



## Lucas Green, Whittle-le-Woods, Lancashire

Forward planning for future homes

[redrow.co.uk](http://redrow.co.uk)

## Development factfile



**Over 7ha** of former agricultural land

Outline planning consent secured on appeal for **up to 135 new homes**

**123 two, three and four-bedroom new homes** from Redrow's Arts & Crafts inspired Heritage Collection eventually delivered

**37 affordable homes** included within site total

1.44 ha open space includes a **Grade II listed WW2 pillbox** and gun mounting which was restored by Redrow

Homes built to **Level 4 of the now defunct Code for Sustainable Homes** including renewable technology (PV panels), improved accessibility, smart meters and inbuilt measures to encourage recycling

Development and landscaping respect the adjacent **Biological Heritage Site**, which is important for its species-rich grassland habitats and flushes

Show homes officially opened by **HRH The Princess Royal** in her role as Patron of Carers Trust

**Integral phase of 26 larger homes** was subsequently named **The Royals** to commemorate The Princess Royal's visit



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## Complex planning

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Redrow's development of 123 new homes in the Borough of Chorley exemplifies the homebuilder's expertise and experience in bringing land through the planning system, often in challenging circumstances, and highlights the advantages of influencing the planning process at the earliest opportunity.

Against the backdrop of restrictive housing policies in the Chorley Local Plan, Redrow was able to take a greenfield site that had been safeguarded from development and secure an outline planning permission for up to 135 new homes, with the land becoming a draft housing allocation along the way.

Despite an initial refusal of outline planning permission by Chorley Council on grounds of housing land supply and prematurity, Redrow successfully contested a planning inquiry and secured permission in September 2012. The Planning Inspector agreed that, although the Council wished to safeguard the land until 2016, the land could readily be developed as a discrete development without undermining the Local Plan process or setting a harmful precedent.

In doing so, the Inspector pointed out that Redrow's development would provide a good mix of high quality, well designed homes, up to 40 of which would be affordable dwellings, and would be a logical extension to the existing settlement. It would also help provide for the anticipated growth the emerging Local Plan required in Whittle-le-Woods and, whilst brownfield development would be preferable there were no such suitable sites in Whittle-le-Woods.

# Timeline

A complex planning history took four years from first promoting the site through the local planning process to a successful planning appeal. Thereafter, delivery of the homes took circa four years.

**September 2008**  
Preparation of a Joint Central Lancashire Core Strategy (CLCS) and the Regional Spatial Strategy for the North West ushered in a less restrictive pro-growth approach and provided the opportunity for Redrow to promote the safeguarded land at Lucas Green. Redrow became actively involved in the preparation of the CLCS and the evidence base which underpinned its strategy

**November 2011**  
Redrow submitted outline application for up to 135 dwellings on the land, which had recently been identified as a draft housing allocation in the emerging Chorley Site Allocations and Development Plan Document (DPD).

**July 2012**  
Planning Inspector heard Redrow's appeal into Chorley Council's decision to refuse outline planning permission.

**March 2013**  
Redrow's reserved matters application approved, giving planning consent for 121 new homes.

**June 2015**  
First Redrow home legally completed

**Early 2000s**  
Chorley Council and Lancashire County Council operated a restrictive housing policy or moratoria, restricting the granting of planning permissions for new housing with the aim of redirecting growth towards housing market renewal areas in parts of Liverpool, Manchester and East Lancashire.

**October 2011**  
Prior to submitting planning application Redrow engaged with local community and parish council (public exhibition, press releases, meetings, leaflet drop etc)

**February 2012**  
Outline application refused by Chorley Council, although Redrow managed to establish that there were no technical or environmental barriers to development. Refusal related to prematurity and alleged harm from permitting development before the adoption of the Local Plan.

**September 2012**  
Planning Inspector allowed Redrow appeal subject to conditions.

**April 2014**  
Lucas Green development launched, with show homes officially opened by HRH The Princess Royal in September that year.

**June 2018**  
Final legal completion

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# Instilling confidence

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Redrow had previously promoted neighbouring land in the same ownership and both parties were keen to continue the relationship. This highlights how our approach encourages repeat business by developing a rapport and good relationship with land owners and gaining their confidence.

“Likewise the success of Lucas Green demonstrates our knowledge, experience and ability to influence the planning process at the earliest opportunity – we were actively engaged in the preparation of the evidence base for the Joint Central Lancashire Core Strategy that helped to build a compelling case for the allocation of optioned land for housing – and shows land owners that we are a company that can deliver.

“Lucas Green also highlights our robust approach and that where we believe that a strong case for development can be made we are prepared to challenge a planning refusal through the appeal process. This shows land owners that we have the courage of our convictions and are in a strong position to deliver what we promise

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**Robin Buckley**  
Head of Planning  
Redrow Homes, Lancashire



As well as instilling confidence in land owners, successes like Lucas Green show land agents that we can deliver and, at the same time, our professional and diligent approach often earns respect from planning authorities, including Chorley - we were working with them to deliver a major site at nearby Buckshaw Village while this application was running - notwithstanding the adversarial aspects of planning appeals.

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## Flexibility in planning

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Separately, the Lucas Green development also highlights Redrow's ability to adapt its plans to changing circumstances and work with the relevant authorities to preserve sensitive features. During the reserved matters application process, site investigations undertaken by Redrow revealed a well preserved WW2 gun mounting and pillbox.

Comprising a pillbox with a light anti-aircraft gun emplacement attached, which was designed to accommodate a static Bofors 40mm gun, this combination of the two elements with such a notable degree of preservation made the find quite rare. Research revealed it had originally been built to defend the Royal Ordnance Factory (ROF) at Chorley against enemy attack, both from the ground and from the air.

Redrow immediately opted to amend its plans so the feature could be retained and become a landscaped centrepiece of the development. Indeed the structure was subsequently Grade II listed by English Heritage and Redrow invited members of the 103 Regiment Royal Artillery, Chorley Royal British Legion representatives, the local Mayor and MP to a special unveiling ceremony when it had been fully restored.

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