

Chorley Local Plan Monitoring Report

June 2021

Covering April 2019 - March 2020



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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون کیجئے: 01257 515823

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1. Executive Summary

- 1.1. The Local Plan Authority Monitoring Report (AMR) provides an important source of information for assessing whether policy aims and objectives are being achieved, by monitoring and reporting against a broad range of indicators covering environmental, economic and social information. The following provides a short summary of the key findings for each theme.

Homes for All

- 1.2. The average house price in Chorley at the end of 2020 was £174,500. The affordability of homes remains an issue, where the ratio of median house price to median individual earnings was 5.61 in 2020 for Chorley, although this is slightly more affordable than the average across England which was 7.84.
- 1.3. A net total of 640 dwellings were completed during the monitoring year of 2019/20, substantially exceeding the Core Strategy target of 417, a trend that has been witnessed since 2009/2010.

Economic Prosperity

- 1.4. In 2020, the median gross weekly pay for full time workers in Chorley was £613.70. This contrasts with median salaries of £560.30 in the North West and £587.10 in Great Britain.
- 1.5. There has been an improving trend in the percentage of the working age population who are qualified to NVQ Level 4 or higher, being recorded as 44.6% in 2020, up from 41.6 in 2018.
- 1.6. A total of 31.27 hectares of land has been developed for employment purposes (for B1, B2, B8 and A2 uses) between April 2010 and March 2020. During 2019/20, 3.59 hectares of employment land was developed, an increase from the previous year. This level of development does not meet the Core Strategy target of 7.46ha of new employment land being developed annually. Furthermore, over the past three years, only 7.51 hectares of employment land (excludes A2 use) has been taken up.
- 1.7. During 2019/20, 0.2 hectares of employment land was lost to other uses, a decrease in comparison to the previous year. It is estimated that between 2010 and 2020, 25.49 hectares of land that has previously been used as employment premises has been lost to other uses through demolition and change of use. This is not within the target of no more than 1 hectare being lost per year.
- 1.8. Vacancy rates as a percentage of ground floor units in the centre are slightly below the North West and UK average, at 10.3% for Chorley and 11.1% and 11.5% for the North West and UK respectively in April 2021.

Sustainable Travel

- 1.9. Across the five railway stations located in Chorley, entries and exits have increased at all stations since the previous monitoring period due to the completion of electrification work on the Manchester – Preston line.

Built and Natural Environment

- 1.10. There are 434 Listed Buildings in Chorley, 10 scheduled ancient monuments and 5 historic parks and gardens. Of these, three of the Grade II* buildings and two scheduled monuments are included in English Heritage's 'Heritage at Risk' register.
- 1.11. There are two designated Sites of Special Scientific Interest (SSSIs) in the Borough. Charnock Richard Pasture covers an area of 1.2 hectares and is important as one of the few species-rich unimproved

grasslands remaining in Lancashire, a habitat which is becoming increasingly scarce nationally due to agricultural intensification. This SSSI is in a favourable condition.

- 1.12. The SSSI site previously known as 'White Coppice Flush' which covered 0.5 hectares has been included in a newly identified, much larger SSSI known as West Pennine Moors, which extends to a total of 7,662.4ha across multiple local authority areas. This SSSI supports an extensive mosaic of upland and upland-fringe habitats.

Health and Wellbeing

- 1.13. The Council continues to monitor the amount of sport, recreation and informal open space lost to other uses but endeavours to secure provision elsewhere or contributions for off-site provision where relevant.

2. Introduction

Background

- 2.1. The Local Plan Authority Monitoring Report (AMR) provides an important source of information for determining the policy direction within the Local Development Framework (LDF) as well as the framework for monitoring policy implementation and delivery. Monitoring policy implementation is achieved by reporting against a broad range of indicators covering environmental, economic and social information. Taken together the indicators provide a comprehensive evidence base on which to inform policy development and monitor policy implementation.
- 2.2. The Town and Country Planning (Local Planning) (England) Regulations 2012 updated the requirement to prepare LDFs, which were first introduced in the Planning and Compulsory Purchase Act 2004. The LDF sets the overall strategic direction for planning in the area and ensures that appropriate forms of development can occur in the most suitable locations. In order to assess the effectiveness of the LDF policies, the regulations also require authorities to produce an AMR, which was previously known as an Annual Monitoring Report but is now known as an Authority Monitoring Report.
- 2.3. Monitoring is an essential and integral part of the plan making process and is the means by which the Council establishes what is happening now and what is likely to happen in the future. It also checks whether the policies in the development plan are being applied as intended. The purpose of the AMR is therefore twofold: it will assess the implementation of the Local Development Scheme (LDS) and the extent to which policies are being successfully implemented.
- 2.4. This is the thirteenth AMR produced by Chorley Borough Council and covers the period from **April 2019 to March 2020**. Most indicators review a financial year covering the period 1st April to 31st March, rather than a calendar year.
- 2.5. The purpose of this AMR is to:
 - Review actual progress in terms of development plan document preparation against the timetable and milestones in the LDS;
 - Assess the extent to which policies in development plan documents are being implemented;
 - Assess where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies and whether they are as intended; and
 - Set out whether policies are to be amended or replaced.
- 2.6. The Central Lancashire Core Strategy, which establishes the strategic vision and policies for the district, was adopted on the 17th July 2012. The Council adopted the Chorley Local Plan 2012-2026 (previously called the Site Allocations & Development Management Policies DPD) on the 21st July 2015, this sets out specific sites for development or protection in accordance with the policies and general locations for development as set out in the Core Strategy.

Methodology

- 2.7. The AMR is required to provide a progress update in relation to the timetable and milestones contained within the Local Development Scheme (LDS). The LDS is a programme that sets down the timetable for producing the various documents that comprise the Local Development Framework.

2.8. Chapter 3 of the Report will consider progress against the LDS timetable and will cover:

- Whether key milestones have been met;
- If milestones have not been met, whether progress has been made toward achieving them, and an estimation of when they will be achieved; and
- An indication of why milestones have not been met.

2.9. Chapters 4-8 have been arranged into themes that are derived from the output indicators included in the Planning and Compulsory Purchase Act. The main purpose of output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. As a consistent data source, the findings from these indicators can be used to build up a picture of spatial planning performance. The chapters relate to the following themes:

- Homes for All
- Economic Prosperity
- Sustainable Travel
- Built and Natural Environment
- Health and Wellbeing

2.10. Each chapter contains contextual indicators, output indicators and significant effect indicators for that topic. Where figures for a particular year are unavailable the most recent statistics have been used.

Contextual Indicators

2.11. Contextual Indicators aim to ‘consider the effects of policies’ and ‘inform the interpretation of output and significant effects indicators’. They are structured to represent the ‘key social, environmental and economic’ characteristics of the Borough and are therefore derived from the key contextual characteristics of the Borough. These key characteristics have been highlighted in work previously undertaken by the Council, including the Chorley Profile and baseline information gathered for the Local Development Framework Sustainability Appraisal work. The Sustainability Appraisal process involves predicting and assessing the effects of pursuing Local Development Framework policies and guidance the Council will produce in coming years, therefore the gathering of baseline information helps to identify key issues and problems in the Borough.

2.12. Monitoring of the Contextual Indicators involves using external sources of information to gather the required statistics. Historic data has been acquired for some of the indicators to analyse trends. Some of the Contextual Indicators will not be monitored on an annual basis because information may not be available this frequently, or the indicator is not likely to reveal significant change on a yearly basis.

Output Indicators

2.13. The main purpose of output indicators is to ‘measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies’.

2.14. Monitoring of the Local Output Indicators follows well-established monitoring practices in the Council. Monitoring of Output Indicators involves both utilising internal data sources and surveys and using external organisations to obtain information. The Output Indicators are listed below.

Core Strategy Indicators

- Core Strategy Indicator 1: Provision of housing developments by location
- Core Strategy Indicator 2: Value of developer contributions collected
- Core Strategy Indicator 3: Changes to road traffic congestion

- Core Strategy Indicator 4: Net additional dwellings completed
- Core Strategy Indicator 5: Number of affordable homes built
- Core Strategy Indicator 6: Employment land take-up
- Core Strategy Indicator 7: Working age population qualified to Level 4 or higher
- Core Strategy Indicator 8: Number of Heritage Assets at Risk
- Core Strategy Indicator 9: Higher quality building design
- Core Strategy Indicator 10: Amount of sport, recreation and informal open space lost to other uses (without appropriate mitigation)
- Core Strategy Indicator 11: Change in areas of biodiversity importance
- Core Strategy Indicator 12: Improving community health
- Core Strategy Indicator 13: Planning to adapt to climate change

Chorley Local Plan 2012-26 Indicators

- Local Plan Indicator 1(a): Net additional dwellings – in previous years
- Local Plan Indicator 1(b): Net additional dwellings in – future years
- Local Plan Indicator 1(c): Managed Delivery Target
- Local Plan Indicator 2: Additional Dwellings on previously developed land
- Local Plan Indicator 3: Additional Dwellings on residential gardens
- Local Plan Indicator 4: Proportion of rural buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside granted planning permission for non-housing re-use
- Local Plan Indicator 5: Planning permissions granted contrary to EA advice
- Local Plan Indicator 6: Renewable energy generation
- Local Plan Indicator 7: Completed non-residential development complying with car parking standards
- Local Plan Indicator 8: Completed residential development complying with car parking standards
- Local Plan Indicator 9: Employment land available – by type
- Local Plan Indicator 10: Employment lost to other uses (hectares)
- Local Plan Indicator 11: Vacant ground floor units in shopping centres
- Local Plan Indicator 12: Major retail development permitted away from town centre and edge of centre (over 1,000m² floorspace)

Significant Effects Indicators

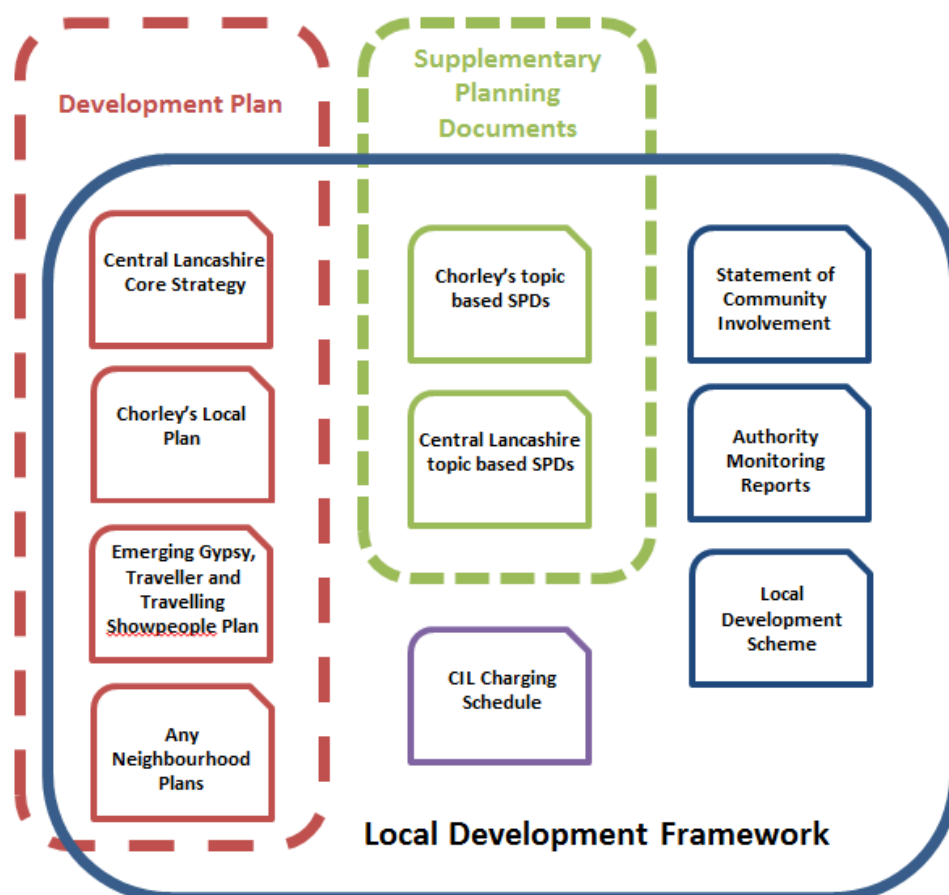
2.15. Significant Effects Indicators are linked to the Sustainability Appraisal objectives and indicators. Monitoring of Significant Effects Indicators enables a comparison to be made between what the predicted effects of policy implementation and what the actual effects of policy implementation are. Together with the Output Indicators, the Significant Effects Indicators should provide a complete analysis of policy implementation. Like the Output Indicators, the Significant Effects Indicators are based on local characteristics and issues, utilising existing data sources.

3. Local Development Scheme Progress

3.1. The Local Development Scheme (LDS) sets down the timetable for producing the various documents that comprise the Development Plan. The Central Lancashire Local Plan Review commenced in May 2018, endorsed by the Central Lancashire Joint Advisory Committee in April 2018. A Central Lancashire Local Plan is being prepared with a consultation on Issues and Options set to take place in Autumn 2019. The latest Central Lancashire Local Development Scheme (February 2019- June 2022) sets a timetable for the process (see document on [Chorley Website](#)). It supersedes the previous Chorley LDS.

3.2. The main policy documents that make up the LDF are called Development Plan Documents (DPDs). DPDs go through a series of preparatory stages before they are finalised and adopted:

- Commencement of Document Preparation
- Evaluating Alternatives: under the previous regulations this included Issues and Options (one or more consultation and community involvement stages with the aim of identifying all the relevant issues and options for dealing with them) leading to Preferred Options (consultation and community involvement on the Council's preferred policy/sites approach).
- Publication: the Council will prepare and publish the proposed submission document which will be consulted on for at least six weeks.
- Submission: to Government when formal representations can be made and an independent Inspector is appointed to consider the DPD.
- Examination: when the Inspector considers the DPD and the representations made at public hearing sessions and through submitted written statements.
- Inspector's Report: on the examination, the findings are binding on the Council.
- Adoption: the final stage when the DPD comes into force.



Core Strategy DPD

- 3.4. The Core Strategy is the key strategic planning policy document as it sets out the long-term vision, policies, objectives and strategies for Central Lancashire. It details how the area will grow, how services will be provided and how the environment and character of the area will be enhanced and protected.
- 3.5. The Central Lancashire Core Strategy was found sound on 7th June 2012. The three Central Lancashire Authorities - Preston City Council, South Ribble Borough Council and Chorley Borough Council all adopted the Central Lancashire Core Strategy in 2012 (Preston 5th July 2012, Chorley 17th July 2012 and South Ribble 18th July 2012).

Chorley Local Plan 2012-2026 DPD (previously referred to as the Site Allocations & Development Management Policies DPD)

- 3.6. This DPD determines specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy. It also identifies local issues and includes policies to either protect existing uses on sites or guide the way these sites are developed in line with the general principles and policies set out in the Central Lancashire Core Strategy.
- 3.7. The Chorley Local Plan 2012-2026 (previously called Site Allocations & Development Management Policies DPD) was adopted in July 2015.

Gypsy and Travellers and Travelling Showpeople DPD

- 3.8. This will be incorporated into the Central Lancashire Local Plan Review. The Central Lancashire Local Development Scheme (February 2019-June 2022) sets a draft timetable (see document on [Chorley Website](#)).

Supplementary Planning Documents

- 3.9. Although Supplementary Planning Documents (SPDs) do not form part of the Statutory Development Plan, they do however form part of the [Local Development Framework](#) (LDF), and are therefore an important consideration in determining planning applications. One of the functions of an SPD is to provide further detail on policies and proposals within the Development Plan.
- 3.10. 9 Supplementary Planning Documents have been adopted. These are :

- Affordable Housing (Oct 2012)
- Design (Oct 2012)
- Controlling re-use of Employment Premises (Oct 2012)
- Rural Development (Oct 2012)
- Access to Healthy Food (Oct 2012)
- Open Space and Playing Pitch (Sept 2013)
- Renewable and Low Carbon Energy (July 2014)
- Biodiversity and Nature Conservation (July 2015)
- Householder Design Guidance (January 2017)
- Employment Skills (September 2017)

Community Infrastructure Levy (CIL) Charging Schedule

- 3.11. CIL is a way that developments can fund infrastructure - such as transport, education, health and open space facilities.
- 3.12. The three District Councils in Central Lancashire worked together to bring in the levy but as separate CIL charging authorities they have adopted individual charging schedules detailing the levy charge rates for each district.

- 3.13. The Community Infrastructure Levy Charging Schedule was adopted by Chorley Council on 16 July 2013 with charging commencing on 1 September 2013. Version 5 of this document was implemented on 1st January 2021. It sets out the CIL rates to be charged per square metre for different types of development.
- 3.14. For more information on the CIL funds collected see the link to the CIL Annual report 2019-2020. For the 2019/20 year onwards, the Regulations were amended. The annual report is now referred to as the Infrastructure Funding Statement (IFS), and will include information on S106 as well as CIL. The IFS is to be published on our website by 31 December each year, for the previous financial year, under the Community Infrastructure Levy Regulations 2010 (as amended), Regulation 121A(1). There are 3 sections to the IFS: "The Infrastructure List", "The CIL Report", and "The S106 Report". [Link to Chorley Council website.](#)

4. Homes for All

Related Local Policies

Central Lancashire Core Strategy

Policy 1 – Locating Growth

Policy 4 – Housing Delivery

Policy 5 – Housing Density

Policy 6 – Housing Quality

Policy 7 – Affordable and Special Needs Housing

Policy 8 – Gypsy and Traveller and Travelling Show People Accommodation

Chorley Local Plan 2012-2026

Policy HS1: Housing Site Allocations

Policy HS2: Phasing of Housing Development

Policy HS3: Private Residential Garden Development

Policy HS6: Replacement Dwellings

Policy HS7: Rural Infilling

Policy HS8: Rural Affordable Housing - Rural Exception Sites

Policy HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas

Policy HS10: Agricultural Workers' Dwellings in the Countryside

- 4.1. The population of the Borough almost doubled in the last century increasing from 56,296 in mid-1901 to 100,449 in mid-2001, and 107,155 in 2011, with the greatest increases in the second half of the century. More recently, the Office for National Statistics has estimated that the total population of the Borough as 109,100 in mid-2012, 112,969 in mid-2015, 114,351 in mid-2016, 115,772 in mid 2017 and 118,216 in mid 2019. Source [ONS/LCC](#)

Life Expectancy

- 4.2. Life expectancy has increased over the years with females living longer than males. However, the arising implications are likely to be an ageing population with greater dependence on health and social services and financial support. Within Chorley, the life expectancy for those born 2017-19 is 78.9 for males and 82.4 for females, which is slightly lower than the average across the UK. No additional data is available for the 2019/20 monitoring period.

Table 1: Life Expectancy at Birth

	England and Wales Life Expectancy (years)		Chorley Life Expectancy (years)	
	Male	Female	Male	Female
2005-07	77.5	81.7	77.4	81.4
2006-08	77.8	81.9	77.1	81.3
2007-09	78.1	82.1	77.4	81.4
2008-10	78.4	82.3	77.5	81.4
2009-11	78.8	82.7	78.4	81.8
2010-12	79.1	82.9	78.9	81.8
2011-13	79.3	83.0	79.2	82.2
2012-14	79.4	83.1	78.9	82.4
2013-15	79.5	83.1	78.9	82.3
2014-16	79.5	83.1	78.9	82.3
2015-17	79.6	83.1	78.7	82.3
2017-19	79.4 (UK)	83.1 (UK)	78.9	82.4

(Source: *Life Expectancy at Birth*, ONS, and (2016 - Lancashire.gov.uk)

Table 2: Population by ethnic group (Source: Office for National Statistics, 2011 Census)

	All white %	Mixed/ multi ethnic group %	Asian/Asian British %	Black/ Black British %	Other ethnic group %
Chorley	96.9	1	1.6	0.4	0.2
Lancashire	92.3	1.1	6.1	0.3	0.2
North West	90.2	1.6	6.2	1.4	0.6
England and Wales	85.9	2.2	7.5	3.3	1

- 4.3. In the 2001 Census the white ethnic group accounted for 97.9% of the Chorley population. In 2011 this had fallen to 96.9% but remains significantly higher than county, regional and national averages.
- 4.4. The Gypsy and Irish Traveller population was 57 in Chorley according to the 2011 Census. This meant that according to the percentage of the population in this ethnic group, Chorley ranked 253 out of 348 local authorities.
- 4.5. There has been some change in the distribution of population across the Borough over the past 30 years. Following a rise between 1971 and 1981 the number of people living in Chorley remained constant at around 35,000. Between 2001 and 2011 this has risen significantly due to the development at Buckshaw Village. The combined population of small towns and large villages (Adlington, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods) increased until 1991. It is these areas that were accommodating the increase in the Borough's population during the decades to 1991. However, between 1991 and 2011 the population of small towns remained fairly constant and the population of rural areas increased. The rural areas have experienced a population increase of approximately 3% between 1991 and 2011 (Source: *2001 & 2011 Census of Population and Chorley Central Library*).

Table 3: Distribution of population

Year	Chorley Town & Buckshaw Village	Other Towns	Rural Areas	Total
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1971	31,659	40.70%	25,817	33.20%	20,393	26.20%	77,869
1981	34,666	38.10%	32,642	35.90%	23,679	26.00%	90,987
1991	34,618	35.90%	40,197	41.60%	21,689	22.50%	96,504
2001	35,139	35.00%	38,964	38.80%	26,346	26.20%	100,449
2011	39,447	36.66%	41,146	38.24%	26,998	25.09%	107,591

(Source: 2001& 2011 Census of Population)

Affordability of housing

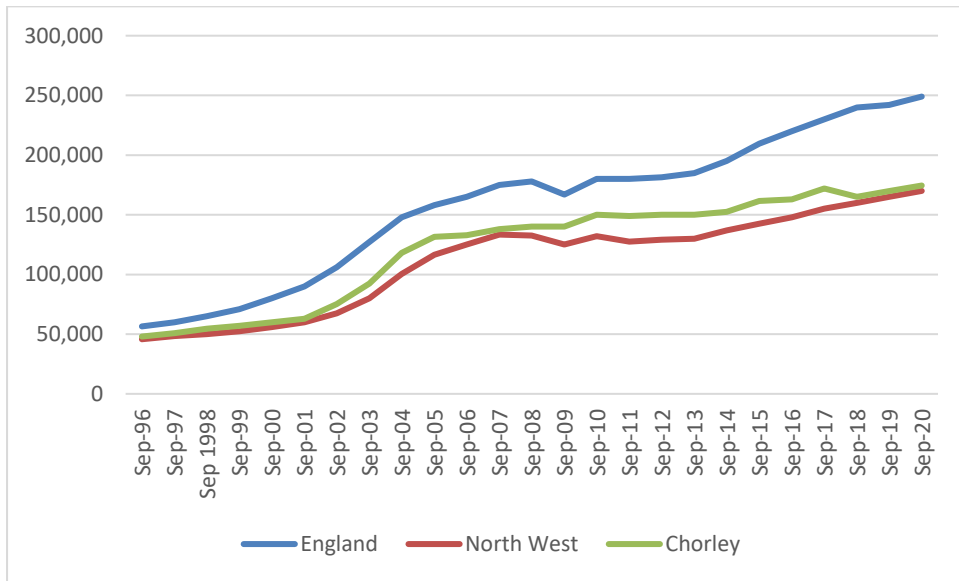
- 4.6. At the end of 2012, the median house price in Chorley was £150,000, above the regional median. This median house price has increased to £174,500 in September 2020.
- 4.7. Affordability of homes remains an issue in Chorley; the ratio of median house price to median individual earnings is 5.61 in 2020, up from 5.47 in 2019 for Chorley, where a lower number means that housing is more affordable. Housing in Chorley is slightly more affordable than housing across England where the ratio of median house price to median individual earnings was 7.84 in 2020.
- 4.8. Accessibility of suitable housing and local amenities are significant determinants of quality of life. People who cannot afford to enter owner occupation, live in overcrowded homes or are classed as homeless are deprived of the safety and stability of a home that is appropriate to their household's needs.

Table 4: Ratio of median house price to median gross annual residence based earnings, 2007 to 2020

Year	Chorley	Lancashire	North West	England
2007	6.21	5.68	5.81	7.23
2008	6.43	5.48	5.54	6.93
2009	5.83	5.26	5.17	6.27
2010	6.33	5.28	5.23	7.01
2011	6.22	5.42	5.21	6.69
2012	6.25	5.55	5.23	6.86
2013	6.08	5.22	5.14	6.72
2014	6.43	5.45	5.41	7.09
2015	6.91	5.53	5.54	7.52
2016	5.78	5.47	5.62	7.72
2017	6.27	5.60	5.81	7.91
2018	5.47	5.48	5.82	8.00
2019	5.47	5.44	5.79	7.88
2020	5.61	5.52	5.72	7.84

(Source: [ONS](#))

Figure 1: Quarterly median residential property prices (£), Chorley, –1996 - 2020



Source [ONS](#)

Core Strategy Indicators

- 4.9. Core Strategy Policy 1 identifies the hierarchy of settlements in Central Lancashire where growth and investment will be concentrated. The main focus of growth and investment in Chorley is the Key Service Centre of Chorley Town and the Buckshaw Village Strategic Site. Some growth and investment will be encouraged in the Urban Local Service Centres of Adlington, Clayton Brook, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods whilst limited growth and investment will be encouraged in the Rural Local Services Centres of Brinscall/Withnell and Ecclestone.

Core Strategy Indicator 1: Locating Growth – provision of housing developments by location

Target: Preston/South Ribble Urban Area (48%), Buckshaw Village (10%) Key Service Centres (25%) Urban Local Service Centres (9%) and Rural Local Service Centres and elsewhere (8%)
Trigger: +/- 20% variance from distribution of development

- 4.10. The Core Strategy establishes the location and target proportion of housing development across Central Lancashire until 2026. Over the period 2012 – 2019/20, the majority of housing developments have occurred within the Preston/South Ribble urban area (45.5%) as envisaged by the Central Lancashire Core Strategy. 20.2% of housing development has been within the Central Lancashire Strategic sites and locations. This is expected to increase rapidly in the coming years with the help of City Deal securing necessary strategic infrastructure. This is supported by the fact that a number of developers are currently on site in strategic locations such as North West Preston.

Table 5 Provision of housing developments by location, 2019/20

Area	Total Dwellings		Target (%)
	No.	%	
Preston/South Ribble Urban Area *(Within Strategic Sites and Locations)	826 (367)	45.5% (20.2%)	48% (25%)*
Buckshaw Village	171	9%	10%
Key Service Centre	373	20.5%	25%
Urban Local Service Centre	312	17.2%	9%
Rural Local Service Centres and elsewhere	135	7.4%	8%
Total	1,817	100%	100%

Table 6: Location of overall housing completions 2012-2020

Area	Total Dwellings		Target (%)
	No.	%	
Preston/South Ribble Urban Area *(Within Strategic Sites and Locations)	4,740 (1,790)	46.3% (17.5%)	48% (25%)*
Buckshaw Village	1697	16.6%	10%
Key Service Centre	2,451	23.9%	25%
Urban Local Service Centre	1755	17.1%	9%
Rural Local Service Centres and elsewhere	1,407	13.7%	8%
Total	10,234	100%	100%

(Source: Central Lancashire Core Strategy Monitoring Report)

Core Strategy Indicator 4: Housing Delivery – annual housing completions

Target: 417 dwellings per annum
Trigger: Shortfall of housing completions of more than 20% on a rolling three year average

4.11. The Central Lancashire Core Strategy Policy 4 sets a figure of 417 as a minimum net annual housing requirement for Chorley until 2026.

Table 7: Annual housing completions, 2003/04 to 2019/20

Year	Dwellings	Housing Requirement ¹	Surplus/Deficit
2003/04	585	417	168
2004/05	479	417	62
2005/06	489	417	72
2006/07	121	417	-296
2007/08	288	417	-129
2008/09	355	417	-62
2009/10	440	417	23
2010/11	527	417	110
2011/12	552	417	135
2012/13	638	417	221
2013/14	582	417	165
2014/15	723	417	306
2015/16	597	417	180
2016/17	517	417	100
2017/18	661	417	244
2018/19	573	417	156
2019/20	640	417	223

(Source: [Housing Land Monitoring Report](#), Chorley Council)*

4.12. A net total of 640 dwellings were completed during the monitoring year of 2019/20, substantially exceeding the Core Strategy target of 417, a trend that has been witnessed since 2009/2010.

4.13. For more information on annual housing completions, requirements and the 5-year housing land supply, please see the dedicated Housing Land Monitoring report and 5-year Housing Land Supply report that is published on an annual basis.

Core Strategy Indicator 5: Affordable Housing – number of affordable homes built

Target: 50 dwellings per annum

Trigger: Shortfall of new affordable housing completions of more than 20% on a rolling three year average

4.14. Central Lancashire Core Strategy Policy 7 sets an affordable housing target from market housing schemes of 30% in urban areas, 35% in rural areas, and 100% on any rural exception sites in the greenbelt, with a minimum site threshold of 15 dwellings (or 0.5ha) in urban areas and 5 dwellings (or 0.15ha) in rural areas. During the monitoring year 2019/20, 81 affordable dwellings were built. This is lower than the previous monitoring period, which included the 65 unit Primrose Garden extra care residential village in Chorley borough. The annual target of 50 was exceeded.

¹ The Regional Spatial Strategy 2003-2021 required a net additional 417 units to be provided per year. The Core Strategy plan period is 2010-2026, and has a housing requirement of 417 for Chorley.

Table 8: Affordable Housing

Year	Units	Target	Surplus/Deficit
2010/11	173	50	123
2011/12	170	50	120
2012/13	183	50	133
2013/14	129	50	79
2014/15	165	50	115
2015/16	85	50	35
2016/17	87	50	37
2017/18	172	50	122
2018/19	202	50	152
2019/20	81	50	31

(Source: Chorley Council Performance management indicator)

Core Strategy Indicator 13: Sustainable Resources and New Developments

Target: All housing developments to meet the Code for Sustainable Homes standards (level 4 by January 2013 and level 6 by January 2016); All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026

Trigger: More than 5% of all developments failing to meet required standards, on a rolling three year average

- 4.15. The Code for Sustainable Homes was an environmental assessment method used to assess the performance of new homes and was promoted to improve the sustainability of new dwellings. In 2015, the Government withdrew the standard in England and consolidated some elements of the standards into Building Regulations. Building Regulations are mandatory minimum standards for the design and construction and alteration of most types of buildings. Adherence to these is monitored through Building Control rather than Planning. As a result, the Code for Sustainable Homes requirement in policy 27 is no longer relevant. The Government set out transitional arrangements until energy efficiency standards are included in Building Regulations which allow local authorities to continue to apply policies in their Local Plans that require compliance with energy efficiency standards that exceed Building Regulations.
- 4.16. In accordance with the transitional arrangements, the three authorities are requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes is no longer required.
- 4.17. All other new non-residential developments in the three areas have achieved a BREEAM rating of 'very good' in accordance with Policy 27.

Local Plan Indicators

- 4.18. Central Lancashire Core Strategy Policy 4 sets out a housing target of 417 units per annum in Chorley over the period 2010–2026, this equates to a total of 6,672 units over the plan period.

Local Plan Indicator 1(a-c): Net additional dwellings in previous years, Net additional dwellings in future years and Managed Delivery Target

Target: 417 dwellings per year

- 4.19. At April 2010 Chorley had prior under-provision of 162 units, which Policy 4 requires the Council to make up over the remainder of the plan period. Therefore, at April 2010 the housing requirement for the Borough was 6,834 units, being comprised of the housing target and the shortfall (6,672+162).
- 4.20. Projected housing completions over the period April 2020 – March 2025 have been taken from the Council’s Five Year Housing Supply Statement for Chorley 2020 which provides a detailed analysis of housing delivery. The Five Year Housing Supply Statement for Chorley sets out that there is an 11.2 year deliverable housing supply over the period 2020-2025, with the majority of dwellings being delivered on allocated sites with planning permission.

Custom and Self Build Register

- 4.21. The Council have a custom and self-build register. During the monitoring period 5 individuals have registered to seek to build a plot in Chorley. [Link to Chorley Council website.](#)
- 4.22. The NPPF states that, Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land (Revised NPPF February 2019, para 117). Core Strategy Policy 4 sets a target of 70% of housing development on brownfield land, whilst Local Plan Policy HS2: Phasing of Housing Development encourages the sustainable development of brownfield sites, the development of which will contribute towards regeneration, viability and vitality.

Local Plan Indicator 2: Additional dwellings on previously developed land

Target: 70% of new dwellings to be built on previously developed land

- 4.23. Since the mid-2000’s Chorley has consistently exceeded the brownfield target of 70%, with a large number of dwellings provided at Buckshaw Village in addition to a significant amount of dwellings provided on brownfield windfall sites.
- 4.24. Since April 2014, the percentage of dwellings delivered on brownfield sites has dropped below the target of 70%. One of the reasons for this is that significantly fewer dwellings have been completed at Buckshaw Village when compared with previous years, and a high number of completions have occurred on a major allocated greenfield site at Wigan Road in Clayton-Le-Woods.

Table 9: Proportion of dwellings on Previously Developed Land

Year	Proportion Delivered	Target
2008/09	78.6%	70%
2009/10	78.8%	70%
2010/11	76.0%	70%
2011/12	69.2%	70%
2012/13	75.0%	70%
2013/14	81.7%	70%
2014/15	63.5%	70%
2015/16	56.4%	70%
2016/17	54.8%	70%
2017/18	50.5%	70%
2018/19	45.6%	70%
2019/20	49.7%	70%

(Source: Housing Land Monitoring Report, Chorley Council)

4.25. A total of 320 dwellings were delivered on brownfield sites in the monitoring period – an increase on the previous period’s 266 dwellings. This figure represents a high proportion (77%) of the borough’s overall housing target of 417 dwellings.

Local Plan Indicator 3: Additional dwellings on residential gardens

Target: Nil

4.26. Local Plan Policy HS3: Private Residential Garden Development aims to resist development of residential gardens that undermine amenity and harm the distinctive character of an area. 1 dwelling was completed on residential gardens during the monitoring year of 2019-20. This low figure demonstrates the effective implementation of the policy.

4.27. As set out in paragraph 8 (b) of the 2019 Revised National Planning Practice Framework (NPPF), pursuing sustainable development also includes: “supporting strong, vibrant and healthy communities, by ensuring... a sufficient number and range of homes...; and by fostering a well-designed and safe built environment, with accessible services and open spaces ... and support communities’ health, social and cultural well-being”. It also states that plans and decisions need to take local circumstances into account.

Local Plan Indicator 13: Production of the Gypsy and Traveller and Travelling Showpeople Local Plan

Target: To meet the milestones in the LDS

4.28. A joint Local Development Scheme (2019 – June 2022) prepared by Preston City Council, South Ribble Borough Council and Chorley Council identifies what the Councils are going to do over the next three years to prepare the new Central Lancashire Local Plan.

5. Economic Prosperity

Related Local Policies

Central Lancashire Core Strategy

Policy 1: Locating Growth

Policy 9: Economic Growth and Employment

Policy 10: Employment Premises and Sites

Policy 11: Retail and Town Centre Uses and Business Based Tourism

Policy 12: Culture and Entertainment Facilities

Policy 13: Rural Economy

Policy 14: Education

Policy 15: Skills and Economic Inclusion

Chorley Local Plan 2012-2026

Policy EP1: Employment Site Allocations

Policy EP2: Botany Bay/Great Knowley Area – Sub-Regional Employment and Mixed Use Site

Policy EP3: Development Criteria for Business and Industrial Development

Policy EP4: Employment Development in Residential Development

Policy EP5: Retail Site Allocations in Chorley Town

Policy EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages

Policy EP7: Development and Change of Use in District and Local Centres

Policy EP8: Existing Local shops

Policy EP9: Development in Edge-of-Centre and Out-of-Centre Locations

- 5.1. The Indices of Multiple Deprivation (IMD) measures seven different aspects of deprivation, which include for example: income, employment and education. In the 2019 IMD, Chorley was ranked as being the 177th most deprived out of 326 authorities in England, thus showing an improvement on relative deprivations levels when compared to the IMD of 2015, where it was ranked the 175th most deprived. In 2010, the IMD ranked the borough as 173rd out of 354 authorities.
- 5.2. The proportion of JSA claimants in Chorley has been consistently below regional and national figures. During late 2008 to early 2009 the number of JSA claimants increased at local, regional and national levels due to the global economic slump. Yet, since mid-2012 the number of claimants has started to gradually decrease. In July 2019, 0.3% of the resident working age population of Chorley were claiming Jobseekers Allowance unemployment-related benefit compared to 0.4% in the Lancashire-12 area. It is important to note that 2017-2018 saw the start of the transition to Universal Credit (rather than JSA). The number of JSA claimants is expected to reduce over the next few years owing to the roll out of Universal Credit and an increasing number of income-based JSA claimants being processed as Universal Credit claimants. Chorley became a Universal Credit 'full service area' in April 2018, the result being an accelerated reduction in JSA claimants and an accelerated rise in persons claiming Universal Credit.

Method of Travel to Work

- 5.3. Information from the 2011 Census on the commute to work includes counts of the principal means of travel to work for usual residents aged 16 to 74. Home workers and residents not in employment are both included. The Lancashire area has a higher reliance on commuting by car, van or taxi than the national average, and conversely lower percentages in other forms of transport. 45.2% of Chorley's residents aged 16-74 travelled to work by driving a car or van, which is a much higher proportion across Lancashire-14 which recorded an average of 38.6%.
- 5.4. In 2001 49% of residents in employment worked within the Borough. In 2008 this had fallen to 43% indicating that an increasing proportion of working residents were commuting to jobs elsewhere, particularly in Preston and Manchester (*Source: 2001 Census of Population and Annual Population Survey 2008, ONS*). By 2011 this commuting pattern had returned back up to 50% of residents in employment working within the borough. The wider pattern of travel into and out of Chorley is depicted in the diagram below.

Table 10: Method of travel to work

	Chorley	Lancashire-12	Lancashire-14	North West	England
All people either in or out of employment	79,951	859,130	1,067,360	5,184,216	38,881,374
Residents not in employment (%)	32.8%	36.4%	37.4%	37.7%	35.3%
Working at or mainly from home (%)	7.6%	6.6%	6.4%	5.9%	6.9%
Rail: Train, Metro, light rail, or tram (%)	1.6%	0.9%	1.0%	2.1%	5.9%
Bus, minibus or coach (%)	2.0%	3.5%	3.6%	5.0%	4.7%
Car or van driver (%)	45.2%	38.9%	38.6%	36.8%	34.8%
Passenger, car, van or taxi (%)	3.8%	3.9%	4.0%	3.7%	3.2%
Bicycle or on foot (%)	6.2%	7.7%	7.9%	7.6%	8.1%
All Other modes (%)	0.8%	1.1%	1.2%	1.2%	1.1%

(Source: ONS 2011 Census, Table CT0015: Method of Travel to Work)

- 5.5. Many local residents working outside of Chorley are often in higher paid jobs than those based in the Borough. The proximity of Manchester and Liverpool means that a number of the borough's residents are able to take advantage of work opportunities in these large conurbations. In 2020, the median gross weekly pay for full time workers resident in Chorley was £613.70.

Table 11: Median gross weekly pay for full time workers in Chorley

Year	Chorley	North West	Great Britain
2008	£459.80	£451.30	£480.00
2009	£462.30	£460.00	£490.50
2010	£468.20	£471.00	£501.70
2011	£471.30	£458.70	£500.20
2012	£494.90	£472.10	£508.30
2013	£476.20	£483.30	£517.90
2014	£496.00	£485.30	£521.10
2015	£515.30	£491.50	£529.00
2016	£552.50	£502.50	£540.90
2017	£549.50	£514.50	£552.30
2018	£598.50	£529.80	£570.50
2019	£609.00	£555.80	£587.50
2020	£613.70	£560.30	£587.10

(Source: Office for National Statistics, [Nomisweb](#) – Earnings by place of residence 20208)

- 5.6. Chorley town centre is the major retail destination within the Borough, acting as a market town centre for comparison and convenience shopping serving the local population. It is home to a wide range of shops and services and a significant number of the national chains are represented, complemented by a large number of independent stores.
- 5.7. The town centre environment varies from the modern Market Walk shopping development, with national chain stores, to traditional streets with a wide mix of shops and other uses. The majority of the town centre is pedestrianised, providing a safe and pleasant town centre-shopping environment. The town centre is also well known throughout the North West for its markets, which include the Chorley Market, the covered market and various specialist markets. The Market Walk extension opened in December 2019 and includes a cinema, bowling and indoor golf, a foodhall and restaurant.

Core Strategy Indicators

- 5.8. Chorley is aided by its strategic location with excellent communications via motorway, rail and air, and with the ability to tap into the market catchments of Manchester, Liverpool and Preston, which are on its doorstep. Some of the world's most high-tech companies can be found in the Borough, significant aerospace and defence clusters and a wide range of spin-off companies that specialise in high tech engineering, software, digital design, testing and automation. Many dynamic smaller businesses also prosper in Chorley.
- 5.9. The Core Strategy aims to generate employment and provides an employment land requirement target of 112ha for the period 2010 – 2026 in Chorley, which equates to an average annual target of 7.46 hectares of employment development. A total of 31.27 hectares of land has been developed for employment purposes (for B1, B2, B8 and A2 uses) between April 2010 and March 2020. During 2019/20, 3.39 hectares of employment land were developed.

- 5.10. Core Strategy Indicator 6 measures employment land take up, and assesses whether there is a shortfall of employment land release of more than 20% on a 3 year average. In the last 3 year period (April 2018 – April 2020) 7.35 hectares of employment land (excludes A2 use) has been taken up, which falls slightly short of the requirement but not by more than 20%.
- 5.11. Employment land take up in the last 3 years has centred predominantly at the Strawberry Fields Development in Euxton with another 2 new offices also developed in Euxton, with smaller extensions, new build and change of uses elsewhere in the borough. In 2019/20, the largest take up of land (3.25ha) was for mixed use at Strawberry Fields Digital Business Park while the remainder has been a combination of small schemes and change of use of premises to employment use.
- 5.12. There remains 9.17 hectares of allocated employment land with planning consent available for employment development and 5.21 hectares of non-allocated land with planning consent available for employment development.

Core Strategy Indicator 6: Economic Growth and Employment – Employment Land Take-up

Target: Take-up of 112ha of land for employment development 2010-2026 (7.46ha per year)

Trigger: Shortfall of employment land release of more than 20% on a rolling three year average

Table 12: Employment Land Take-up (hectares)

Year	B1(a)	B1(b)	B1(c)	B2	B8	Mixed Use	A2	Total	Target
2010/11	0.25	0.00	0.03	0.12	0.04	2.19	0.04	2.67	7.46
2011/12	1.52	0.00	0.11	0.06	0.69	0.00	0.02	2.40	7.46
2012/13	2.34	0.00	0.00	2.13	1.95	0.07	0.01	6.50	7.46
2013/14	0.42	0.00	0.44	0.35	0.54	2.17	0.02	3.94	7.46
2014/15	0.05	0.00	0.27	0.28	1.11	0.00	0.10	1.81	7.46
2015/16	0.91	0.00	0.08	0.00	0.00	4.80	0.00	5.79	7.46
2016/17	0	0	0.02	0.05	0.53	0	0.01	0.61	7.46
2017/18	0.06	0.01	0.07	0.18	0.24	0.07	0.02	0.65	7.46
2018/19	0.00	0.00	0.09	2.69	0.01	0.50	0.02	3.31	7.46
2019/20	0.16	0.00	0.01	0.07	0.04	3.31	0.00	3.39	7.46
Total	5.71	0.01	1.12	5.68	5.93	13.11	0.24	31.27	67.14

(Source: Employment Land Monitoring Report, Chorley Council)

- 5.13. Despite the recent increase in development, employment land take-up has fallen below the Core Strategy target for the last 9 years. Steps have been taken to manage the delivery of employment land in order to promote development. This includes the Council bringing forward key Local Plan employment sites e.g. the Strawberry Fields Digital Hub, which opened in 2019. Also offering business funding and support to new and existing businesses e.g. Business investment for Growth Grant, Choose Chorley Relocation Grant. Further funding and advice is also available from the [Lancashire Enterprise Partnership](#) (LEP).

Core Strategy Indicator 7: Skills and Economic Inclusion – Working age population qualified to NVQ Level 4 or higher

Target: Above the regional average

Trigger: Lower than the regional average performance for three years running

5.14. Level 4+ qualifications include foundation or first degrees, recognised degree-level professional qualifications, teaching or nursing qualifications, diplomas in higher education, HNC/HND or equivalent vocational qualifications and higher degrees and postgraduate level professional qualifications.

Table 13: Population Aged 16-64 Qualified to Educational Level 4 and above (%)

Year	Chorley	North West	Great Britain
2008	27.3	25.3	28.6
2009	29.0	27.1	29.9
2010	33.3	28.7	31.2
2011	31.4	28.8	32.8
2012	37.7	30.2	34.2
2013	35.9	30.9	35.1
2014	40.7	30.9	36.0
2015	38.4	32.6	37.1
2016	49.6	33.9	38.2
2017	39.6	34.5	38.6
2018	41.1	35.5	39.3
2019	35.4	36.1	40.3
2020	45.6	38.7	43.1

(Source: Labour Market Profile, Office for National Statistics / NOMISWEB)

<https://www.nomisweb.co.uk/reports/lmp/la/1946157092/report.aspx?town=chorley#tabquals>

5.15. In terms of education and skills, the Core Strategy aims to achieve a performance better or equal to the regional average. Annual figures produced by the Office for National Statistics show that there has been a sustained increase in the proportion of the working population, aged 16-64 years, which are qualified to Level 4 and above. The proportion of the working-age population with the highest level educational qualifications is greater in Chorley than the corresponding regional and national levels. At the district level, these results are subject to a margin of error and should be treated with caution.

Local Plan Output Indicators

5.16. Local Plan Policy HS9 is designed to guide and control the conversion of rural buildings in the Green Belt and other designated rural areas. Guidance provided in the Rural Development SPD states that 're-use for business, community or tourism purposes will usually be preferable to residential use because they typically require less alteration'. Local Plan Indicator 4 monitors the proportion of rural buildings granted planning permission for non-housing re-use compared to all uses permitted.

Local Plan Indicator 4: Proportion of rural buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside granted planning permission for non-housing re-use
Target: 60% of rural buildings granted planning permission for non-housing re-use

5.17. In March 2015, there was a change in government policy regarding the conversion of agricultural buildings to dwellings, and Regulations were introduced which allow for agricultural buildings to be converted into dwellings without the need for full planning permission subject to certain limiting provisions in Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015. This change in national policy provides support for the re-use of rural buildings for housing use, which contrasts with local policy. It is considered that monitoring compliance against the percentage target in this indicator is no longer meaningful due to these changes.

Local Plan Indicator 9: Employment Land Available – by type**Target: 100.5 hectares required over the period 2013-2026.**

5.18. The employment market needs a variety of sites in order to provide choice and to meet a range of needs and uses of different types of employer. How attractive to the market the sites are will be influenced not only by their size but also their quality including factors such as; ease of access (in particular location in relation to the motorway network), adjacent development, environmental setting, economics of developing the site, existing infrastructure and services, as well as planning status.

Table 14: Available Employment Land (hectares), April 2020

	B1	B2	B8	MU	A2	Total
Allocated Land	0.60	0	0	65.91	0	66.51
Non-Allocated Land w/ Planning Permission	1.07	3.30	0.76	0.07	0.01	5.21
Total Land Available	1.67	3.30	0.76	65.98	0.01	71.72

(Source: Employment Land Monitoring Report 2020, Chorley Council)

5.19. At April 2020, a total of 71.72 hectares of employment land was available in the borough, this is comprised of allocated land that has yet to be developed, and unallocated land with extant planning permission for employment uses.

5.20. In the Chorley Local Plan, 88.74 hectares of land is allocated for employment use, of this 66.51 hectares remains available for employment use, of which 9.17 hectares has planning permission for employment use. In addition, 5.21 hectares of non-allocated land has planning permission for employment development including 3.02 hectares at existing business and industrial areas, and 2.19 hectares outside of existing employment areas.

Local Plan Indicator 10: Employment lost to other uses**Target: Less than 1 hectare per year**

5.21. Throughout the Borough there are many established long-standing industrial sites, which provide valuable sources of local employment. To ensure an adequate supply of employment land Core Strategy Policy 10: Employment Premises and Sites aims to protect existing employment premises and sites last used for employment. This will ensure that the Borough continues to provide a suitable and attractive range of employment sites.

5.22. The February 2019 revised National Planning Policy Framework paragraph 120 states *“Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan: a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.”* Therefore, where there is no reasonable prospect of a site being used for employment premises, long term policy protection should be avoided. As such any planning applications for alternative uses should have regard to market signals and the overall need for different land uses within an area.

5.23. During 2019/20, 0.2 hectares of land which was previously in use as employment premises was lost to other uses through demolition and change of use. It is estimated that between 2010 and 2019/20, a total of 25.49 hectares has been lost to other uses; this remains higher than the target of fewer than 7 hectares during the same period.

Table 15: Loss of Employment Land to other uses (hectares), 2010 to 2018/19

Year	B1	B2	B8	MU	A2	Total
2010/11	-2.85	-0.03	0	-0.43	0	-3.31
2011/12	-1.35	-3.13	-2.19	-1.57	-0.30	-8.54
2012/13	-0.85	-0.92	0	-1.39	0	-3.16
2013/14	-0.79	0	-0.04	0	0	-0.83
2014/15	-0.52	0	-0.02	-1.7	-0.29	-2.53
2015/16	-0.24	-0.05	0	-0.34	0	-0.63
2016/17	-0.27	-1.00	-0.01	0	-1.22	-2.48
2017/18	-0.36	-0.23	-0.01	0.10	-0.00	-0.70
2018/19	-2.54	-0.40	-0.09	0.00	-0.06	-3.09
2019/20	-0.15	0	0	-0.02	-0.03	-0.2
Total	-9.92	-5.78	-2.36	-5.53	-1.9	-25.49

(Source: Employment Land Monitoring Report 2020, Chorley Council)

5.24. The majority of permissions for the loss of employment land yet to be developed or fully completed relate to housing use and the larger schemes will have been subject to Core Policy 10 criteria a) to f) and also criterion g), convincing evidence of lack of demand through rigorous and active 12 month marketing period for employment re-use and employment redevelopment; and criterion h) an assessment of the viability of employment development including employment re-use and employment redevelopment. The employment uses which are exempt from Core Policy 10 due to legislation changes are covered in the paragraph below. The majority of consents for the loss of employment use will generate jobs and a number will provide services and facilities for the local community.

5.25. It is not possible to resist losses in certain development categories because Town and Country Planning legislation allows as permitted development:

- A change of use of a building and any land falling within Office (Use Class B1a) to Residential (Part 3 Class 0, amended 2016). The right will only apply where the building has either, been in use as an office immediately before 30 May 2013 or, if vacant, where its last use was an office use. A developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to: transport and highway impacts of the development; contamination risks on the site and flood risks on the site impacts of noise from commercial premises on the intended occupiers of the development. Where there are unsustainable impacts the permitted development can be refused.
- A change of use of a building and any land within its curtilage from a use falling within Class B1(c) light industrial to a dwelling house (Class PA amended). There are restrictions e.g. development is not permitted if the building was not used solely for a light industrial use on 19 March 2014 and the gross floor space of the existing building exceeds 500 sqm. Prior approval must have been obtained by 30th September 2020.
- A change of use of a building and any land falling within a Business (Use Class B1) to use as a state funded school and registered nursery (Class T).
- A Change of use to housing from agricultural use widens permitted development for Part 3 change of use to new areas, including farm buildings to dwelling houses and shops (A1 use) and financial/professional services premises (A2 uses) to dwelling houses. The Prior Approval regime applies to most of the permitted development, and has now been extended to include

design/appearance considerations in some cases. Legislation is amended to now allow a maximum of 5 units (in total not exceeding 865m² of floor space (incl mezzanines).

Local Plan Indicator 11: Vacant groundfloor units in shopping centres

Target: Less than 7.5% vacancy in Chorley Town Centre and 10% in District and Local Centres

5.26. Vacancy rates as a percentage of ground floor units in the centre are slightly below the North West and UK average, at 10.3% for Chorley and 11.1% and 11.5% for the North West and UK respectively in April 2021.

5.27. There are 29 local centres in the borough (2 District Centres & 27 Local Shopping Centres) as designated by the adopted Chorley Local Plan Policy EP7 and Policies Map. A survey of these centres was taken as part of the review of the Chorley Retail Study 2018 - <https://chorley.gov.uk/Documents/Planning/Planning%20Policy/Chorley%20Retail%20Study%202019.pdf>.

Local Plan Indicator 12: Major retail development permitted away from town centre and edge-of-centre locations (1,000m²+ floorspace)

Target: None

5.28. There are none during the monitoring period. The town centre mixed use scheme including retail uses at Market Walk, Chorley, which includes a cinema, opened in 2019.

Significant Effect Indicators

5.29. There is one Significant Effect Indicator that relates to this theme, regarding new business survival rates. The survival rate is based on new businesses being registered in Chorley Borough, that are still active in terms of employment and/or turnover in any part of the subsequent year.

5.30. In 2015, the one-year survival rates for new businesses across the UK as a whole was 89.7%, in the North West it was 90.7%, and for Chorley it was slightly lower at 90.5%. No further data is available for subsequent years.

Table 16: One year Business Survival Rates in Chorley

Year	% Survival
2010	88.6
2011	94.0
2012	91.4
2013	94.0
2014	93.9
2015	90.5
2016	DATA NOT AVAILABLE
2017	DATA NOT AVAILABLE
2018	DATA NOT AVAILABLE
2019	DATA NOT AVAILABLE

(Source: Office for National Statistics: Business Demography: Enterprise Births, Deaths and Survival)

6. Sustainable Travel

Related Local Policies

Central Lancashire Core Strategy

Policy 2: Infrastructure

Policy 3: Travel

Chorley Local Plan 2012-2026

Policy ST1: Provision or Improvement of Footpaths, Cycleways, Bridleways and their Associated Features in Existing Networks and New Development

Policy ST2: Rail Facilities, Electrification and Improvement

Policy ST3: Road Schemes and Development Access

Policy ST4: Parking Standards

- 6.1. The M6, M61 and M65 motorways all pass through the Borough giving it excellent road links. Although Chorley town is not directly served by a junction on the M6, access is available at Junction 28 to the north of the Borough near Leyland and at Junction 27 to the south of the Borough near Standish, allowing convenient access to the Midlands, the South, Northern England and Scotland. The M61 provides good links from the Borough to Manchester to the south and Preston to the north, whilst the M65 provides access to East Lancashire and beyond to Yorkshire and the North East.
- 6.2. A network of A and B roads provide local connections for the Borough's towns and villages to destinations such as Blackburn, Bolton, Leyland, Preston, Southport and Wigan. Peak time congestion is a problem on some routes, such as the A6 Preston Road north of Euxton Lane in Chorley. The Gillibrand Link Road and Eaves Green Link Road have been completed and will provide an orbital route from the A6 south of Chorley town to the A581 to the west of the town, bypassing the town centre. These roads will also provide access to new development to the west of the town.
- 6.3. The 1991 census identified 25.2% of households in the Borough were without a car. This figure decreased in the 2001 census to 19.6% of households. The 2011 census reveals that the proportion of households without a car has fallen further to only 17.1% of households. This is below the county average (22.9%) and significantly below the regional (28%) and national figures (25.8%). The rural nature of the borough, and the high proportion of working residents commuting to jobs elsewhere, is likely to contribute to the high level of car ownership.
- 6.4. There are five railway stations in the Borough. They are located at Adlington, Buckshaw Village, and Chorley on the Blackpool-Preston-Manchester line, at Croston on the Preston-Ormskirk-Liverpool line and at Euxton, Balshaw Lane, which is on the West Coast Main Line. The Preston-Blackburn line also passes through the north of the Borough, although there are no stations in Chorley Borough. Buckshaw Parkway Railway Station opened in October 2011. Table 19 shows an increase of railway usage at stations within the borough. This is likely to be due to the electrification work undertaken on the Preston – Manchester line which has been completed.

Table 17: Railway station usage, 2007/08 to 2019/20(Entries and exits)

Year	Adlington	Buckshaw Parkway	Chorley	Croston	Euxton Balshaw Lane	Chorley District Overall
2007/08	94,043	0	730,069	41,975	43,887	909,974
2008/09	91,126	0	684,144	44,476	52,962	872,708
2009/10	94,610	0	737,964	39,848	48,704	921,126
2010/11	104,910	0	819,548	41,650	57,912	1,024,020
2011/12	109,946	91,632	836,480	44,802	61,224	1,144,084
2012/13	109,400	225,250	841,912	46,306	58,158	1,281,026
2013/14	109,672	273,856	843,744	47,814	58,582	1,333,668
2014/15	110,902	290,266	720,130	45,228	64,792	1,231,313
2015/16	115,786	303,892	650,346	46,322	72,726	1,189,072
2016/17	122,514	353,688	695,340	47,870	77,156	1,296,568
2017/18	114,488	350,390	662,510	48,582	78,918	1,254,888
2018/19	102,646	366,486	567,494	35,598	62,740	1,134,964
2019/20	134,180	455,016	698,696	47,318	77,936	1,413,146

(Source: [Lancashire Insight Profile](#)) [LCC Railway](#) Data

- 6.5. There are bus connections from Chorley Interchange to major destinations such as Preston, Leyland, Bolton, Blackburn and Wigan. Services also link the smaller settlements in the Borough with Chorley and other major towns. However, some rural locations are infrequently served by buses, and a lack of passengers in some areas has led to reductions in service frequency and service cuts.

Core Strategy Indicators

- 6.6. Increased infrastructure services arising from demand associated with new development is generally provided or paid for by developers through s106/CIL.

Core Strategy Indicator 2: Infrastructure – Value of Developer Contributions collected (and spent on infrastructure priorities)

Target: Monitor each year

Trigger: Decrease in s106/CIL infrastructure funding of more than 20% on a rolling three year average

Table 18: Developer contributions collected and spent

Year	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on Infrastructure	CIL transferred to Parish Councils
Apr 2014 – Mar 2015	£726,970	£813,239	£583,879.33	£0	£87,263.15
Apr 2015 – Mar 2016	£1,662,289	£695,165	£588,896.93	£0	£86,858.22
Apr 2016 – Mar 2017	£923,376.08	£778,379.69	£1,048,458.06	£0	£156,641.48*
Apr 2017- Mar 2018	£1,727,820.46	£412,681.71	£1,810,580.91	£1,182,582.00	£271,311.35
April 2018 –	3,221,985.07	4,992,504.26	5,007,578.23	417,418.00	750,251.54

March 2019					
April 2019 – March 2020	£2,078,589	£2,293,770.00	£4,262,964.91	£959,803.31	£94,234.00

*Includes contributions to 'Chorley Parish'.

- 6.7. The detailed statutory report on CIL funds received during the financial year 2019/20 is available from the Council website by clicking [here](#) :

Core Strategy Indicator 3: Travel – Changes to road traffic congestion

Target: Year on year reduction

Trigger: Increase in road traffic congestion by more than 5% on a rolling three year average

- 6.8. The Core Strategy aims to reduce the need to travel by locating development in accessible locations and promoting sustainable travel alternatives such as walking, cycling and public transport. High usage of cars causes congestion at peak times and it is expected that annual trips to work by car will rise. It is important the improvements are made to the road network to enable it to deal with additional traffic in the future.
- 6.9. There is currently insufficient information to allow us to monitor this indicator within Chorley, however information is available across the North West of England and the Lancashire '12' authorities.

Table 19: Estimated traffic flows for all motor vehicles (millions of vehicle kilometres)

Year	Lancashire 12	North West	England
2014	11,113	55,566	428,215
2015	11,374	56,282	436,281
2016	11,449	57,096	445,776
2017	11,441	56,893	449,643
2018	11,526	57,449	450,837
2019	12,846	65,145	493,302
2020	10,143	52,040	389,543

(Source [Department for Transport: Road Traffic Statistics for Local Authorities Table TRA8904](#))
<https://www.gov.uk/government/statistical-data-sets/tra89-traffic-by-local-authority#history>

Local Plan Indicators

- 6.10. The Central Lancashire Core Strategy Policy 3: Travel details measures to plan for travel including setting and applying parking standards. Local Plan Policy ST4 sets out parking standards to be applied in the borough.

Local Plan Indicator 7: Completed non-residential development complying with car parking standards

Target: 100% of non-residential development complying with car parking standards

Minimum threshold of 1,000m²

Local Plan Indicator 8: Completed residential development complying with car parking standards

Target: 100% of residential development complying with car parking standards

Minimum threshold of 10 dwellings

6.11. Due to the flexible wording of this policy, it is difficult to provide meaningful statistics on compliance and non-compliance with the standards. Policy ST4 does not require that all developments strictly adhere to the parking standards set out in the Plan, and allows for lower levels of provision at locations that are more sustainable and well served by public transport.

6.12. Most applications that do not achieve the standards are justified on the basis that they are in (or very close to) Chorley town centre, where there are excellent transport links, car parks and amenities within walking distance. Others are deemed to be acceptable due to their proximity to a train station or high frequency bus route and / or a district of neighbourhood centre. In some circumstances lower levels of provision may be acceptable for the redevelopment of a site that did not previously adhere to the standard.

Significant Effect Indicators

6.13. There are two Significant Effect Indicators that are related to this theme. The table below shows the data, comparator data (if applicable), trend information and potential implications.

Table 20: Catering for Sustainable Travel Significant Effect Indicators

Indicator	Quantified Data	Comparators	Trend	Potential Implications
% of residents aged 16-74 who travel to work by public transport, foot or bicycle	The 2011 Census of Population identified that 5.3% of Borough residents travelled to work by public transport and 9.2% by foot or bicycle.	In 2011 7% of residents in Lancashire and 15.9% of residents in England travelled to work by public transport. The comparable journeys to work by foot or foot bicycle were 12.1% of residents in Lancashire and 12.5% of residents in England.	The 2001 Census identified that 5.2% of residents travelled to work by public transport and 11% by foot or bicycle.	The percentage of residents travelling to work by public transport, foot or bicycle has decreased slightly over the years and the % in the Borough is less than the county and national figures. This has implications for road congestion and air pollution.
% of working residents aged 16-74 who travel to work by car or van	The 2011 Census of Population identified that 72.8% of working residents travelled to work by car or van	68.9% of residents in Lancashire and 59.2% of residents in England and Wales travelled to work by car or van.	The 2001 Census identified that 72.8% of working residents travelled to work by car or van.	The percentage of Chorley residents travelling to work by car has also remained stagnant over the past decade. It remains significantly higher than the county and national average, in part due to the rural nature of the borough and the high proportion of working residents commuting to jobs elsewhere. This has implications for road congestion and air pollution.

7. Built and Natural Environment

Related Local Policies

Central Lancashire Core Strategy

Policy 16: Heritage Assets
Policy 17: Design of New Buildings
Policy 18: Green Infrastructure
Policy 19: Areas of Separation and Major Open Space
Policy 20: Countryside Management and Access
Policy 21: Landscape Character Areas
Policy 22: Biodiversity and Geodiversity
Policy 27: Sustainable Resources and New Developments
Policy 28: Renewable and Low Carbon Energy Schemes
Policy 29: Water Management
Policy 30: Air Quality
Policy 31: Agricultural Land

Chorley Local Plan 2012-2026

Policy BNE1: Design Criteria for New Development
Policy BNE2: Development in the Area of Other Open Countryside
Policy BNE3: Areas of Land Safeguarded for Future Development Needs
Policy BNE4: Areas of Separation
Policy BNE5: Redevelopment of Previously Developed Sites in the Green Belt
Policy BNE6: Light Pollution
Policy BNE7: Unstable Land
Policy BNE8: Protection and Enhancement of Heritage Assets
Policy BNE9: Biodiversity and Nature Conservation
Policy BNE10: Trees
Policy BNE11: Species Protection

- 7.1. The Borough has a wide range of natural habitats that are important for biodiversity. The eastern part of the Borough has extensive areas of moorland, although this is of variable ecological quality. Significant areas of ancient woodland remain in the eastern and central areas, especially in the ecologically important river valleys, which act as wildlife corridors. In the western lowlands arable farming has replaced the semi-natural habitats. In places isolated woodlands, scrubland, species rich grassland and wetlands survive; some of which are important for their plant and animal communities such as the only known natural population of Jennings' proboscis worm (*Source: Chorley Profile*).
- 7.2. There are two designated Sites of Special Scientific Interest (SSSIs) in the Borough. Charnock Richard Pasture covers an area of 1.2 hectares and is important as one of the few species-rich unimproved grasslands remaining in Lancashire, a habitat which is becoming increasingly scarce nationally due to agricultural intensification. This SSSI is in a favourable condition.
- 7.3. The SSSI site previously known as 'White Coppice Flush' which covered 0.5 hectares has been included in a newly identified, much larger SSSI known as West Pennine Moors, which extends to a total of 7,662.4ha across multiple local authority areas. This SSSI supports an extensive mosaic of upland and upland-fringe habitats. 61.6% is in favourable or unfavourable recovering condition. It is of special interest for the following nationally important features:
 - Blanket bogs;

- Wet and dry heathlands;
- Acid and lime-rich flushes;
- Rush pastures and mire grasslands;
- Acid grasslands;
- Neutral hay meadows and pastures;
- Wet and dry broadleaved woodlands and scrub;
- Diverse assemblages of upland moorland, in-bye and woodland breeding birds;
- Breeding black-head gulls, Mediterranean gulls and grey herons; and
- Populations of starry lady's mantle, large toothed lady's mantle and floating water-plantain.

(Source: [Natural England](#)).

- 7.4. It becoming more and more expensive to send waste to landfill, therefore it is vitally important to minimise the percentage that has to be disposed of via this method; the standard Landfill Tax rate from 1st April 2020 is £94.15 per ton (+VAT).
- 7.5. The percentage of household waste sent for reuse, recycling or composting in the Borough has increased in the year 2019/20 and is higher than the North West and England averages.

Table 21: Percentage of household waste sent for reuse, recycling or composting

Year	Chorley	Lancashire 12	North West	England
2013/14	48.7	N/A	45.6	43.5
2014/15	47.7	47.3	46.5	43.7
2015/16	48.0	51.6	46.1	43.0
2016/17	47.2	45.6	45.9	43.7
2017/18	42.7	42.1	44.7	43.2
2019/19	43.3	46.6	45.3	43.5
2019/20	46.6	45.7	45.6	43.8

(Source: [DEFRA – ENV18 - Local authority collected waste: annual results tables](#) and [Lancashire insight](#))

- 7.6. The Environment Agency's remit includes responsibility for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea. Lead local flood authorities (LLFAs) are responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses and lead on community recovery.
- 7.7. The Environment Agency's service in Flood Warning Areas which aimed to warn residents in advance when flooding may be likely and to inform them of the potential severity of the flooding has been replaced by a central government 'Flood Information Service' that is accessed online: <https://flood-warning-information.service.gov.uk/>. This service provides flood warnings for England and Wales and information on flooding for the local area.
- 7.8. Within Chorley there are 5 river monitoring stations located at:
- Lostock at Littlewood Bridge
 - Yarrow at Croston
 - Yarrow at Croston Dam
 - Yarrow at Castle Bridge Croston
 - Yarrow at Pincock Brow

You can select these locations at the website above to find out the latest river level information over a 5-day period.

7.9. The Borough contains a wealth of historic buildings of national, regional and local importance, which are 'Listed' for their special architectural or historic interest. There are 434 Listed Buildings in Chorley, divided into three categories: Grade I, Grade II*, Grade II. Grade I and II* Listed Buildings include the finest historic buildings in the country. In addition, there are 10 scheduled ancient monuments and 5 historic parks and gardens (Source: [Historic England Listings](#)).

Core Strategy Indicators

7.10. Three of the Grade I and II* buildings in the borough are included in English Heritage's 'Heritage at Risk' register, which was formerly known as the 'Buildings at Risk' register. Priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a site which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority.

7.11. There are also two scheduled monuments at risk at Ingrave Farm and Better's Farm, both of which are moated sites.

Core Strategy Indicator 8: Heritage Assets – Number Heritage Assets at Risk

Target: No net increase; No Heritage Assets at Risk by 2026

Trigger: No progress on a rolling five year period; Any increase in the number of Heritage Assets at Risk

7.12. Changes have taken place in recent years with the condition of these assets showing some improvements.

- Bank Hall, Bretherton: Country house built 1608 and extensively added to in 1832-3. Permission has been granted for residential renovation of the Hall with enabling development for further residential units. The scheme, supported by the Heritage Lottery Fund, is being undertaken by the Heritage Trust for the North West. Structural works are in an advanced state with internal fit out following, at which stage it can then be removed from the register. The Friends of Bank Hall continue to look after the grounds.
- Buckshaw Hall, Euxton: Building forms part of the former Royal Ordnance site, now being developed for housing. Sold in 2009 to a private individual. Structural repairs are completed and internal works are on-going.
- Church of St George: grade II* listed church of built to the designs of Thomas Rickman in 1825. The nave has galleried aisles, east chancel and west tower. Constructed of ashlar sandstone with slate roof. Principal structure and envelope in fair condition, but foundation failure of internal sleeper walls on the north side is causing progressive deflection of the nave floor and gallery above. The church has been a victim of heritage crime.
- Two Scheduled Ancient Monuments are included on the list: Ingrave Farm moated site 100m west of Ingrave Farm, Eccleston (Listing ID [1012502](#)); and Better's Farm moated site and two fishponds, Heath Charnock (Listing ID [1009350](#))

7.13. This table shows those assets most at risk, with category 'A' indicating the sites most at risk of being lost as a result of neglect, decay or inappropriate development.

Table 22: Heritage Assets at Risk in Chorley

Heritage Asset	Bank Hall, Bretherton	Lower Burgh Hall, Chorley	Buckshaw Hall, Euxton	Church of St George, Chorley	Church of St Michael, Croston
Grade	II*	II*	II*	II*	II*
Listing ID	1362113	1072644	1362139	1072441	1163631
2010	B	E	F	-	
2011	D	F	F	-	
2012	D	F	E	-	
2013	D	E	E	-	
2014	B	F	F	-	
2015	B	F	F	C (new entry)	
2016	B	F	F	C	
2017	B	Restored (Removed from HAR)	E	C	F (new entry)
2018	F		E	C	Restored (Removed from HAR)
2019	F		E	C	
2020	C		E	C	

(Source: Historic England, [Heritage at Risk Register](#) June 2021)

Core Strategy Indicator 9: Design of New Buildings – higher quality building design

Target: All housing developments (over 5 hectares) to achieve a ‘good’ Building for Life rating by 2016, and ‘very good’ by 2021; All major non-residential developments to achieve a score of 3 in the Places Matter assessment, increasing by 4 to 2021.

Trigger: More than 5% of all developments assessed failing to meet required standards, on a rolling three year average.

7.14. Core Strategy Policy 17 aims to ensure that high quality design is delivered in Central Lancashire. Where the local environment is poor, good building design is key to enhancing its identity and sense of place.

7.15. Chorley Council has not used the Building for Life (BfL) assessment for any schemes for a number of years. Due to the changes in the Building for Life Scheme, the target in this indicator is now out of date. Instead, the council relies on the Design Guide SPD, which provides an overview of the design principles employed by the Central Lancashire authorities. In addition, the revised NPPF (February 2019) indicates at paragraph 124 that the Government attaches great importance to good design.

Core Strategy Indicator 11: Biodiversity – Change in areas of biodiversity importance

Target: No net loss

Trigger: Any loss in areas of biodiversity importance

7.16. Biological Heritage Sites (BHS) is the name given to the most important non-statutory wildlife sites in Lancashire. BHSs contain valuable habitats such as ancient woodland, species-rich grassland and bogs. Many provide a refuge for rare and threatened plants and animals. There are over 100 Biological Heritage Sites (some of which incorporate Ancient Woodland) and Local Nature Reserves in the Borough.

7.17. The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. The Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document provides guidance on the interpretation and implementation of the relevant Central Lancashire policies on biodiversity and sets out what is required as part of the planning process, this includes guidance in relation to ecological networks. There have been no losses in areas of biodiversity across Chorley during the monitoring period of 2017/18.

Table 23: Changes in areas of biodiversity importance

Year	New sites / extensions	Area deleted	Area damaged	Changes in area
2006/07	N/A	-0.70	-6.40	-7.1
2007/08	15.8	-1.40	-2.90	11.5
2008/09	0.00	-0.40	-2.50	-2.9
2009/10	0.00	0.00	0.00	0.00
2010/11	0.00	0.00	0.00	0.00
2011/12	Data not available for this monitoring year			
2012/13	0.00	0.00	0.00	0.00
2013/14	0.00	0.00	0.00	0.00
2014/15	0.00	0.00	0.00	0.00
2015/16	0.00	0.00	0.00	0.00
2016/17	0.00	0.00	0.00	0.00
2017/18	0.00	0.00	0.00	0.00
2018/19	Data not available for this monitoring year			
2019/20	Data not available for this monitoring year			

(Source: Lancashire County Council BHS Annual Review, Natural England)

Core Strategy Indicator 13: Sustainable Resources and New Developments – Planning to adapt to climate change

Target: All housing developments to meet the Code for Sustainable Homes standards (Jan 2013 – Level 4, Jan 2016 – Level 6); All non-residential developments to be BREEAM rated ‘very good’ or ‘excellent’ by 2016, and ‘outstanding’ by 2026.

Trigger: More than 5% of all developments failing to meet required standards, on a rolling three year average.

7.18. The Code for Sustainable Homes was an environmental assessment method used to assess the performance of new homes and was promoted to improve the sustainability of new dwellings. In 2015, the Government withdrew the standard in England and consolidated some elements of the standards into Building Regulations. Building Regulations are mandatory minimum standards for the design and construction and alteration of most types of buildings. Adherence to these is monitored through Building Control rather than Planning. As a result the Code for Sustainable Homes requirement in policy 27 is no longer relevant. The Government set out transitional arrangements until energy efficiency standards are included in Building Regulations which allow local authorities to continue to apply policies in their Local Plans that require compliance with energy efficiency standards that exceed Building Regulations.

7.19. In accordance with the transitional arrangements, the three authorities are requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes is no longer required.

7.20. All other new developments in the area have achieved a BREEAM rating of ‘very good’ in accordance with Policy 27.

Local Plan Indicators

7.21. This indicator is used to monitor some of the impacts of developments upon the environment, specifically impacts on water quality and flood risk.

Local Plan Indicator 5: Planning permissions granted contrary to EA advice

Target: None

7.22. In the past, the Environment Agency (EA) has objected to a small number of applications (less than 1%) in Chorley on flood defence grounds and on water quality grounds. The EA will usually withdraw objections following the submission of further information by the applicant to demonstrate how the impacts can be made acceptable; in other cases the applications have been refused or withdrawn for other reasons. In previous years this has resulted in zero applications being granted contrary to EA advice.

7.23. The ‘Town and Country Planning (Consultation) (England) Direction 2009’ requires that for those applications where the EA is unable to withdraw its objection and the authority is still minded to grant permission, the local planning authority must notify the Secretary of State. This may result in the application being “called in” for determination by the Secretary of State².

7.24. The Environment Agency’s website has been redesigned and the information required to monitor this indicator is no longer accessible, therefore the Council will not be able to comprehensively monitor this indicator in the future; other mechanisms such as the Direction detailed above ensure that the impacts of development on the environment are within acceptable parameters.

Local Plan Indicator 6: Renewable energy generation

Target: No target

7.25. Core Strategy Policy 28 supports proposals for renewable and low carbon energy schemes. In June 2015 however, the government made a change to English planning policy in relation to onshore wind turbines. The change means that development for wind turbines can only be granted permission if the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan. National Guidance indicates that Maps showing the wind resource as favourable to wind turbines or similar will not be sufficient. The Local Plan does not allocate any areas as being suitable for wind turbine development, therefore no renewable developments of this type can be granted planning permission within Chorley under the existing development plan policy.

7.26. Operational renewable energy capacity in the Borough is estimated to be 11.15MW, produced via landfill gas at Ulnes Walton, Withnell, Clayton Hall and Rigby, and three wind turbines at Cliffs Farm, Mawdesley Moss.

Table 24: Renewable energy generation

Site Name	Technology	Post-consent	Capacity MW
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² As described by Planning Practice Guidance

<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/how-local-planning-authorities-should-involve-the-environment-agency-when-determining-planning-applications-where-there-is-a-risk-of-flooding/what-should-happen-if-a-local-planning-authority-wants-to-grant-consent-for-a-major-development-against-environment-agency-advice/>

Ulnes Walton Landfill Site	Landfill Gas	Operational (2003)	1.3
Withnell Landfill Site	Landfill Gas	Operational (1996)	2.30
Rigby Landfill Site	Landfill Gas	Operational (2009)	3.00
Mawdesley Moss	Onshore Wind	Operational (2012)	2.3
Clayton Hall Landfill Site	Landfill Gas	Operational (2010)	1.60
Rivington Water Treatment Works	Solar array	Certificate of Lawfulness granted August 2015	0.85
Rivington Water Treatment Works	Solar photovoltaic array	Certificate of Lawfulness granted February 2015	0.14

(Source: Department for Business, Energy & Industrial Strategy, [Renewable Energy Planning Database Monthly Extract](#), September 2018)

8. Health and Wellbeing

Related Local Policies

Central Lancashire Core Strategy

Policy 23: Health

Policy 24: Sport and Recreation

Policy 25: Community Facilities

Policy 26: Crime and Community Safety

Chorley Local Plan 2012-2026

Policy EP10: Primary School Allocations

Policy EP11: Further and Higher Education Facilities

Policy HW1: New Open Space, Sport and Recreation Facilities

Policy HW2: Protection of Existing Open Space, Sport and Recreation Facilities

Policy HW3: Valley Parks

Policy HW4: The Leeds and Liverpool Canal

Policy HW5: Allotments

Policy HW6: Community Facilities

Policy HW7: Crematoria and Burial Facilities

- 9.1. Access to open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of residents. There are a good range of sports facilities in the Borough including 2 Council and 1 Parish Council run leisure centres, 2 public swimming pools, 2 private leisure centres with swimming pools (Next Generation and Park Hall) and numerous gyms. There are a number of golf courses in the Borough including an 18-hole municipal owned course at Duxbury, south of Chorley town. There are also numerous cricket pitches and bowling greens with associated clubs. The number of all-weather sports pitches has increased in recent years with many secondary schools providing community facilities.

Core Strategy Indicators

- 9.2. Core Strategy Policy 24 aims to ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities by protecting existing sport and recreation facilities and providing new facilities where needed.

Core Strategy Indicator 10: Green Infrastructure/Sport and Recreation – amount of sport, recreation and informal open space lost to other uses

Target: No net loss

Trigger: Any significant unmitigated loss to other uses of sport, recreation and informal open space.

- 9.3. There have been various applications that have been on sport, recreation and open space land. The majority of these applications have however secured provision elsewhere or contributions were secured for off-site provision, to mitigate for the loss.

Core Strategy Indicator 12: Health – Improving community health

Target: Undertake Health Impact Assessments (HIA) for major planning applications on Strategic Sites and Locations, with outcomes implemented.

Trigger: Any consents granted on relevant sites without a HIA

- 9.4. Health Impact Assessments are required for major planning applications on Strategic Sites and Locations. There is one Strategic site in the borough and this is at Buckshaw Village which was subject to a masterplan which received planning consent in 2008, which pre-dated Health Impact Assessments.

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