

BOTANY BAY HILL

PROPOSED EMPLOYMENT PARK

INTRODUCTION

Welcome. This exhibition presents FI Real Estate Management Ltd's ("FIREM") current plans for a new Employment Park at land known as "Botany Bay Hill". And it is an opportunity for you to view and provide your comments.

BACKGROUND

- The site and wider area was allocated for a mix of employment and housing uses in the Chorley Local Plan, adopted in 2015

[see Proposals Map extract with site location highlighted]

- In 2017 permissions were granted for development of a mix of retail, hotel and leisure uses at Botany Bay; employment on land north of the A764 and housing to the east of the canal.
- In 2021 proposals were changed at Botany Bay for a Business Park which was approved in 2023 and is now under construction.
- In late 2022 the current Employment Park proposals for Botany Bay Hill were submitted to the council. The employment proposal is in line with the 2015 Local Plan allocation.

PAST CONSULTATION

Views have been sought at various times in the past on development in this area:

- Early 2010s - Council consultation on preparation of Local Plan, and public inquiry, on proposed allocations
- 2017 - Developer consultation on proposals for mixed-use development at Botany Bay and surrounding land
- 2021 - Developer consultation on Botany Bay Business Park proposals

Feedback from successive consultation and the Local Plan has shaped the Employment Park proposals. Through the application process, Planning Officers have provided resident and statutory consultee comments to help refine and shape the proposals.

Recent conversations with local councillors on behalf of residents has led to this fresh consultation to allow more people to view and comment on the Employment Park proposals at Botany Bay Hill.

The following boards set out the proposals and summarise findings on key issues of design, ecology, trees and transport.

We welcome your comments and details of how can do so are provided at the end.