Homes England is the Government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we are making possible the new homes England needs, helping to improve neighbourhoods and grow communities.

As demonstrated through our involvement with the Central Lancashire Authorities to date; Homes England is committed to working with Chorley Borough Council (and the other Central Lancashire Authorities) to deliver new homes and sustainable communities across Central Lancashire.

In line with this approach, we are writing with regards to the above planning application ref. 19/00654/OUTMAJ and the requirement to:

- a) Protect the future delivery of 'Safeguarded for Future Development' site ref. BNE3.9 (Policy BNE3); and
- b) Ensure a holistic approach to place making in the interest of good design (Policy BNE1).

In summary, this response reflects the need to protect the future development potential of the safeguarded land owned by Homes England.

Site Allocation ref. BNE3.9

We note that the submitted planning application ref. 19/00654/OUTMAJ relates to 7.34 hectares of land, safeguarded under Policy BNE3 (site ref. BNE3.9) of the Chorley Local Plan (2012 - 2026) situated at Pear Tree Lane, Euxton. Homes England owns the remaining adjacent safeguarded land across site BNE3.9, and an additional parcel of designated Green Belt land to the east. This land comprises 4.39 hectares and 1.67 hectares respectively. A plan showing the extent of our land ownership is enclosed for reference.

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#MakingHomesHappen

Ensuring a holistic approach to place making, and safeguarding the future allocation and delivery of the entire safeguarded site allocation ref. BNE3.9

Policy BNE3 safeguards land for future development needs of the Borough beyond the plan period, to ensure that Green Belt boundaries should be long lasting. Based on this requirement, Homes England considers a key factor in determination of application ref. 19/00654/OUTMAJ should be the need to plan for future development across the entirety of safeguarded allocation BNE3.9.

Alongside ongoing work to promote land within Homes England's control for continued allocation within the revised Central Lancashire Local Plan; Homes England is seeking to establish a framework that will enable a comprehensive approach to the development of the safeguarded land at Pear Tree Farm, whilst considering any future impact on access and wider planning obligations relevant to the safeguarded site and adjacent land in Gladman's interest.

Homes England has discussed with Gladman the need to address transport and connectivity implications along Pear Tree Lane and School Lane, and to explore approaches to vehicular access between both sites and masterplanning arrangements across safeguarded site BNE3.9. In principal both parties have discussed a common approach to development of the sites, and Homes England's priority remains to continue to promote the site through the Local Plan Review process to deliver homes in this location. We are hopeful this approach can be agreed during the determination period.

Policy BNE1 of the Chorley Local Plan states that '*planning permission will be granted for new development provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials*'. We note that the ability to deliver a comprehensive development requires a similarly comprehensive approach to highway, pedestrian and cycling access, and therefore consider that a key consideration should be to ensure that the wider area of safeguarded land in Homes England's ownership is not hindered by application ref. 19/00654/OUTMAJ, to ensure the full housing capacity is achieved once allocation has been secured.

Continued promotion of site allocation ref. BNE3.9

The land that Homes England owns within site allocation ref. BNE3.9 was submitted through the Central Lancashire Local Plan Call for Sites in November 2018, and it is Homes England's intention to work with Chorley Borough Council on a comprehensive masterplan for all of the land which is safeguarded.

A similar approach has been, and is, taking place on other allocated sites across Central Lancashire, where Homes England is working collaboratively with the Local Planning Authorities and adjacent landowners / developers to bring forward allocated housing sites in a timely way for development.

Summary

Homes England continues to promote our landholdings across site allocation ref. BNE3.9 for the development of new homes and support the comprehensive approach to development of the entire site. In order to achieve this, Homes England is fully committed to working with Gladman and the Council to establish a framework that ensures a holistic approach to the delivery of BNE3.9.

In line with the above, we would encourage the Council to seek technical information from the applicant to demonstrate that an access solution which serves the entirety of the safeguarded allocation can be achieved and is documented in an approved plan. Should the planning application be refused we would

like to seek the support of the Council to ensure the current Local Plan Review secures delivery of the entire site.

If the application is approved we would encourage the Council to include a condition worded as follows:

Proposed Condition:

The internal access road shall be provided for as shown on the amended Development Framework Plan (INSERT REFERENCE TO AMENDED PLAN - 5219-L-02 REV XX) from School Lane to the boundary of the application site to the south, and that access provides unencumbered and unfettered access to the wider safeguarded allocation BNE3.9 to the south of the application site.

REASON: In the interests of highways safety and highway amenity in accordance with ST3 of the Chorley Local Plan, and to avoid prejudicing the delivery of future safeguarded allocation ref. BNE3.9 by allowing for future comprehensive development.

Yours sincerely,



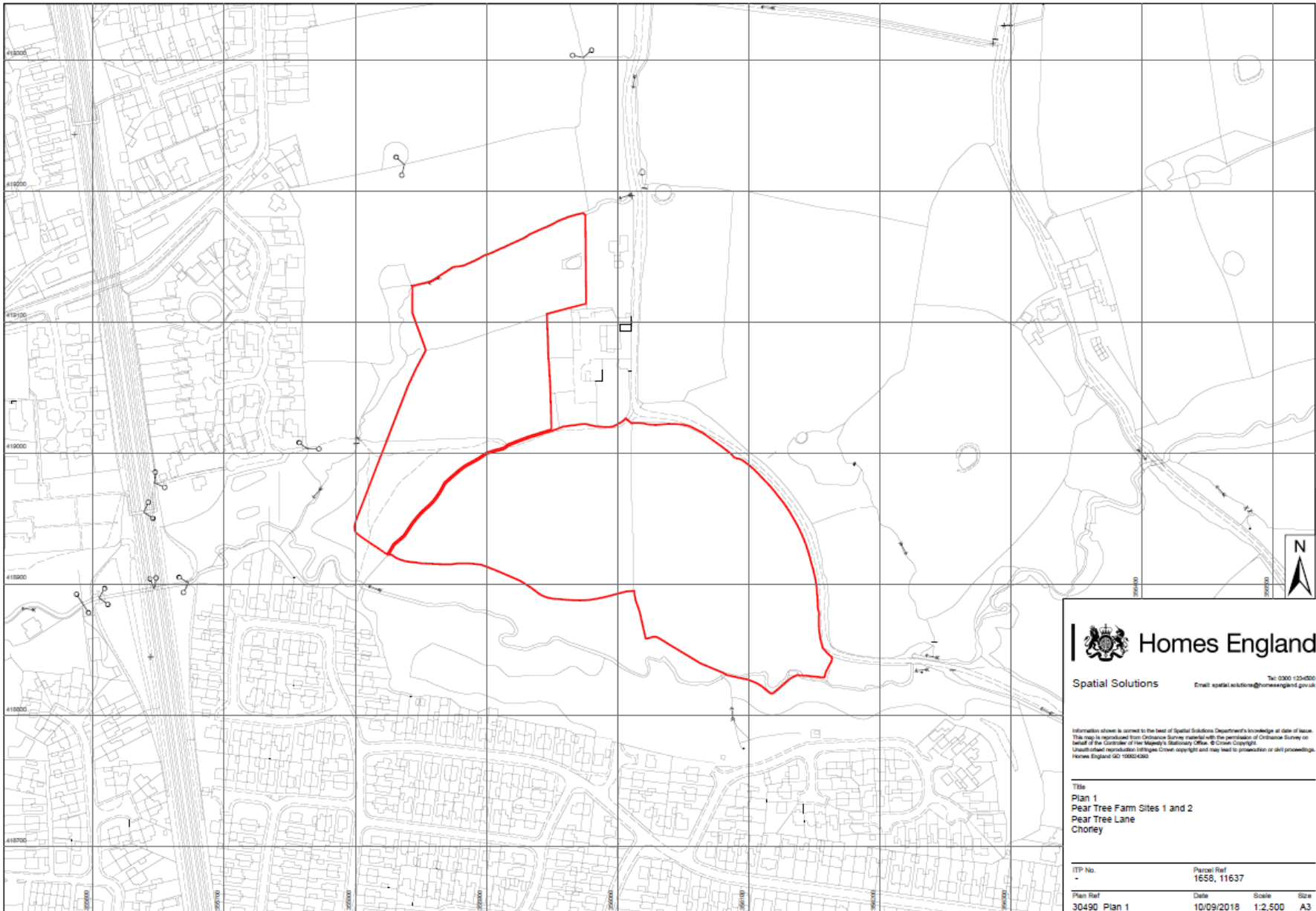
Nicola Elsworth

Head of Public Sector Land (North West)

Homes England

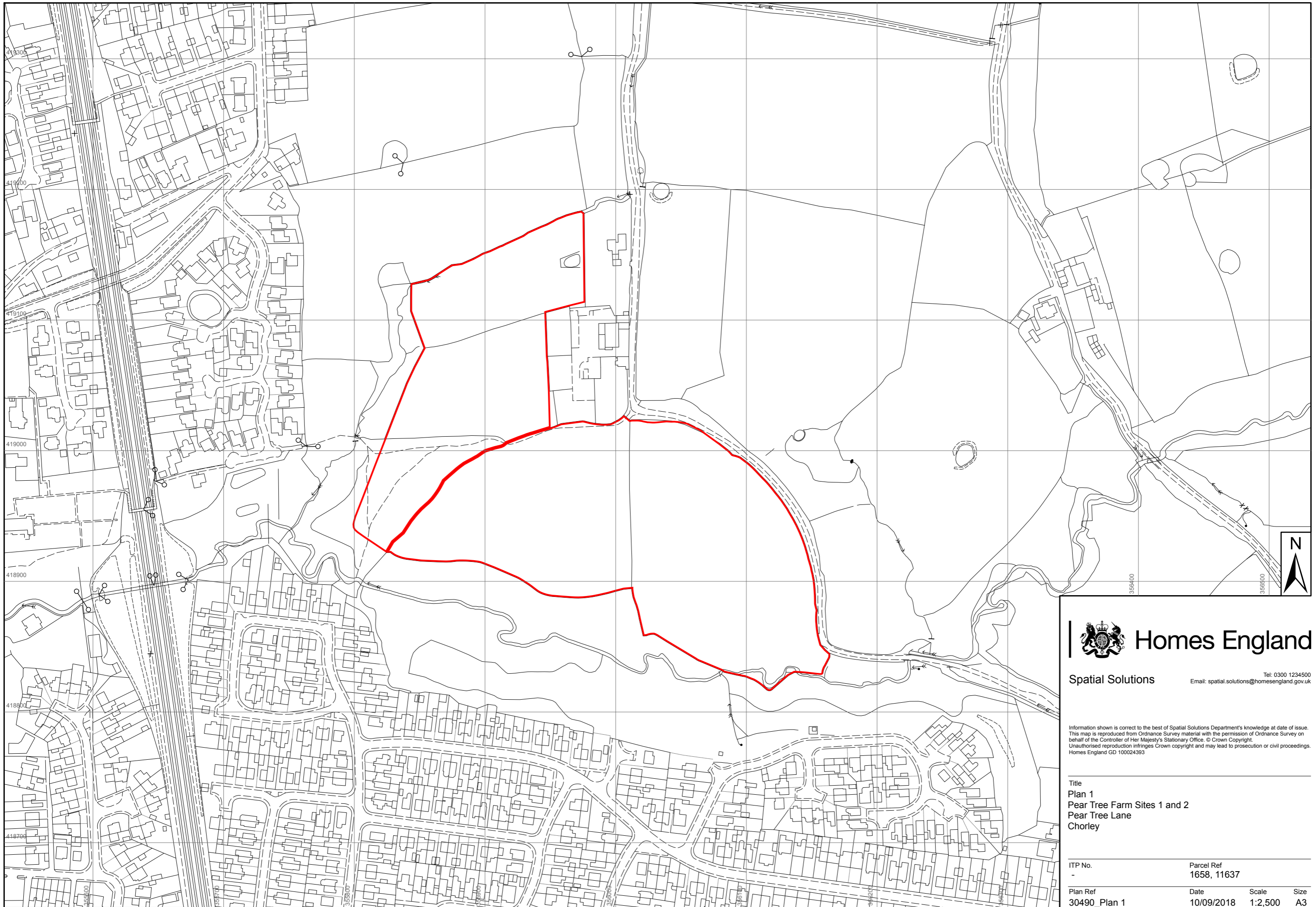
Nicola.Elsworth@homesengland.gov.uk

Appendix I – Plan to show the extent of Homes England’s and at Pear Tree Lane



Enclosure 2

Plan showing Homes England ownership of Site BNE 3.9



Spatial Solutions

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Title
Plan 1
Pear Tree Farm Sites 1 and 2
Pear Tree Lane
Chorley

ITP No.	Parcel Ref		
-	1658, 11637		
Plan Ref	Date	Scale	Size
30490_Plan 1	10/09/2018	1:2,500	A3