

Chorley Local Plan

2012 – 2026

Site Allocations and Development Management Policies
Development Plan Document

Adopted 21 July 2015



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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. Introduction

1.1 The Chorley Local Plan forms part of the statutory Development Plan for Chorley. The role of the Plan is twofold:

- i. To identify the scale of development in each settlement and allocate sites to meet the development needs of Chorley over a 15 year period in order to achieve the vision for growth as outlined in the Central Lancashire Core Strategy.
- ii. To identify key local issues and provide a set of policies to manage change which will be used by decision makers to determine planning applications. These are known as Development Management (DM) Policies.

1.2 It is not the purpose of this Plan to grant permission to specific proposals – this will continue to be addressed through the existing planning application process. Instead, the Local Plan will ensure that appropriate forms of development can occur in the most suitable locations. It helps provide a level of certainty about what areas will be developed or protected in the future and for what purpose. However, the allocation of a site does not necessarily mean that it will be developed straight away.

1.3 Each of the chapters within this Local Plan relate to a key theme, such as ‘Homes for All’ or ‘Climate Change’. At the beginning of each chapter, we have highlighted the relevant Core Strategy objectives and key policies that inform the Local Plan and help deliver the vision of the Core Strategy. Each chapter also contains any relevant development management policies.

1.4 The National Planning Policy Framework (to be referred to as the Framework) sets out the Government’s planning policies for England and how these are expected to be applied. It details the Government’s requirements for the planning system and provides a framework for local people and their accountable councils to produce their own distinctive local and neighbourhood plans to reflect their needs and priorities.

Relationship to other guidance

National Planning Policy Framework and Planning Practice Guidance

1.5 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in making planning decisions.

1.6 At the heart of the Framework is a presumption in favour of sustainable development which is seen as a golden thread running through both plan making and decision taking. Policies within local plans should follow the approach of a presumption in favour of sustainable development so that it is clear that such development can be approved without delay.

Joint Lancashire Minerals and Waste Local Plan

1.7 Policies and proposals for future minerals and waste development are set out in the Minerals and Waste Local Plan, prepared jointly by Lancashire County Council, Blackpool Council and Blackburn with Darwen Council. This consists of an adopted Minerals and Waste Core Strategy and an adopted Minerals and Waste Site Allocations Development Plan Document. Therefore, minerals and waste issues are not covered in the Chorley Local Plan; however Mineral Safeguarding Areas are included on the adopted Policies Map. It should be borne in mind that any development proposed within areas identified as Mineral Safeguarding Areas must satisfy the criteria set out in Policy M2 of the Minerals and Waste Local Plan the objective of which is to safeguard minerals from unnecessary sterilisation. Further information is available from Lancashire County Council.

Central Lancashire Core Strategy (2012)

- 1.8** The Central Lancashire Core Strategy, jointly produced by Chorley, South Ribble and Preston Councils was adopted in July 2012. It sets out the long term spatial vision for Central Lancashire and the overall strategy for delivering that vision. For example, it identifies the overall need for different types of development including housing, employment, leisure and retail, as well as the need to protect the environment, create and enhance open spaces, and secure investment.
- 1.9** The Core Strategy does not identify individual parcels of land for future development, nor does it contain detailed local policies. It is the role of this Local Plan to provide this local level of detail by allocating specific sites and setting out detailed local development management policies. It will ensure that the Chorley Council will deliver the appropriate infrastructure, manage economic growth, deliver sustainable development and protect natural assets within the Borough.
- 1.10** This Local Plan must be in general conformity with the strategic objectives of the adopted Core Strategy and seek to implement its strategic vision for Chorley and wider Central Lancashire. There are twenty four strategic objectives and these are designed to set out the key issues to be addressed within the Policies of the Core Strategy. The strategic objectives relate to specific chapters within this Local Plan and are identified at the start of each chapter.

Chorley Borough Local Plan Review (2003)

- 1.11** The Chorley Borough Local Plan Review was adopted in 2003 and is replaced by this Local Plan.

Supplementary Planning Guidance and Documents (SPGs and SPDs)

- 1.12** All Supplementary Planning Guidance documents produced alongside the Chorley Local Plan Review (2003) are no longer in force apart from Appendix 2 of the Design Guidance SPD (2004) and the Householder Design Guidance SPD (2008) following the adoption of this Chorley Local Plan. These are being replaced by a number of new Supplementary Planning Documents. Whilst they do not include any additional policies, they do contain further guidance expanding on policies in the Core Strategy and this Local Plan.
- 1.13** The Central Lancashire SPDs cover:
- Affordable Housing
 - Design
 - Open Space and Playing Pitch
 - Controlling re-use of Employment Premises
 - Rural Development
 - Access to Healthy Food
 - Biodiversity and Nature Conservation
- 1.14** Alongside these SPDs will be a number of local SPDs relating specifically to Chorley and these will expand on guidance set out in the Policies with the Chorley Local Plan. These cover:
- Householder Design
 - Renewable and Low Carbon Energy (2014)

2. Vision

2.1 The Framework introduced, at the heart of national policy, a presumption in favour of sustainable development. This should be seen as a 'Golden Thread' running through both plan making and decision making. Core Strategy Policy MP clarifies the operational relationship between it and national policy. Local Plan Policy V1 seeks to ensure this presumption in favour of sustainable development at Chorley district level.

Policy V1: Model Policy

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole and those contained in the Core Strategy; or**
- b) specific policies in the Framework and Core Strategy indicate that development should be restricted.**

2.2 The Core Strategy sets out the strategic vision for Central Lancashire by the year 2026. Within this context, it explains that Chorley will attract investors and visitors taking advantage of retail, heritage, education and a high quality town centre. It will have capitalised on its premier location as a place to do business, complemented by a thriving market town.

2.3 The character of Chorley's towns and villages will reflect their individual historic and cultural heritage, with high quality, well designed new buildings enhancing local distinctiveness. There will be improved transport connections within Chorley and to wider regional and national destinations. The character of rural villages will have been maintained, with access to services to sustain local communities and overcome rural poverty.

2.4 Neighbourhoods will be safe, clean and sustainable with healthy, highly skilled and diverse communities. Residents will have easy access to public services, good jobs and decent, high quality affordable homes. Energy use will be minimised with an emphasis on sustainable sources, including mitigation measures and wherever possible, adaptation to climate change.

Locating Growth in Chorley

2.5 In order to ensure growth and investment takes place in the most sustainable locations, a hierarchy of settlement types and priority locations has been identified in the Core Strategy. Each tier of the hierarchy will see an appropriate level of development occurring in order to achieve sustainable growth.

Core Strategy Objectives

SO1: To foster growth and investment in Central Lancashire in a manner that:

- Makes the best use of infrastructure and land focussing on Chorley Town Centre;
- Marries opportunity and need by focussing investment in Strategic Sites and Locations and Chorley town centre; and
- Supports service provision in rural areas, particularly in the Rural Local Service Centres.

- 2.6** Core Strategy Policy 1: Locating Growth identifies the hierarchy of settlements in Central Lancashire where growth and investment will be concentrated. The Preston/ South Ribble Urban Area will be the main focus for growth and investment followed by:

Strategic Sites

- 2.7** Buckshaw Village is a strategic site where growth and investment will be focussed. There is already considerable investment in the site, with the scheme ultimately providing homes for up to 8,000 people in a sustainable urban village.

Key Service Centres

- 2.8** Chorley Town is the Key Service Centre in the borough, with a range of housing and employment opportunities, as well as retail and other services that serve a wide area. The focus will be on regeneration of well-located brownfield sites, although it is accepted that some greenfield development will be required on the fringes of the main urban areas.

Urban Local Service Centres

- 2.9** These centres benefit from short transport connections with services in the nearby towns. The Core Strategy directs some growth and investment to the following Urban Local Service Centres in the borough to help meet housing and employment needs:

- Adlington
- Clayton Brook/Green
- Clayton-le-Woods (Lancaster Lane)
- Coppull
- Euxton
- Whittle-le-Woods

Rural Local Service Centres

- 2.10** These centres serve their own residents and those in nearby villages with basic services and are well placed to provide for future local housing and employment needs. Limited growth and investment will be encouraged at the following Rural Local Service Centre:

- Brinscall/ Withnell
- Eccleston

In Other Places

- 2.11** Outside of the areas already identified, Chorley has a number of smaller villages and substantially built up frontages. In the interest of sustainable development, Core Strategy Policy 1 criterion (f) states that growth and investment in such places will typically be small scale and limited to appropriate infilling, conversion of buildings, and proposals to meet local need unless there are exceptional reasons for large scale redevelopment schemes. Whether the scale of proposed development is appropriate depends upon the characteristics of the village and their sustainability, as they vary in character and in terms of the facilities they provide. Eight major previously developed sites in the Green Belt are identified on the

Policies Map. Redevelopment of these sites will be permitted if the proposal is in accordance with Policy BNE5.

Development in Settlements

- 2.12** The full utilisation of land and buildings within settlement areas will help to ensure a better use of services and utilities, and can help reduce development pressures in the Green Belt. In addition the concentration of facilities in towns and villages can help to improve accessibility. In order to protect the character of the local area, it is important that new development respects local distinctiveness and does not adversely affect existing open spaces.

Policy V2: Settlement Areas

Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.

- 2.13** Development within settlement areas may be for an appropriate use such as housing, offices, community facilities or Green Infrastructure. Development proposals will be judged by their compatibility with existing surrounding development and their ability to satisfy material planning criteria. This includes factors such as access, parking, servicing, design and amenity, which includes an assessment of noise, emissions, disturbance because of anti-social hours of operation and traffic generation.
- 2.14** The impact on the character and distinctiveness of the area including visual intrusion for existing residents is also an important factor. This policy should be read in conjunction with other policies and proposals in this plan and with Core Strategy Policy 1: Locating Growth.

3. Delivering Infrastructure

Core Strategy Objectives

- SO2: To ensure there is sufficient and appropriate infrastructure to meet future needs, funded where necessary by developer contributions.

Key Core Strategy Policies

- Policy 2: Infrastructure
- Policy 18: Green Infrastructure

Introduction

3.1 Infrastructure is integral to the sustainability of cities, towns and villages, as well as to the delivery of new development. It encompasses everything from transport (roads, railways) to utilities (water, energy), as well as green (parks, rivers) and social (schools, community centres). Sustainable development seeks to make the optimum use of the capacity of existing infrastructure, as well as provide new, well planned and accessible infrastructure to deal with new development.

3.2 To ensure that the necessary infrastructure is provided, the Council along with Preston and South Ribble authorities, is undertaking work to establish a Community Infrastructure Levy (CIL), which will apply a tariff to new development to fund such infrastructure. This work is to assess the economic viability of tariff levels for different types of development. In accordance with national government guidance, this work is being undertaken independently from this Site Allocations and Development Management Policies process. However the Council is ensuring there are the necessary links between both documents.

Infrastructure Delivery Schedule

3.3 An Infrastructure Delivery Schedule has been produced to support the Core Strategy. It identifies the essential infrastructure required to accompany the delivery of strategic sites and locations as well as the broader distribution of residential and employment development.

Transport

3.4 There are many transport links between Chorley, its Central Lancashire neighbours of South Ribble and Preston, and adjoining neighbours Blackburn with Darwen, Bolton, Wigan and West Lancashire. The travel to work research also highlights journeys made across the sub-region.

3.5 Our transport infrastructure schemes include:

- Pedestrian Friendly Centres
- New Cycle Schemes/Improvements
- Public Transport Improvements
- Road Improvements/Traffic Congestion
- New Bus Schemes
- New Railway Station at Coppull
- Provision of Car and Cycle parking at existing Railway Stations
- Electrification of the Blackpool – Preston – Manchester railway line

Social Infrastructure

3.6 Social Infrastructure includes facilities such as doctor's surgeries, schools, sports centres and community halls.

3.7 Our social infrastructure schemes include:

- New Health Centre on Friday Street, Chorley
- New Buckshaw Village Surgery (completed)
- Primary Schools in Withnell, Clayton-le-Woods and Buckshaw Village (Group 1 site)
- Allotment Provision

Utilities Infrastructure

3.8 Through on-going discussions with key utility providers including National Grid and United Utilities, we understand that whilst there are infrastructure deficiencies that will arise as a result of the amount of development that is being proposed, there are no known electricity, water or gas capacity issues that cannot be overcome in the Borough over the lifetime of the Plan as a whole. United Utilities will consider deficiencies through future investment plan periods having regard to the phasing that has been identified in Appendix B. Core Strategy Policies 17: Design of New Buildings and 29: Water Management cover surface water and flood risk issues.

3.9 There is however, an identified need to address high speed broadband capacity limitations in rural areas. Working with telecommunications providers, and implementing Core Strategy policies should help to increase the availability of high speed broadband internet services in rural areas.

Green Infrastructure

3.10 Green Infrastructure is the network of green and blue spaces that lie within and between our towns and villages, providing multiple social, environmental and economic benefits. It is a critical infrastructure, like road networks or waste disposal, and as such, should be well planned and maintained, and viewed as integral to development.

3.11 Examples of green infrastructure in Chorley include rivers and reservoirs, woodlands, moorlands, parks, farmland and allotments, and even private residential gardens. Overall, the quantity of green infrastructure in the borough is mostly acceptable; however improvements are required in relation to its quality and accessibility.

3.12 Further information on infrastructure provision can be found within the relevant chapters throughout this document.

4. Catering for Sustainable Travel

Core Strategy Objectives

- SO3: To reduce the need to travel, manage car use, promote more sustainable modes of transport and improve the road network.
- SO4: To enable easier journeys into and out of Preston City Centre and east/west trips across South Ribble, improve movement around Chorley, as well as safeguard rural accessibility, especially for mobility impaired people.

Key Core Strategy Policies

- Policy 3: Travel

Introduction

4.1 Increasing the accessibility of the borough (for homes, jobs, open space, recreation etc.) and influencing travel patterns to encourage alternatives to the car (to reduce emissions, congestion and poor air quality) are key aims of the Core Strategy. Most journeys in Chorley are taken by car, causing increased congestion and pollution. Predictions for future car use indicate that this travel preference is likely to continue.

4.2 The Core Strategy sets out the broad principles to tackle this by encouraging walking and cycling for shorter trips, and supporting bus and rail travel for longer journeys. Through the Local Plan we can ensure that the development or protection of land influences travel choices and improves accessibility. The Framework states that Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure which is necessary to support sustainable development.

4.3 Lancashire County Council (the local highways authority) has adopted a Central Lancashire Highways and Transport Masterplan (March 2013), as well as the implementation of the Local Transport Plan (2011-2021), including the review of implementation plans on a 3 yearly cycle. This work demonstrates the wider transport infrastructure that is needed to address both the current and future transport issues within Central Lancashire, such as relieving congestion on the roads and the delivery of necessary improvements on the public transport networks.

Walking and Cycling

4.4 One way of encouraging walking is to provide safe, clean, pedestrian friendly urban areas. Accordingly, the following improvements are proposed to be included in an infrastructure delivery schedule. All of these are dependent on the availability of funding:

- Improvements to Market Street, Chorley to improve pedestrian safety and access
- A town centre signage audit to identify and remove redundant signage and street clutter
- Improved links across Shepherds Way (improve the underpasses under the railway and pedestrian crossings)
- A co-ordinated signage scheme for pedestrians from public transport networks and car parks.

4.5 The Core Strategy supports cycling within Central Lancashire and encourages improvements to the cycle network to make it easier and safer for cyclists. Lancashire County Council has identified 13 cycle schemes in Chorley Borough to encourage greater use of bicycles. Some of the schemes are designed to improve lighting, signalling and road-surface condition, whilst others seek to extend existing cycleways and include canal towpaths. All of these are dependent on the availability of funding.

Policy ST1: New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development.

New development and highway and traffic management schemes will not be permitted unless they include appropriate facilities for pedestrians, cycle parking facilities, and/or cycle routes. Proposals should provide for:

- i) The retention or appropriate diversion of existing footpath and cycleway links;
- ii) Facilities for pedestrians and cyclists to facilitate access on foot and by bicycle to nearby residential, commercial, retail, educational and leisure areas, where appropriate;
- iii) Additional footpaths, bridleways and cycleway routes between the countryside and built up areas where appropriate.

Proposals to improve, extend or add to the existing footpath, cycleway and bridleway network in the Borough and in new development will be supported providing they:

- a) Are integrated with existing routes to facilitate access on foot, by bicycle and by horse;
- b) Where appropriate, identify gaps in the existing network and map potential new link routes, particularly in areas where there is a high level of demand;
- c) Do not harm residential amenities;
- d) Do not harm nature conservation interests;
- e) Take into account the needs of agriculture;
- f) Are located and designed to minimise the risk of crime;
- g) Have regard to the needs of people with impaired mobility; and
- h) Have regard to other users of the route and vehicular traffic.

Permission will not be granted for development which would prejudice the implementation of the proposed cycle routes/recreational footpaths shown on the Policies Map or the continuity of existing cycle routes within the Borough:

Cycle Routes

- 1) *Clayton Le Woods cycling improvements on Lancaster Lane/ Moss Lane/Lydiat Lane and Town Brow to cycle links to Cuerden Valley Park including Toucan crossings of A49 by Moss Lane, Lancaster Lane.
- 2) *Clayton Brook and Whittle-le-Woods to Chorley (A6) with links to the canal and Cuerden Valley Park.
- 3) Canal towpath from Botany to Blackburn.
- 4) Chorley to Abbey Village old railway line.
- 5) *Cycle schemes near Wheelton on the A676.
- 6) Chorley North East-Harpers Lane, Railway Road, Bengal Street, Water Street, Hollinshead Road, Union Street and Park Road.
- 7) Cycle link from Croston, Ulnes Walton to Leyland.
- 8) *Euxton-Wigan Road and School Lane cycle path improvements.
- 9) *Buckshaw to Chancery Road via Alker Lane to Cuerden Valley Park via Dawson Lane, via Park Saddle bridge to Runshaw College and to Southport Road via West Way.
- 10) *Chorley East-canal, Eaves Lane, Lyons Lane, Yarrow Gate, to Carr Lane and Myles Standish Way.
- 11) *Improvements to cycle links in and around Adlington.
- 12) Chorley South to Coppull via Bolton Road, Pilling Lane, Eaves Green Road, Lower Burgh Way and Burgh Hall Lane.
- 13) *Cycle improvements from Eccleston to Chorley via Back Lane.

Recreational Footpaths

14) Recreational footpath between Chorley and Brinscall on the former disused Chorley-Blackburn railway line

Footnote: Those marked with an asterisk in Policy ST1 are indicative routes only.

Bus Provision

- 4.6** A key aim of the Core Strategy is to encourage people to use their cars less and use other forms of transport. Using public transport helps to reduce congestion and exhaust emissions, which in turn leads to improved air quality. As such, Chorley Council has identified a number of relevant schemes to be included in Chorley's Infrastructure Delivery Schedule.
- 4.7** Chorley has a modern bus/rail interchange. The proposed bus schemes for the Chorley area over the coming years, as identified by Lancashire County Council, are shown below (these schemes are dependent on the availability of funding):
- Bus Rapid Transit Routes (priority bus lanes) for Chorley along A6 - Bamber Bridge-Preston (via B6258)
 - Smart card integrated ticketing and travel planning programme to encourage greater use of public transport interoperable ticketing, better integration and simplified discounts and fare structures
 - Active travel routes linking to key transport hubs
 - Provision of Buckshaw Village Phase 2 bus service
- 4.8** Chorley Council has also identified a number of other local bus schemes for consideration, which would be prioritised and then implemented using a phased approach:
- Providing a bus to service the Gillibrand area
 - Supporting bus networks around the Asda store at Pall Mall, Chorley
 - Providing a bus service to Drumhead Industrial Estate, Chorley
 - Providing a bus service to the Botany Bay area, Chorley
 - Providing a bus service to Duxbury Business Park and surrounds, Chorley
 - Improving the bus service along Chapel Lane, Coppull
 - Improving the bus service to Garth and Wymott Prison, Ulnes Walton
 - Extension of the 3/3A bus route, Anderton

Rail Facilities

- 4.9** Rail transport services have been privatised but the lines, signalling, stations etc. belong to Network Rail. However, the County Council can and does assist in the improvement of rail services and facilities in Lancashire particularly in respect of new or refurbished stations.
- 4.10** There are three railway lines through the Borough with stations at Adlington, Chorley and Buckshaw Village on the Blackpool-Preston-Manchester line; Croston on the Preston-Ormskirk-Liverpool line and Euxton Balshaw Lane on the West Coast Main Line.
- 4.11** Policy 3 of the Core Strategy proposes a new railway station at Coppull, adjacent to the West Coast main line. The new Buckshaw Parkway station at Buckshaw Village opened in 2011 and incorporates a park and ride facility.

- 4.12** This Local Plan also supports additional car parking (25 spaces) on land at Grove Farm to support Adlington railway station (completed) and additional car parking (110 spaces) for Chorley Railway Station at the existing Friday street carpark in Chorley.
- 4.13** There are also electrification schemes under construction on the Blackpool-Preston-Manchester railway line in order to provide an enhanced level of service, and bring commuting and economic development benefits to the Borough and Central Lancashire as a whole.
- 4.14** As a Council, it is important to continue to protect the line from any development which may prevent its maintenance and future upgrading, as well as improvements to the West Coast Main Line railway.

Policy ST2: Rail Facilities, Electrification and Improvement

Land will be safeguarded for a railway station, and associated facilities including additional car and cycle parking at:

- ST2.1 Station Road, Coppull for a new railway station;**
- ST2.2 Railway Road, Adlington as a rail based Park and Ride facility.**
- ST2.3 Friday Street, Chorley to provide additional car parking for Chorley Railway Station.**

In addition to these allocations any development which would prejudice the future electrification of the Blackpool-Preston-Manchester railway or improvements to the west coast mainline will be refused.

Tram

- 4.15** A private company Trampower, is developing proposals for a tram network within Central Lancashire. The company has plans to construct and operate a tram line through South Ribble and Chorley into Preston City Centre, connecting with Preston Railway Station, as well as eastwards to Preston East/Bluebell Way.
- 4.16** It is Trampower's intention that the network will be privately funded and will utilise renewable resources to power the trams. This Local Plan does not depend on the delivery of the tram network to secure development or economic growth.

Road Travel

- 4.17** Chorley has problems with traffic congestion. There are a number of opportunities that could help reduce traffic congestion, many of which have been discussed above. These involve walking and cycling initiatives, a bus rapid transit system, and new railway stations. The County Council has introduced 20mph limits in all residential areas and outside all schools. However, in some instances road safety and traffic conditions may be improved by making small-scale road improvements. The road improvement schemes and strategies proposed for the Chorley area are dependent on available funding and are identified at Policy ST3.

Development Access Points

- 4.18** An allocation in this Local Plan, shown on the Policies Map, protects land that is required for a road access to a development site.

Policy ST3: Road Schemes and Development Access

Permission will not be granted for any development on land which:

- 1) Is required to allow road access to a site considered suitable for development; or
- 2) will prejudice the construction of identified road schemes.

This includes the following proposed road improvement schemes and locations:

- Introduce a mini interchange at the proposed Asda site, Chorley and upgrade the surrounding junctions at Pall Mall and Bolton Street with public realm improvements including planting along Market Street, Chorley;
- Introduce a 'pay on exit' scheme for the Flat Iron car park, Chorley;
- Make highway junction improvements at the Flat Iron car park, Chorley;
- New Roundabout scheme on the junction of Union Street/Park Road, Chorley;
- New bus lane on Euxton Lane B5252 eastern approach to Chorley Hospital, Chorley involving carriageway widening;
- Make highway improvements at the Gillibrand Estate/Southlands, Chorley;
- Provide a bridge over the Leeds and Liverpool canal to service Botany Bay/Great Knowley, Chorley;
- Implement a coordinated signage scheme from the motorway and trunk roads to Chorley Town Centre;
- Signalised Junctions at Southport Road A581, Westway/ Foxhole Road roundabout, Chorley with relevant pedestrian crossings;
- Construct a new road from Central Avenue, Euxton to the A49;
- Construct an access road off Central Avenue to serve Buckshaw Hall, Euxton;
- Introduce a mini interchange at the existing Asda store, Clayton Green;
- Improve the Hayrick/Lancaster Lane A49 /B5256 junction, Clayton Le Woods including widening the A49 northern approach to the signals;
- Introduce integrated traffic management on the M6 between junctions 28-29 (-32).

Parking Standards

- 4.19** Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel.
- 4.20** The Government recognises that different policies and measures will be required in different communities. Opportunities to maximise sustainable transport will vary from urban to rural areas, as stated within the Framework. The availability of car parking has a major influence on the choice of means of transport. The Council supports and encourages measures to reduce car journeys in conjunction with the availability of other modes of transport including public transport, walking and cycling.
- 4.21** The Central Lancashire Core Strategy Policy 3: Travel, details measures to plan for travel including setting and applying car parking standards, and paragraph 7.19 notes that local parking standards will be produced.
- 4.22** The partial review of Regional Strategy for the North West (March 2010) proposed changes to car parking standards which were largely agreed across the Central Lancashire authorities (including Lancashire

County Council). An Examination in Public was held, and the panel report was published in response to a request under the Freedom of Information Act. The panel recommended (inter alia) that local circumstances be taken into account in setting local standards (recommendation 12.3).

- 4.23** The parking standards have been drawn up co-operatively between the previous regional tier of government, Central Lancashire and Lancashire County Council. The levels set are expressed in maximum terms. A certain level of on-site parking and servicing may be necessary to alleviate congestion on the highway, to protect and improve the safety of pedestrians and to safeguard the amenity of residents of properties in the vicinity of new developments.
- 4.24** Local circumstances will be taken into consideration, for example the development's location and size, its proximity to a public car park, existing parking issues in the area and existing traffic management and safety issues.
- 4.25** National research by the Design Council demonstrates that many people feel that the design for new residential development should accommodate typical levels of car ownership and that the level of parking in new developments can be inadequate. Attempts to restrict parking in order to curb car ownership in order to promote more sustainable transport choices are considered unrealistic and have had little or no impact on the number of cars per household. This has led to on-street parking congestion, problems for pedestrians, the conversion of front gardens to parking areas, increased surface water run-off, and detriment to local distinctiveness and visual quality. Another consideration is in respect of people with disabilities, many of whom are reliant on the parking and use of the private car for personal mobility.

Policy ST4: Parking Standards

Proposals for development will need to make parking provision in accordance with the standards set out in Appendix A.

Locations that are considered to be more sustainable and well served by public transport may be considered appropriate for lower levels of provision.

Proposals for provision above or below this standard will be supported by evidence detailing the local circumstances that justify deviation from the standard.

The local circumstances that will be taken into account include:

- a) The quality of provision for pedestrians - width of footways, quality of surfaces, access points to the site, provision and quality of street furniture and lighting;**
- b) The quality of provision for cyclists - cycle parking, dedicated cycling facilities, access points to site, quality of design and provision, any restrictions on cycle movement;**
- c) The distance to and quality of bus stops, the frequency of services, quality of footways and lighting to stops, and the distance to the nearest interchange;**
- d) The number of train stations within 1,200m walking distance, quality of station, and frequency of services; and**
- e) Evidence of local parking congestion.**

5. Homes for All

Core Strategy Objectives

- SO5: To make available and maintain within Central Lancashire a ready supply of residential development land over the plan period, to help deliver sufficient new housing of appropriate types to meet future requirements. This should also be based on infrastructure provision, as well as ensuring that delivery does not compromise existing communities.
- SO6: To achieve densities for new housing that recognises the local character of surrounding areas, whilst making efficient use of land.
- SO7: To improve the quality of existing housing in pockets of poor stock in Chorley, and to bring empty properties back into use.
- SO8: To significantly increase the supply of affordable and supported housing particularly in places of greatest need such as more rural areas.
- SO9: To guide the provision of pitches for gypsies, travellers and travelling showpeople in appropriate locations if genuine need arises.

Key Core Strategy Policies

- Policy 1: Locating Growth
- Policy 4: Housing Delivery
- Policy 5: Housing Density
- Policy 6: Housing Quality
- Policy 7: Affordable Housing
- Policy 8: Gypsy and Traveller and Travelling Showpeople accommodation

Introduction

- 5.1** Chorley is a popular place to live, having a wide range of housing in rural and urban settings. Housing quality is mostly of a good standard and is located in accessible locations near services, creating sustainable, attractive neighbourhoods. New housing is required to help address current and future housing needs, support the local economy, deliver infrastructure and ensure the sustainability of the Borough.

Providing an Appropriate Mix of Housing and Affordable Housing

- 5.2** Local authorities are required to plan for a mix of housing, informed by a Strategic Housing Market Assessment (SHMA). The 2009 Central Lancashire Strategic Housing Market Assessment was produced to provide a comprehensive survey of housing, including the housing market and local housing needs requirements, across all tenures and groups, within the Central Lancashire Housing Market Area and has been used to inform the development of planning policy. The SHMA identifies an estimated annual shortfall of affordable housing of 723 dwellings.
- 5.3** The SHMA does not specifically identify the housing needs of the rural population. The 2011 Chorley Rural Housing Needs Study provides additional evidence about housing needs in rural parishes. It identifies a significant shortfall of affordable properties in rural areas over the period 2011 to 2016. Policy 1 of the Core Strategy is supportive of proposals to meet local need in Rural Local Service Centres and also in other rural places, where it states that such development will typically be small-scale. Whether the scale of proposed development is appropriate depends upon the characteristics of the village and their sustainability, as they vary in character and in terms of the facilities they provide. Policy HS8 in this Plan sets out an approach to rural affordable housing on rural exception sites.

- 5.4** This Local Plan does not include an affordable housing policy as Policy 7 of the Core Strategy deals with this issue. Subject to site and development considerations, such as financial viability and contributions to community services, it sets a target of 30% affordable housing in the urban parts of Chorley, and of 35% in rural areas on sites in or adjoining villages. Chorley Town, Buckshaw Village and the Urban Local Service Centre settlements of Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods are the urban parts of Chorley where the target is 30%. The Core Strategy threshold for affordable housing is 15 dwellings (0.5 hectares or part thereof) in urban areas and 5 dwellings (0.15 hectares or part thereof) in rural areas. The Core Strategy sets out that there is a requirement for 100% affordable housing on rural exception sites. Rural exception sites are considered in Policy HS8 of this plan.
- 5.5** A Supplementary Planning Document for affordable housing provides additional guidance on the implementation of affordable housing policy.
- 5.6** Chorley Council will expect developers to demonstrate inclusion of an appropriate mix of dwellings to create mixed and balanced communities. This will be determined on a site by site basis, taking account of identified local needs.

Housing Supply and Requirements

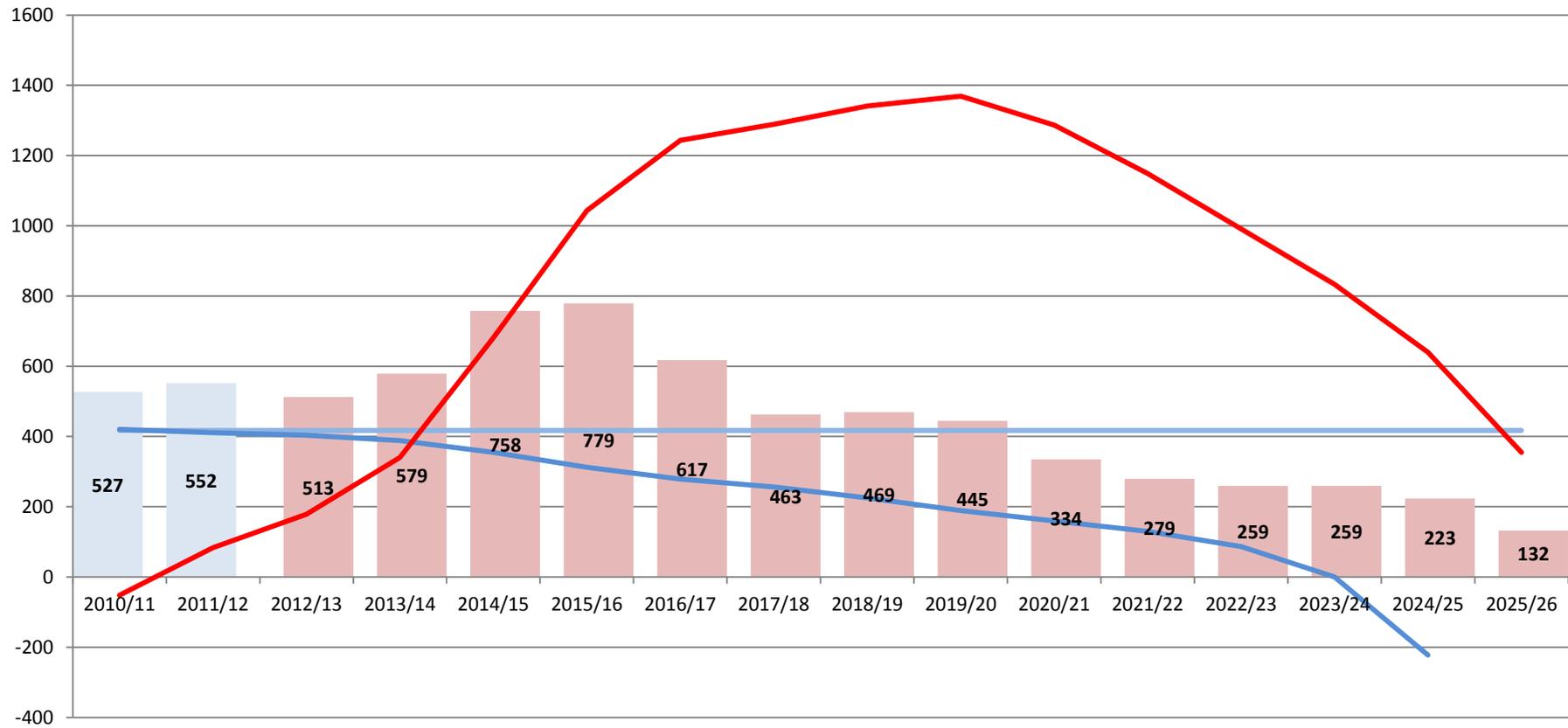
- 5.7** The Framework requires local authorities to identify annually a supply of specific deliverable sites sufficient to provide five years' worth of housing with an additional buffer of 5%, or 20% if there is a record of persistent under delivery. There is no record of persistent housing under delivery in Chorley and therefore a 5% buffer is applicable. A 5.89 year supply of housing is identified in the May 2012 Five Year Housing Supply Statement.
- 5.8** The Framework also requires local authorities to identify a supply of specific developable sites or broad locations for growth for years 6 – 10 and where possible, for years 11 – 15. This plan identifies specific housing sites for growth over the period 2010 – 2026, which is the timeframe as set out in the Core Strategy.
- 5.9** Policy 4 of the Central Lancashire Core Strategy sets out the housing requirement for the Borough for the period 2010 - 2026. This sets out a minimum requirement of 417 dwellings per year over this period. This gives a total of 6,672 dwellings over the plan period. At April 2010 Chorley had prior under-provision of 162 dwellings, which also needs to be made up over the plan period. Therefore, at April 2010 the housing requirement for the borough was 6,834 dwellings.
- 5.10** Build rates have increased in Chorley in recent years. During 2010-11 there were 527 completions and during 2011 – 12 there were 552 completions. Therefore, the prior under-provision has been made up over the first two years of the Core Strategy period and at April 2012 Chorley was exceeding its housing requirements by 83 dwellings. Taking into account these completions, the housing requirement at April 2012 is 5,755 dwellings.
- 5.11** The Core Strategy sets broad locations for housing growth through Policy 1: Locating Growth. However it does not indicate how many new homes should be built in each town or village, or allocate specific sites for housing development - that is the role of this Local Plan. The Core Strategy sets out the approximate distribution of housing development in Central Lancashire up to 2026 in percentage terms. This is a predicted distribution based on the potential for housing development in each place and not proportions that are required to be met. However, this has been used to inform the site allocation process and the housing delivery proposed in this Local Plan is in accordance with the Core Strategy.

- 5.12** It is not necessary to find new sites to meet all of the housing requirements over the plan period. Sites that already have planning permission for housing will provide land for a significant proportion of the total. New housing sites are therefore required only to meet the remainder of the housing requirement. The approach taken in this Local Plan is to identify specific sites to meet the housing requirement, rather than rely on broad locations.
- 5.13** Land is allocated on sites in Policy HS1 for 5,327 dwellings (allowing for 5% slippage). A further 332 dwellings (allowing for 20% slippage) are available from other existing housing commitments (sites with planning permission for housing) that for a range of reasons (e.g. the site is too small) are not proposed for allocation. This gives a supply of 5,659 dwellings, which is slightly below the minimum housing requirement of 5,755 dwellings. However, it is expected that windfall sites will provide an additional 451 dwellings over the plan period.
- 5.14** The sites allocated for housing in Policy HS1 are incorporated into the Housing Trajectory Table 1 and Graph 1 to illustrate the expected rate of housing delivery for the Core Strategy Plan period 2010 – 2026, in accordance with Policy HS2 on phasing. The total projected completions on sites allocated in Policy HS1 (allowing for 5% slippage) are shown together with the total projected completions on the non-allocated existing housing site commitments (332 dwellings) referred to in paragraph 5.14. In addition, an allowance for windfall housing sites totalling 451 dwellings has been included in the trajectory, as it is expected that windfall sites will continue to come forward in the future. The trajectory shows that projected completions are set to exceed the target significantly in the early years of the plan period, but that completions are then expected to decrease in the later years of the plan period. The trajectory shows that sufficient deliverable or developable sites are identified to meet the Borough's Core Strategy housing requirement.

Table 1 Housing Trajectory

	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26
Actual dwellings completed (net)	527	552														
<u>Projected completions (net) on sites allocated in Policy HS1 (5% SLIPPAGE)</u>			446	512	655	676	514	426	432	407	296	241	221	221	185	94
Projected completions (net) on non-allocated existing housing commitments			67	67	66	66	66	0								
Projected Completions on Small Windfall Sites					37	37	37	37	37	38						
<u>Total Projected Completions (allowing 5% SLIPPAGE on allocated sites)</u>			513	579	758	779	617	463	469	445	334	279	259	259	223	132
Cumulative completions	3,284	3,836	4,349	4,928	5,685	6,465	7,082	7,544	8,013	8,458	8,792	9,072	9,331	9,590	9,814	9,946
Target	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417	417
Cumulative target	3,336	3,753	4,170	4,587	5,004	5,421	5,838	6,255	6,672	7,089	7,506	7,923	8,340	8,757	9,174	9,591
Monitor - difference between cumulative completions and cumulative target to date	-52	83	179	341	681	1,044	1,244	1,289	1,341	1,369	1,286	1,149	991	833	640	355
Managed Delivery Target - What remains to be completed to achieve the overall RSS target annually for each of the number of the years of the plan period remaining	420	411	403	389	355	313	279	256	225	189	160	130	87	0	-223	

Graph 1 Housing trajectory and managed delivery target, 2010/11 to 2025/26



Actual dwellings completed (net)

Projected completions (net)

Target

Managed Delivery Target - What remains to be completed to achieve the overall Core Strategy target annually for each of the number of the years of the plan period remaining

Monitor - difference between cumulative completions and cumulative target to date

- 5.15** Windfall sites can be in sustainable locations and their development can enable the effective use of brownfield land, help to regenerate areas, and provide a mix of housing in terms of tenure and price. Accordingly, the development of windfall sites will be considered favourably, subject to accordance with other relevant policies in the development plan. It is expected that windfall sites will continue to come forward in the future, in particular on smaller site of less than 0.4 hectares. These sites are below the size threshold used for allocation in this plan so have not been identified as part of the plan making process. However, Chorley Council will resist inappropriate windfall development on private residential gardens. Policy HS3 in this plan sets out the Council's approach to such proposals.
- 5.16** Research undertaken to inform the May 2012 Five Year Supply Statement indicated that on average 47 dwellings were permitted each year in Chorley on small windfall sites (excluding private residential gardens) of less than ten units over the period 2004 – 2012. It is accepted that not all sites will be built out; past completion analysis shows that approximately 20% of units on small sites are not built as they are on sites where planning permission expires. However, even allowing for slippage small sites are likely to continue to provide a source of housing over the plan period, which will supplement the identified supply. In addition, applications will also be approved on larger windfall sites where proposals are in accordance with the development plan, which will further boost the housing supply. The trajectory includes provision for 451 units on small windfalls sites over the plan period. The development of any windfall site has the potential to place unforeseen demand on infrastructure; this is especially the case where the sites are large. It will therefore be necessary to carefully consider the impact of windfall development on infrastructure. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.
- 5.17** The Council is pursuing a phased approach to the release of housing sites. This is detailed in Policy HS2.

Policy HS1: Housing Site Allocations

The following sites on the Policies Map are allocated and protected for housing development for the period up until 2026. Chorley Council will require a masterplan or development brief on sites identified with an *. Sites identified with # also have land allocated for employment use as part of a mixed use development. Over the plan period it is not necessary to release private garden land for housing as a matter of principle in order to meet requirements.

Ref	Location	Greenfield or Brownfield	Total Site Area (ha)	Dwellings Available at April 2012
Key Service Centre: Chorley Town				
HS1.1	Eaves Green, off Lower Burgh Lane*	G	18.5	419
HS1.2	Carr Lane (Former Vertex Site)	B	7.2	194
HS1.3	Former Lex Auto Logistics Site, Pilling Lane	B	10.1	154
HS1.4	Land off Quarry Road	B	1.5	37
HS1.5	Cowling Farm*#	G	6	158
HS1.6	Crosse Hall Mill Farm	G	7.8	65
HS1.7	Talbot Mill, Froom Street	B	4.4	149
HS1.8	Botany Bay/Great Knowley *# See also Policy EP2	G/B	9.6	200
HS1.9	Chancery Road	G	1.9	50
HS1.10	Gillibrand	G	1.5	46
HS1.11	Hodder Avenue	B	0.4	14
HS1.12	Park Mills, Deighton Road	B	1.4	64

Ref	Location	Greenfield or Brownfield	Total Site Area (ha)	Dwellings Available at April 2012
HS1.13	Land off Duke Street	G/B	1.5	70
HS1.14	Lyons Lane Mill, Townley Street	B	0.5	24
HS1.15	Railway Road	B	0.6	20
HS1.16	Initial Textile Services, Harpers Lane	B	1.0	41
HS1.17	Cabbage Hall Fields	G	0.6	11
HS1.18	Rydal House, Chorley Hall Road	B	0.8	26
HS1.19	Land adjacent to Northgate	G	0.8	21
HS1.20	Land at Southport Road	G	2.1	59
<u>Buckshaw Village: Strategic Site</u>				
HS1.21	Group 1, Former Royal Ordnance Site, Euxton Lane	B	25.4	761
HS1.22	Buckshaw Village (inc. Group 4N)	B	77.9	796
<u>Urban Local Service Centres</u>				
<u>Adlington</u>				
HS1.23	Grove Farm, Railway Road	G/B	2.5	67
HS1.24	Land Adjacent to Bolton Road*	G	7.2	170
HS1.25	Weldbank Plastics	B	0.7	20
HS1.26	Fairport, Market Place* #	B	0.9	31
<u>Clayton Brook/Green</u>				
HS1.27	Back Lane Reservoir, Back Lane	B	0.4	14
HS1.28	Radburn Works, Sandy Lane	B	2.8	17
HS1.29	Westwood Road	G	1.3	23
HS1.30	Land off Chorley Old Road, Swansey Lane	G	1.3	39
<u>Clayton-le-Woods</u>				
HS1.31	Land to the East of Wigan Road*##	G	37.14	699
HS1.32	Burrows Premises Wigan Road	B	0.8	13
<u>Coppull</u>				
HS1.33	Discover Leisure, Chapel Lane*##	B	3.9	117
HS1.34	Regent Street	B	0.5	22
HS1.35	Land at Northenden Road	G	1	19
HS1.36	Coppull Enterprise Centre, Mill Lane	B	1.3	49
HS1.37	Clancutt Lane	G	1	28
HS1.38	Mountain Road	G	0.8	22
<u>Euxton</u>				
HS1.39	Land at Sylvesters Farm	G	6.7	161
HS1.40	Land at end of Dunrobin Drive	G	1.8	36
HS1.41	37-41 Wigan Road	B	0.6	12
HS1.42	Land at Greenside	G	0.7	17

Ref	Location	Greenfield or Brownfield	Total Site Area (ha)	Dwellings Available at April 2012
Whittle-le-Woods				
HS1.43A	Land West of Lucas Lane	G	9.6	121
HS1.43B	Land East of Lucas Lane	G	7.1	107
HS1.43C	Land off Moss Lane	G	4.2	76
HS1.44	Hill Top Lane	G	0.9	22
HS1.45	202 Chorley Old Road	G	0.6	12
HS1.53	Little Quarries, Hill Top Lane	B	6.6	85
Rural Local Service Centres and In Other Places				
HS1.46	Land at Drinkwater Farm, Windsor Drive, Brinscall	G	0.4	10
HS1.47	Land Adjacent 32 Moor Road, Croston	G	0.6	24
HS1.48	Croston Timber Works Goods Yard, Station Road, Croston	B	0.9	26
HS1.49	75 Towngate, Ecclestone	G	0.4	12
HS1.50	Carrington Centre, Ecclestone (retail/employment components to be included)	G/B	2.5	62
HS1.51	Sagar House, Langton Brow, Ecclestone	G/B	2.8	66
HS1.52	Pole Green Nurseries, Charnock Richard	G/B	0.9	29
			292.34	5,607

Phasing

- 5.18** Chorley Council will use a phasing policy to ensure a steady supply of land availability across the Borough over the plan period and secure the necessary infrastructure and other services required for a sustainable form of development. This Local Plan focuses development in the urban areas of Chorley Town, Buckshaw Village and the Urban Local Service Centres in order to maximise access to services, facilities, employment and to help reduce the need to travel. The Core Strategy target is for 70% of new housing to be on brownfield land and the phasing policy recognises that the sustainable development of brownfield land which is within, or close to existing or proposed public transport corridors will contribute towards regeneration, viability and vitality.
- 5.19** The Framework highlights the importance of providing a supply of housing to meet the needs of present and future generations. Housing needs change over time and the supply and demand for different types and tenures of housing is influenced by factors such as the economic climate and changes to government policy. The need for affordable housing currently exceeds supply and it is imperative that affordable housing that is delivered through S106 legal agreements meets needs. Phasing the delivery of housing will enable the effective delivery of units to meet affordable and market needs that arise in the short, medium and longer terms.
- 5.20** House building activity will be monitored and measured against the indicative phasing in Appendix B, with the aim of ensuring a deliverable five-year supply of housing. As monitoring is carried out it may become necessary to update the indicative phasing in Appendix B to reflect changing circumstances. This will be undertaken in the Annual Monitoring Report.
- 5.21** The phasing is heavily weighted in favour of early housing delivery, reflecting the large number of dwellings that already have planning permission and the need to effectively re-use land that has been previously developed. This approach accords with the Government's aim to boost housing supply. It is not the intention

that the indicative phasing in Appendix B will be used to prevent development coming forward at an earlier phase than indicated, but in delivering a flexible and responsive supply of housing land, it will be necessary to consider the impact on infrastructure. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.

Policy HS2: Phasing of Housing Development

Housing sites allocated in the Housing Allocations Policy are phased through indicative timescales identified in Appendix B. This phased approach to housing development encourages the development of brownfield sites and seeks to maintain a sufficient supply of housing land throughout the Borough over the plan period.

Three phases are proposed, 2012-2016, 2016-2021 and 2021-2026. Development will be encouraged in order to achieve the general sequence of development set out in Appendix B and deliver the annual rate of supply proposed under Core Strategy Policy 4: Housing Delivery.

Residential Garden Development

- 5.22** In Chorley garden developments are of some concern because they can have a negative impact on an area. Matters of concern include the impact on the general amenity of surrounding residents, inappropriate design and bulk of the buildings, privacy, reduced garden size, the impact on biodiversity, the design of the car parking, traffic generation and changes to the character of the surrounding area. Such developments are also taking place in a piecemeal manner without contributing to infrastructure and to affordable housing provision. Private Residential garden developments are not required to meet housing targets in this Plan.
- 5.23** Private residential garden sites were previously regarded as ‘brownfield land’ under the government’s definition of previously developed land and were favoured sites for developers as they were situated in residential areas, often presenting less physical issues than other brownfield sites such as old industrial contaminated sites. However, the June 2010 revision to national planning policy on housing in ‘Planning Policy Statement 3 – Housing’ changed the classification of private residential garden curtilages in built-up areas to Greenfield land. This classification has been retained in the Framework and has effectively removed the presumption in favour of development on such sites.
- 5.24** Core Strategy Policy 4: Housing Delivery – sets a requirement for housing delivery in Chorley of 417 dwellings per annum. Policy HS1 of this Site Allocations document demonstrates that the Council can meet this requirement without the need to rely on garden sites. Accordingly, Policy HS1: Housing Site Allocations expressly states that development on private residential gardens is not required as a matter of principle. There are some garden developments which are allocated by Policy HS1 as they are sites with planning permission and are therefore commitments and contribute to housing figures.
- 5.25** At the local level, the use of gardens for the construction of dwellings has often been seen to undermine the local distinctiveness of certain areas of Chorley. The Framework allows Local Authorities to set out policies to resist development of residential gardens, for example, where development would cause harm to the local area. Accordingly, the Council will resist proposals for garden development considered to harm the character and local amenity and biodiversity balance of an area.
- 5.26** There are areas that are particularly sensitive to the potential negative impact of garden development such as locally important areas and other areas where character is defined by low density housing set in mature, generous gardens, and where development could have a detrimental impact on heritage assets such as listed buildings, conservation areas and locally important areas. Accordingly, in such areas garden development will only be considered to be acceptable in exceptional circumstances, subject to other material planning considerations, providing the developer can demonstrate that the proposed development is in keeping with the character of the area.

5.27 When assessing applications for garden sites the Council will have particular regard to Core Strategy Policy 16; Heritage Assets, Policy BNE8; Protection and enhancement of heritage assets and BNE1; Design Criteria for New Development. These specific Policies along with any Supplementary Design Guidance will work alongside Policy HS3 to ensure development is appropriate and takes account of the character and surrounding area of any proposed development. Policy BNE10 of this Plan protects protected species in new development and should be read in conjunction with this policy.

5.28 When assessing applications for garden sites the council will also have regard to the relationship of development to the surrounding character in terms of density, siting, layout, massing, scale, design, materials, building to plot ratio and landscaping. The Council will also have regard to sustainability issues such as access to public transport, schools, businesses and local services and facilities.

Policy HS3: Private Residential Garden Development

In settlements applications for development within private residential gardens on sites not allocated in the Housing Allocations Policy will only be permitted for:

- a) Appropriately designed and located replacement dwellings where there is no more than one for one replacement.**
- b) The conversion and extension of domestic buildings.**
- c) Infill development on gardens. Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.**

When assessing applications for garden sites, the Council will also have regard to;

- 1) Sustainability, such as access to public transport, schools, businesses and local services and facilities.**

Proposals which significantly undermine amenity and harm the distinctive character of an area will be refused.

Open Space Requirements in New Housing Developments

5.29 The Core Strategy highlights the importance of ensuring that everyone has the opportunity to access good sport, physical activity and recreational facilities, including children's play. The Framework requires planning policies to be based on robust and up-to-date assessments which identify specific needs and quantitative or qualitative deficits or surpluses of open space, sport and recreation facilities in the local area. This is reflected in Core Strategy Policy 24, which requires robust minimum local standards to be devised based on quantified needs, accessibility and qualitative factors and seeks developer contributions (either in the form of new provision or financial payment in lieu) where new development would result in a shortfall in provision.

5.30 An Open Space Study and Playing Pitch Strategy have been produced which, in accordance with the Framework, provide information on local needs, quantitative and qualitative deficits and surpluses, gaps in accessibility and set out standards to be applied to new housing developments. These documents have informed Policies HS4A and HS4B.

5.31 An Open Space and Playing Pitch Supplementary Planning Document will provide further guidance on the implementation of these policies and the financial contributions that will be required for off-site provision and/or improvements.

Policy HS4A: Open Space Requirements in New Housing Developments

All new housing developments will be required to make provision for open space and recreation facilities, where there are identified local deficiencies in the quantity, accessibility or quality and/or value of open space and recreation facilities.

Where there is an identified local deficiency in quantity and/or accessibility, open space provision will be required on-site. Where this is not appropriate, payment of a financial contribution towards off-site provision or improvements to existing open spaces and recreation facilities will be required.

Where there is an identified local deficiency in quality and/or value of existing open spaces and recreation facilities, a financial contribution towards improving these sites will be required.

On-site provision and financial contributions for off-site provision or improvements will be calculated using the following standards:

Amenity greenspace	0.73 hectares per 1,000 population
Provision for children/young people	0.08 hectares per 1,000 population
Parks and gardens	1.91 hectares per 1,000 population
Natural and semi-natural greenspace	4.64 hectares per 1,000 population
Allotments	0.07 hectares per 1,000 population

Policy HS4B: Playing Pitch Requirements in New Housing Developments

All new housing developments will be required to pay a financial contribution towards new playing pitch provision in the Borough or towards improvements to existing playing pitches.

The financial contribution will be calculated using a standard of 1.21 hectares per 1,000 population.

House Extensions

- 5.32** Extensions to residential properties allow householders to increase their living space and add value to a property. However, badly designed extensions can have a negative impact on the character and appearance of the property and street scene, and can affect the residential amenity enjoyed by neighbours. A Householder Design Guidance SPD will be produced which will provide further advice on this matter.
- 5.33** In addition, in the Green Belt, Safeguarded Land and Area of Other Open Countryside extensions should not result in a disproportionate increase in the volume of the original dwelling. The Rural Development SPD provides further policy guidance on extensions and alterations to dwellings and other buildings in rural areas.

Policy HS5: House Extensions

Permission will be granted for the extension of dwellings provided that the following criteria are satisfied:

- a) The extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled;
- b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;
- c) The proposal does not have an unacceptable adverse impact on highway safety;
- d) And in the case of the Green Belt, Safeguarded Land or Area of Other Open Countryside, the proposed extension should not result in a disproportionate increase in the volume of the original dwelling. Increases of up to 50% (volume) are not considered disproportionate.

Replacement Dwellings

- 5.34** Every year, the Council receives applications to replace existing dwellings with new dwellings. Proposals for replacement dwellings, including those in rural areas, will be assessed against the provisions in this policy. The Rural Development SPD provides further policy guidance on the replacement of dwellings and other buildings in rural areas.

Policy HS6: Replacement Dwellings

Permission will be granted for the replacement of dwellings provided that the following criteria are satisfied:

- a) The proposed replacement dwelling respects the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled;
- b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;
- c) Safe and suitable access to the site can be achieved;

And in the Case of the Green Belt, Safeguarded Land or Area of Other Open Countryside:

- d) The proposed replacement dwelling would not detract from the openness to a greater extent than the original dwelling; and
- e) The proposed replacement dwelling would not be materially larger than the dwelling it replaces nor involves enlarging the residential curtilage. Increases of up to 30% (volume) are not considered to be materially larger.

Rural Infilling

- 5.35** Policy HS7 sets out Chorley Council's approach to residential infilling in villages. It applies to smaller villages that are not specifically identified in Core Strategy Policy 1. The Framework sets out that limited infilling in villages is not inappropriate development in the Green Belt. Accordingly, this policy applies to villages that are inset from the Green Belt and villages that are in the Green Belt. However, this policy does not apply to residential infilling on previously developed sites in the Green Belt. Policy BNE5 provides the policy approach for these sites.

- 5.36** Policy HS7 should be read in conjunction with Policy HS3 on Private Residential Garden Development when schemes are proposed on residential gardens in designated rural settlements. Limited infilling is defined as

the filling of a small gap in an otherwise built-up frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the street frontage.

- 5.37** Policy HS7 provides a definition of infill development. The typical scale of rural infill envisaged by the policy is 1 or possibly 2 dwellings. This envisaged scale of development is of application to policy HS7. It does not apply to other categories of development as identified as suitable for 'other places' in Core Strategy Policy 1(f) nor to rural exception sites under Policy HS8.

Policy HS7: Rural Infilling

Within smaller villages limited infilling for housing will be permitted providing the applicant can demonstrate that the following criteria are met:

- a) The existing buildings form a clearly identifiable built-up frontage;**
- b) The site lies within the frontage, with buildings on either side, and its development does not extend the frontage;**
- c) The proposal would complement the character and setting of the existing buildings.**

Infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.

When assessing applications for rural infill sites, the Council will also have regard to site sustainability, including access to public transport, schools, businesses and local services and facilities.

Rural Affordable Housing – Rural Exception Sites

- 5.38** The 2011 Chorley Rural Housing Needs Study identifies a significant need for more affordable housing in the rural parishes and the Council aims to provide more affordable housing in these areas, through the application of criteria based policies.

Policy HS8: Rural Affordable Housing - Rural Exception Sites

A limited number of dwellings exclusively to meet a local need for affordable housing may be allowed adjoining the settlements of Abbey Village, Bretherton, Brindle, Brinscall, Charnock Richard, Croston, Eccleston, Gib Lane, Gregson Lane, Higher Wheelton, Hoghton, Mawdesley, Wheelton or Withnell providing all of the following criteria are met:

- a) There is no suitable site available within the village;**
- b) The scale and nature of the development would be in character with the settlement;**
- c) The development would significantly contribute to the solution of a local housing problem that cannot be solved in any other way;**
- d) The occupancy of the dwellings would be limited to people with a close local connection and who are unable to afford market housing;**
- e) The development is managed by a Registered Provider or similar body.**

- 5.39** Policy 7 of the Core Strategy requires a higher proportion of affordable housing in rural areas than in urban areas. It sets out that, subject to site and development considerations, the target is for 35% affordable housing on sites in or adjoining villages, on sites of 5 dwellings (0.15 hectares or part thereof) or more if they have, or will have, a suitable range of services. This requirement applies to sites inside or on the edge of the village, but within the designated village boundaries. It does not apply to sites located in the Green Belt on the edge of villages.

5.40 Policy 7 of the Core Strategy also refers to rural exception sites. It states that on these sites there will be a requirement for 100% affordable housing, including on sites in the Green Belt. Rural Exception sites are small sites used for affordable housing in perpetuity that would not normally be used for housing; for example because they are in the Green Belt. In Chorley rural exception sites are considered to be sites outside of the village boundaries, but which adjoin the village built-up area. The Framework indicates that limited affordable housing for local community needs under policies set out in Local Plans is not inappropriate development in the Green Belt and supports the use of rural exception sites. Policy HS8 is Chorley Council's rural exception site policy. For the purposes of development management a limited number of dwellings is considered to be a maximum of ten units.

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

5.41 There are often opportunities for converting or re-using buildings in the rural areas, especially as changes in agriculture render barns and buildings redundant to their original use. Such re-use or adaptation can help reduce demands for new buildings in the countryside and can be the means of conserving traditional buildings which are a distinctive feature in the rural landscape. Further guidance is provided in the Rural Development Supplementary Planning Document. The SPD states "re-use for business, community or tourism purposes will usually be preferable to residential use because they typically require less alteration. Where business, community or tourism uses are not feasible, residential conversions may be more appropriate in some locations and for some types of building." In these instances, "Chorley Council will require the submission of a report demonstrating that it is not practical or financially viable to use the building for business, community or tourism purposes or where there is an amenity or environmental reason why these uses are not acceptable."

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

The re-use of existing buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside will be allowed providing all of the following criteria are met:

- a) The proposal does not have a materially greater impact on the openness of the Green Belt and the purposes of including land in it;**
- b) The proposal would not harm the character or quality of the countryside or landscape;**
- c) The re-use of the building must not be likely to result in additional farm buildings which would have a harmful effect on the openness of the Green Belt;**
- d) If an agricultural building, it is not one substantially completed within ten years of the date of the application;**
- e) The building is of permanent and substantial construction and capable of conversion without more than 30% reconstruction;**
- f) The building must be capable of conversion without the need for additions or alterations which would change its existing form and character. Particular attention will be given to curtilage formation which should be drawn tightly around the building footprint and the requirement for outbuildings, which should be minimal;**
- g) The building must already have, or there exists the capability of creating, a reasonable vehicular access to a public highway that is available for use without creating traffic hazards and without the need for road improvements which would have an undue environmental impact;**
- h) The development would not result in the loss of or damage to any important wildlife habitat or protected species.**

Agricultural Workers' Dwellings in the Countryside

- 5.42** The majority of the Green Belt and Area of Other Open Countryside is used for agricultural activities. Chorley Council recognises a need to support rural activities and accepts that on occasions new dwellings in the countryside may be required. However, it is important that Green Belt principles are not undermined by speculative development and therefore Chorley Council will need to have evidence that development is essential and outweighs Green Belt considerations. Policy HS10 is designed to guide and control the construction of new agricultural workers' dwellings in the countryside.
- 5.43** The restrictions which apply to dwellings outside settlements may be overcome if an essential need for a new dwelling can be established in connection with existing agricultural, horticultural, forestry or other appropriate rural based enterprise is genuine. It is the need of the enterprise concerned, not the personal preferences or circumstances of any of the individuals concerned, which is relevant. The purpose of the functional test is to establish that it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times to provide essential care at short notice or to deal with emergencies that could otherwise cause loss of crops or products.
- 5.44** New permanent accommodation cannot be justified on agricultural grounds unless the farming enterprise is economically viable. A financial test is necessary for this purpose and to provide evidence of the size of the dwelling which the unit can sustain. The unit and the agricultural activity concerned should have been established for at least three years, have been profitable for at least one of them, are currently financially sound and have a clear prospect of remaining so.
- 5.45** The availability of alternative accommodation in the vicinity or nearby settlements will be a factor in determining applications because the functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned. The history of the holding may be an important consideration. For example, planning permission will not normally be granted where residential buildings have been disposed of recently or the new need has arisen because of fragmentation of the holding.
- 5.46** Care should be taken to choose a site which is well related to existing farm buildings or other dwellings, provided other normal planning requirements, for example on siting and access, are also satisfied. Dwellings which are unusually large in relation to the agricultural needs of the unit, or unusually expensive to construct in relation to the income it can sustain in the long term, will not normally be permitted. It is the requirements of the enterprise rather than of the owner or occupier which are relevant to determining whether or not a new dwelling is justified.
- 5.47** In order to avoid a proliferation of dwellings in the open countryside, the Council will attach agricultural occupancy conditions to ensure that any dwelling is kept available for meeting its original purpose. It may also be necessary to impose a condition or to secure a planning obligation relating to the existing accommodation on the agricultural or forestry unit.
- 5.48** Where a new farming enterprise is not yet viable planning approval for a permanent dwelling will not be granted. If a new dwelling is essential to support a new farming activity whether on a newly-created agricultural unit or an established one, it should normally, for the first three years, be provided by temporary accommodation, such as a residential caravan provided that the criteria set out in policy HS10 can be met. After three years the temporary accommodation will have to be removed and planning permission will not be granted for permanent accommodation unless all of the requirements for such accommodation can be satisfied.
- 5.49** Farm dwellings often have agricultural occupancy conditions attached to ensure that they are retained for the use of agricultural workers. These dwellings often come under pressure to have the agricultural occupancy conditions removed. However, such dwellings may be required to meet the immediate and future

needs of the associated farming enterprise and the needs of other farms in the locality. Applications for the removal of agricultural occupancy conditions will therefore be the subject of careful consideration in order to assess whether a long term need for an agricultural worker's dwelling has been established.

- 5.50** The onus will be on the applicant to prove that such a need no longer exists. Information as to how, when and for how long an agricultural worker's dwelling has been marketed will be taken into consideration in assessing the longer term need for such dwellings. The advice of the County Council's Land Agent will be sought to affirm the situation.

Policy HS10: Agricultural Workers' Dwellings in the Countryside

Outside the defined settlements and existing urban areas shown on the Policies Map, the erection of a new dwelling will only be permitted when accommodation is required to enable agriculture, horticulture, forestry (or other rural based enterprise) workers to live at, or in the immediate vicinity of, their place of work.

- a) New permanent dwellings will be allowed to support existing agricultural or forestry activities on well-established agricultural or forestry units provided that:**
- i. There is a clearly established functional need;**
 - ii. The functional need relates to a full time worker or one primarily employed in agriculture, forestry or rural based enterprise activities;**
 - iii. The unit and the agricultural or forestry activity concerned have been established for at least three years, have been profitable for at least one of them, are currently financially sound, and have a clear prospect of remaining so;**
 - iv. The functional need could not be fulfilled by another dwelling on the unit or any other existing accommodation in the area which is suitable and available; and**
 - v. The siting of the proposed dwelling is well related to the existing farm buildings or its impact on the landscape could be minimised.**
- b) If a new dwelling is essential to support a new farming or forestry activity on an established unit or on a new agricultural unit, an application should be made for temporary accommodation. The application should satisfy all the following criteria:**
- i. There is clear evidence of a firm intention and ability to develop the new enterprise concerned;**
 - ii. a functional need relating to the enterprise;**
 - iii. There is clear evidence that the new activity has been planned on a sound financial basis;**
 - iv. the functional need could not be fulfilled by another existing dwelling on the unit or any other existing accommodation in the area which is suitable for and available for occupation by the workers concerned;**
 - v. the proposal would not give rise to significant environmental damage, particularly in relation to its impact on the landscape;**
 - vi. satisfactory vehicular access and parking can be achieved within the site;**
 - vii. satisfactory infrastructure including drainage facilities are available.**
- c) Where existing dwellings are subject to conditions restricting occupancy, applications to remove such conditions will not be permitted unless the applicant can demonstrate that there is no longer any realistic agricultural or forestry need both from the enterprise and the locality for the restriction to be maintained by meeting all the following criteria:**
- i. the essential need which originally required the dwelling to be permitted no longer applies in relation to the farm unit and that the dwelling will not be required similarly in the longer term;**
 - ii. the property has been actively marketed in specialist and local press and estate agents at least once a month for a minimum of 12 months; and**
 - iii. the advertised selling price is realistic given the age, size, condition and location of the property and**
 - iv. following marketing that meets criteria c) ii) and iii) above, no realistic offers have been made to the vendors from people eligible to occupy the dwelling meeting the terms of the planning condition concerned.**

Gypsy, Traveller and Travelling Showpeople Sites

- 5.51** National planning policy 'Planning policy for Traveller sites' (March 2012) highlights that the traditional and nomadic way of life of Gypsies, Travellers and Travelling Showpeople should be facilitated while respecting the interests of the settled community.
- 5.52** Working with Preston and South Ribble a Central Lancashire Gypsy and Traveller Accommodation Assessment (GTAA) was commissioned in July 2013 and finalised in January 2014. The purpose of the study was to assess overall accommodation need and distribution for each participating local authority, undertaken in a manner which conforms to national policy. It found a need for 5 permanent pitches in Chorley and a transit need of 15 pitches across Central Lancashire (If provided individually Chorley's specific need is for 3 transit pitches). No need for a Travelling Showpeople site was found.
- 5.53** In light of this the Council has allocated a site for a minimum of 5 permanent pitches at Cowling Farm, Chorley on 0.4ha of land.
- 5.54** The Council recognises that the Gypsy and Traveller and Travelling Showpeople population can be hard to reach when undertaking GTAAs and that there may be a need resulting from overcrowding on existing sites, concealed households or those living in bricks and mortar which the current GTAA has been unable to identify.
- 5.55** In light of this the Council now commits to undertake further work on the Gypsy and Traveller Accommodation Assessment (GTAA) within 12 months (from February 2014), with a view to resolving the outstanding concerns as highlighted in the annex to the Inspector's letters dated 7 February and 3 March 2014. The Council also makes the commitment to produce jointly with the neighbouring authorities of South Ribble and Preston a separate Gypsy and Traveller and Travelling Show People Accommodation Local Plan, in line with the outcomes of the further GTAA work, to include transit site provision. The timescales for this work are documented within the updated Local Development Scheme (LDS).
- 5.56** In carrying out this work and in the assessment of any future planning applications that may come forward, the Council recognises the need to ensure fair and equal treatment for the Gypsy and Traveller and Travelling Showpeople communities, and the need to facilitate the traditional and nomadic way of life of Travellers while respecting the interests of the settled community.
- 5.57** Any future planning applications submitted to the Council relating to Gypsy and Traveller and travelling show people sites will be assessed on the basis of the Central Lancashire Core Strategy Policy 8 and the national Planning Policy for Traveller Sites, or any subsequent national policy.
- 5.58** In order to deliver this site the Council will develop a masterplan describing and illustrating the proposed development form. It will show how that form will achieve the intended vision for the place, and how a distinct and appropriate character will be created. It will also describe how the project will be implemented through a delivery strategy which will set out phasing, timing and funding.

Policy HS11: Gypsy and Traveller and Travelling Showpeople

Within the mixed use allocation HS1.5/EP1.6 Cowling Farm, provision will be made for a minimum of 5 permanent Gypsy and Traveller pitches on 0.4ha of land.

6. Delivering Economic Prosperity

Core Strategy Objectives

- SO10: To ensure there is a sufficient range of sites available for employment purposes.
- SO11: To achieve the retail and leisure potential of Chorley town centre and ensure the district and local centres provide for local needs.
- SO12: To create, enhance and expand tourist attractions and visitor facilities in the town centre and appropriate rural locations.
- SO13: To sustain and encourage appropriate growth of rural businesses, taking into account the characteristics of the urban fringe and wider countryside.
- SO14: To ensure appropriate education facilities are available and skills deficiencies are addressed.

Key Core Strategy Policies

- 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

Introduction

6.1 The long term sustainability of Chorley depends on developing the local economy and providing enough jobs for existing and future generations. Economic growth is essential to assist with both the protection and restructuring of the local economy, to ensure there are jobs for local people and commuters into the area; to attract firms to the borough, help existing companies expand, foster the creation of new firms and at the same time reduce dependence on the private car for work. Chorley Council is working closely with the Lancashire Enterprise Partnership for endorsement of activities.

6.2 In the interest of sustainable development, as well as the economic, environmental and social well-being of the borough's residents, it is important that greater employment opportunities are created or facilitated within the borough. The creation of employment opportunities is strongly linked to the availability and protection of suitable sites for employment.

Employment

Employment Site Allocations

6.3 Core Strategy Policy 9 identifies the potential for economic growth within the area and the opportunity to provide enough jobs and services if employment land is made available. The Core Strategy sets out the amount of economic land required within the B Use Classes (B1 Business; B2 General Industrial and B8 Storage or Distribution) over the period to 2026 (see Table 1). This can come from the re-use of vacant premises, re-development of existing employment sites or areas, as well as new development sites. Table 1 sets out the employment land requirements for Chorley for the period 2010-2026 and supply of employment land in the Borough.

6.4 Core Strategy Policy 1 allocates Buckshaw Village as a Strategic Site for mixed use including employment. Policy 9 (c)i of the Core Strategy also supports regionally significant schemes for employment at Buckshaw Village. The Revolution regional investment site, Southern Commercial and the Group 1 site are being developed to create substantial employment growth at Buckshaw which is highly accessible and in close proximity to the M6, M61 and M65 motorways. The area has a regular bus service, cycle and footpath routes and a railway station and park and ride on the Preston - Manchester line opened in 2011.

Table 2 | Employment Land Supply Requirements

Land Supply	Hectares
Chorley Employment Requirement 2010 - 2026	112
Employment Completions 2010 – 2012(as at 31.03.2012)	5.01
Residual Requirement	106.99
Commitments on Unallocated Sites	11.87
Commitments on Allocated Sites	14.11
Existing Allocations Carried Forward	38.53
Proposed New Allocations	36.10
Total Employment Land Supply	100.61

- 6.5** Core Strategy Policy 9 (d)i allocates Botany Bay/Great Knowley, Chorley as an employment site for sub regionally significant development. The Core Strategy states Botany Bay/Great Knowley is a large (approximately 20 hectare) greenfield site adjoining the Leeds and Liverpool Canal in close proximity to Junction 8 of the M61 and ranked as a “Good Urban” site in the Employment Land Review. Chorley Council will require a comprehensive masterplan for allocations EP1.1, EP1.2 and HS1.8 in this locality and the provisions are covered by Policy EP2 in this Local Plan.
- 6.6** Core Strategy Policy 9 (b) and (c) identifies local office schemes will be acceptable in Chorley Town Centre and other major developments for employment will be located in Chorley Town.
- 6.7** The Core Strategy directs some employment growth to Adlington, Clayton Brook/Green, Clayton-le-Woods (Lancaster Lane), Coppull, Euxton and Whittle-le-Woods, reflecting their roles as Urban Local Service Centres. Ecclestone. Brinscall/Withnell is also considered suitable for limited employment growth, reflecting their role as Rural Local Service Centres.
- 6.8** Existing employment allocations from the Chorley Local Plan Review have been reviewed and only those that are suitable, available and deliverable are carried forward as an employment allocation. The viability of other sites for an element of employment use has been enhanced with proposals for flexible mixed use. The range of sites allocated in Policy EP1 assists in catering for the employment needs of businesses and will improve skill opportunities in the borough. It is important to protect all new allocations for employment including greenfield sites which have no previous employment use on site and therefore Chorley Council will expect all allocated sites identified under Policy EP1 to also be covered by criteria (a) to (h) of the Core Strategy Policy 10.

Policy EP1: Employment Site Allocations

The following sites shown on the Policies Map are allocated and protected for business, general industrial or storage and distribution (Use Classes B1, B2 or B8 respectively) in the period 2010- 2026. Chorley Council will require a masterplan or development brief on sites identified with an *(M/DB). Sites identified with # are also suitable for housing use as part of a mixed use development.

<u>Location</u>	<u>Hectares</u>	<u>Use Class</u>	<u>Policy</u>
<u>Key Service Centre: Chorley Town</u>			
EP1.1 Great Knowley*#} employment site for sub-regionally	14.1	B1, B2)	EP2
EP1.2 Botany Bay*# } significant development	5.90	B1, B2, B8, C1}	EP2
EP1.3 Land to North East of M61 Junction* (Gale Moss)	6.90	B1, B2, B8	
EP1.5 North of Euxton Lane*	13.1	B1, B2, B8	
EP1.6 Cowling Farm*#	3.50	B1, B2, B8	
EP1.7 Land at Ackhurst Business Park	0.50	B1, B2, B8, A2	
EP1.8 Lyons Lane Mill, Townley Street	0.50	B1, B2	
EP1.9 Woodlands Centre, Southport Road	0.80	B1, A2,	
EP1.10 Stump Lane	<u>0.28</u>	B1, B2	
	45.58		
<u>Buckshaw Village: Strategic Site</u>			
EP1.11 The Revolution	13.80	B2, B8	
EP1.12 Group 1	5.40	B1, B2,	
EP1.13 Southern Commercial	<u>7.76</u>	B1, B2, B8	
	26.96		
<u>Local Urban Service Centres</u>			
<u>Adlington</u>			
EP1.14 Fairport, Market Place*#	0.60	B1, B8	
<u>Clayton-le-Woods</u>			
EP1.15 Land east of Wigan Road*#	<u>15.0</u>	B1, B2, B8	
	15.60		
<u>Rural Local Service Centres and In Other Places</u>			
EP1.17 Rear of New Street, Mawdesley	<u>0.60</u>	B1	
	0.60		
	====		
Employment Allocations Total	88.74		

Botany Bay/ Great Knowley

6.9 An area comprising 32.5 hectares to the east of junction 8 of the M61, Chorley is a highly accessible part of the Borough and includes 2 distinct sites (Botany Bay and Great Knowley) that are divided by the Leeds and Liverpool Canal. The area includes a sub-regionally significant development site identified in the adopted Core Strategy for approximately 20 hectares of employment land. Part of this area was previously allocated in the adopted Chorley Local Plan Review for employment uses and safeguarded land for future development needs. Chorley Council recognises this area for its sub regional context and releases safeguarded land in this location to meet the Borough's requirements to 2026.

6.10 The Botany Bay site (EP1.2) is bounded by the M61 and the Leeds Liverpool Canal, and the Great Knowley site (EP1.1) is situated to the east of the Canal extending further eastwards to existing residential

development at a higher level on Blackburn Road and Blackburn Brow. Both sites are in multiple land ownerships and include existing uses.

- 6.11** The northern part of the western site (Botany Bay) already benefits from unimplemented planning consents for mixed use development (B1- Business, B2 - General Industry and B8 - Storage or Distribution, C1 - Hotel and A4 - Drinking Establishment uses). The southern part of the western site (Botany Bay) has permission for offices and benefits from existing uses including retail at Botany Mill.
- 6.12** The whole area has the potential to accommodate a flexible mixed use scheme, subject to national policy in the Framework, policies in the Core Strategy and other relevant policies of this Local Plan e.g. policy on affordable housing in relation to residential development and in the case of any retail development a retail impact assessment. The area is visually prominent, steeply sloping in part and will require a well-designed scheme that responds to the sites context, makes the most of environmental, heritage and leisure assets, takes account of the waterfront potential of the Leeds Liverpool Canal and existing residential properties located on Blackburn Road set above the developable area, and delivers the necessary sustainability, transport, connectivity, accessibility (including public transport) and infrastructure requirements. Chorley Council therefore requires a Masterplan and will work in partnership with key landowners and key stakeholders to ensure a Masterplan is prepared.
- 6.13** Development on the M61 Botany Bay site (EP1.2) should comprise a mix of uses to take advantage of the site's prominence, accessibility and existing retail use. A number of the uses listed in the policy are main town centre uses as defined in the Framework. Development proposals for main town centre uses will be subject to the impact tests set out in the Framework, relevant policies of the Core Strategy, and this Local Plan.
- 6.14** Any proposed development must make a positive contribution to the local environment and consider the site's form and character making positive use of features such as the Leeds Liverpool Canal which runs through the central part of the site. Development must be of a high quality design using construction methods and materials that make a positive contribution to design quality, character and appearance. The development must contribute towards the sustainable use of resources. Implementation of development must be in accordance with an agreed Design Code/Masterplan.
- 6.15** In light of the mix of uses proposed, the site's natural features and relationship to surrounding uses, development is likely to come forward in a number of distinct phases. The infrastructure associated with the overall development and each individual phase will be subject to production of a phasing and infrastructure delivery schedule to be contained in the Masterplan. Site access will be a key consideration. Access from the A674 roundabout to the Botany Bay Village is currently available and this or a new access arm coming off the A674 roundabout could be the principal access to the site. However, the Highway Authority at Lancashire County Council has indicated that a number of access solutions may be acceptable and the issue will be progressed through the masterplanning process.
- 6.16** Development proposals will be subject to a Scoping Study, a Transport Assessment and Travel Plan. This must be agreed with Lancashire County Council and the Highways England. Appropriate measures must be put in place to address any impacts the development may have on the strategic and local road networks. A Travel Plan will seek to ensure that the development promotes the use of public transport, walking and cycling.
- 6.17** A public footpath (No26) runs through the Botany Bay site and crosses over the Leeds and Liverpool Canal at Knowley Bridge into the Great Knowley site.

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

Within the area defined on the Policies Map at Botany Bay/Great Knowley, new development, redevelopment or change of use will be permitted subject to the following:

- a) Comprehensive development of the site is demonstrated through a masterplan;
- b) The implementation of development in accordance with an agreed design code;
- c) A phasing and infrastructure delivery schedule for the area; and
- d) An agreed programme of implementation in accordance with the masterplan.

Botany Bay (EP1.2) - (Site area 8.8 hectares)

- i. Employment uses comprising B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution);
- ii. Hotel (Use Class C1), Restaurants and cafes (Use Class A3) and drinking establishments (Use Class A4);
- iii. Leisure uses (Use Class D2);
- iv. Retail (Use Class A1);
- v. Pedestrian and cycle route adjacent to the canal.

Residential uses may also be permitted if the nature of the employment use would support residential use above ground floor level.

Botany/Great Knowley (EP1.1) - (Site area 23.7 hectares)

- i. Employment use comprising B1 (Business) and B2 (General Industrial);
- ii. 200 residential units;
- iii. Restaurants and cafes (Use Class A3) and drinking establishments (Use Class A4);
- iv. Water based leisure/recreation uses such as marina adjacent to the canal; and
- v. Pedestrian and cycle route adjacent to the canal with connectivity to the existing canal towpath.

All Employment Premises and Sites

- 6.18** A key feature of the Framework and of the Chorley, Preston and South Ribble Employment Land Review 2009 findings is that it is essential to have a wide range of different sites for different employment users to help achieve economic growth. A range of existing, including fully developed industrial estates and business parks and proposed sites were evaluated into categories taking account of market attractiveness and factors. Generally the modern estates and business parks scored highly on the assessment and are categorised 'Best Urban' or 'Good Urban'. Older individual premises generally scored less well, being classed as 'Other Urban' premises, because they are less suited to modern needs. However in the main these premises are quite acceptable to firms that use them and cater for businesses that require affordable accommodation with lower rental levels. These premises are invariably close to residential areas and close to local supplies of labour making journeys to work short and inexpensive.
- 6.19** All existing employment premises and sites last used for employment ranging from offices to industrial premises will be retained, in keeping with the Core Strategy Policy 10 – Employment Premises and Sites, which seeks to protect employment sites for employment use, and only release employment sites for housing/alternative uses where they are supported by a viability assessment and a marketing period of 12 months.
- 6.20** A Supplementary Planning Document on Controlling Re-Use of Employment Premises expands on the Policy 10 criteria and definition of employment uses, and provides advice on viability, on marketing the re-use and redevelopment of a site/premises for employment purposes; on the costs of the work, and on the regeneration of the employment site. The SPD also provides advice and information on price, tenure,

advertisements, mixed use developments, non B- Use Class Developments and also includes a Marketing campaign checklist.

Development Criteria for Business and Industrial Development

- 6.21** The development of new business, industrial and storage and distribution uses will be expected to be of a high standard of design, layout and landscaping, relative to the location and scale of the development, to minimise its impact on the surrounding uses and the environment. Within other employment areas new development should be of a high environmental standard relative to the location and scale of the development. Landscaping, design and security fencing should ensure the development improves the attractiveness of the employment areas and adequately screens and enhances the appearance of the area. Landscaping and tree planting should minimise any impact upon adjacent householders.

Policy EP3: Development Criteria for Business and Industrial Development

Proposals for new business, industrial and storage and distribution uses, including extensions to existing premises, will be permitted if they satisfy the following criteria:

- a) they are of a scale and character that is commensurate with the size of the settlement;**
- b) the site is planned and laid out on a comprehensive basis;**
- c) the proposal will not prejudice future, or current economic activities within nearby areas;**
- d) the proposal will not cause unacceptable harm e.g. noise, smells to surrounding uses;**
- e) the site has an adequate access that would not create a traffic hazard or have an undue environmental impact;**
- f) the proposal will be served by public transport and provide pedestrian and cycle links to adjacent areas;**
- g) open storage areas should be designed to minimise visual intrusion;**
- h) adequate screening is provided where necessary to any unsightly feature of the development and security fencing is located to the internal edge of any perimeter landscaping;**
- i) on the edges of industrial areas, where sites adjoin residential areas or open countryside, developers will be required to provide substantial peripheral landscaping;**
- j) the development makes safe and convenient access provision for people with disabilities;**
- k) the buildings are designed, laid out and landscaped to maximise the energy conservation potential of any development, and to minimise the risk of crime;**
- l) the proposal will not result in surface water, drainage or sewerage related pollution problems; and**
- m) the proposal incorporates measures which help to prevent crime and promote community safety.**

- 6.22** Proposals in rural settlements will be encouraged but should aim to meet the needs of local businesses and the local workforce, by assisting to reduce or discourage further increases in commuting to other employment facilities or areas and by creating a sustainable use that relates to the local public transport network. It will be necessary to consider the impact on infrastructure and it may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.

Employment Development in Residential Areas

- 6.23** The sites and areas allocated in this Local Plan will not cater for all employment uses, especially small businesses or the self-employed including live/work. The valuable contribution these types of uses make to the local economy is recognised for the jobs created and investment in the area. However, this recognition has to be balanced against protecting existing uses and amenity, especially in residential areas.

Policy EP4: Employment Development in Residential Areas

New small scale employment development (Use Classes B1, B2, B8, A1, A2), will be permitted in areas where housing is the principal land use provided there would be no detriment to the amenity of the area in terms of scale, character, noise, nuisance, disturbance, environment and car parking.

Shopping

Retail Hierarchy

- 6.24** Core Strategy Policy 11 sets out Chorley's shopping hierarchy of centres, comprising Chorley Town Centre as the principal shopping area in the Borough followed by the District Centres of Clayton Green and Buckshaw Village. In addition to this hierarchy there is a network of supporting Local Centres within Chorley Borough. Having a retail hierarchy protects the centres by focusing growth and investment on them. It also helps to encourage developments of an appropriate type and scale.
- 6.25** The retail hierarchy directs retail development and main town centre uses (defined by the Framework) to Chorley Town Centre. Retail development and growth elsewhere in the borough will be managed so as to not undermine this and limited to levels which are appropriate to the location. With regards to District and Local Centres, this allows a reasonable degree of flexibility as these have an important local community role and, generally, will serve a different purpose to the Town Centre, with little or no conflict. Even so, care will be needed to avoid, for example, a single excessively large retail outlet which undermines viability and vitality of centres and the retail hierarchy with the Town Centre or undermining the healthy mix of functions within the Local Centre.

Delivering the Retail Strategy

- 6.26** To maintain the balance between the role and function of Chorley Town Centre, the District Centres and Local Centres, Chorley Council will apply the sequential test and impact assessment to new retail development and main town centre uses, as set out in the Framework and Planning Practice Guidance. The Sequential Test requires major retail, cultural and service development to be located on the most central sites in town centres before considering less central sites. A sequential test will apply to planning applications for main town centre uses that are not in an existing centre. The aim is to minimise the need to travel, provide a diverse range of services in the one central location and make facilities accessible to all. This approach is intended to sustain and focus growth and investment in the Town Centre.
- 6.27** The Impact assessment is required for planning applications for retail, leisure and office development outside of town centres where the development is 2,500sq m and over, to ensure they would not detrimentally impact the function, vitality and viability of the borough's hierarchy of centres. The Impact assessment will be particularly relevant to edge-of-centre and out-of-centre proposals. In assessing vitality and viability consideration will be given to pedestrian flows, vacancy rates, numbers and range of facilities, quality of the urban environment and the general performance of the centre.
- 6.28** The Core Strategy seeks to direct the largest development towards the Town Centre, but also allowing flexibility for the market to respond to meeting needs in the District Centres, Local Centres and other areas of the borough where opportunities arise.

The Town Centre

- 6.29** Chorley's Town Centre as defined by the Policies Map plays an important role as a contemporary market town with a mix of national retailers and specialist shops and is famous for its covered and outdoor markets. It is served by a bus/rail interchange and the Market Walk Shopping Centre provides facilities for people across the Borough.

6.30 Chorley Town Centre will be the focus for new retail development. This will maintain and improve the vitality and viability of the town centre to fulfil its Key Service Centre role. It will also preserve the market town character, encourage local specialist shops to remain in the town centre, support a range of other retailers and services, thereby improving the centre's appearance and accessibility, and supporting town centre development providing for tourists and visitors. There is opportunity to improve and enhance the day and evening economy in Chorley Town through investment in restaurants, cafes and pub establishments. The type of uses considered appropriate for town centres are set out in the Framework and include retailing, leisure, entertainment, office, arts, cultural and tourist facilities including hotels, all of which are sustained by good accessibility by a choice of means of transport.

Retail Site Allocations in Chorley Town

6.31 The Central Lancashire Retail and Leisure Review 2010 identifies capacity for additional and convenience shopping floor space that can be provided for over the period to 2026. The Study undertook a health check assessment for Chorley Town Centre and identified within the town centre boundary the need for:

- An extension to the Market Walk shopping centre, and
- A new mainstream foodstore to enhance choice

6.32 Market Walk is the shopping focus of the town centre attracting high flows of shoppers. An extension to the existing Market Walk centre could provide a logical extension to the town centre primary shopping core. Planning approval has been granted for an extension to the Market Walk shopping centre for a Class A1 retail unit (1,707m²). This scheme covers part of the Flat Iron car park and includes replacement car parking provision and allows the Tuesday market to remain in situ.

6.33 An Asda food store comprising 7,335m² (4,088 m² net) has been built on the Bolton Street /Pall Mall site, Chorley. As part of the development, improvements have been made to Market Street extending as far as George Street to include improved pedestrianisation, street furniture and trees. This creates a friendlier pedestrian environment and will encourage café/restaurant uses to support the day and evening economy.

6.34 The site of the former Graham store, Gillibrand Street , Chorley is available for retail uses on the ground floor. There is a change of levels across the site and a mix of other uses could be accommodated including residential use, other commercial or leisure uses or an educational use possibly linking to the existing resources at the nearby Runshaw College establishment.

6.35 The site adjoining the corner of High Street/Cleveland Street, Chorley has been demolished following a fire and is available for retail use and could accommodate residential use above ground floor level.

Policy EP5: Retail Site Allocations in Chorley Town

The following sites defined on the Policies Map are allocated for retail development within Chorley Town Centre:

EP5.1 Flat Iron Car Park

EP5.2 Bolton Street/Pall Mall

EP5.3 5-9 Gillibrand Street

EP5.4 High Street/Cleveland Street

Chorley Town Primary Shopping Area, Primary and Secondary Frontages

6.36 The Primary Shopping Area within Chorley Town Centre is shown on the Policies Map and is a defined area where retail development is concentrated. Within the Primary Shopping Area, the Primary Frontage Area defined on the Policies Map identifies the high concentration of retail use frontages (A1 use class) in the

central part of the Town Centre. It is important to maintain retail uses (A1 use class) in the Primary Shopping Area to maintain its attractiveness as an accessible shopping destination that contributes strongly to the vitality and viability of the Town Centre.

- 6.38** The development management policy approach also allows for A2 (financial and professional services), A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways) uses in recognition of the fact that a proportionate amount of complementary non- A1 activities (such as food and drink outlets e.g. cafes and restaurants; public houses and financial services) can make a positive contribution to the street scene, support vitality and viability of shopping areas and encourage the continued use of the town centre outside normal shopping hours.
- 6.39** The Secondary Frontage in Chorley Town Centre as defined on the Policies Map provides an important supporting role to the primary shopping area. It includes mixed retail and office uses such as banks and building societies which require central locations, and provides greater opportunities for a diversity of uses to enhance the overall vibrancy of the Town Centre. Smaller retail and “specialist” shops can locate here benefiting from close association with one another. Part of the Secondary Frontage in Chorley Town is located within the Primary Shopping Area as secondary frontages are contiguous and closely related to the Primary Frontage. Non- retail uses including residential use without window displays will not be permitted at ground floor level. Separate uses of upper floors of premises for residential and office use are common and development proposals should not prejudice their effective use.
- 6.40** The Central Lancashire authorities have jointly prepared a Supplementary Planning Document (SPD) on Access to Healthy Food. This expands upon Core Strategy Policy 23: Health. Its primary aim is to address the lack of access to healthy food choices due to the concentration of hot food takeaways in some locations. Hot food takeaways will be permitted provided that they do not result in an over concentration of hot food takeaways to the detriment of the retail function of the centre as a whole.

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

Within the Primary Shopping Area of Chorley Town as shown on the Policies Map, Class A1 use (shops) will be permitted at ground floor and first floor levels. Class A3 use (restaurants and cafes), Class A4 use (drinking establishments), Class A5 use (Hot food takeaways) and with the exception of properties in Market Walk, Class A2 use (financial and professional services) will be permitted in circumstances where they do not adversely impact either individually or cumulatively, on the function, vitality and viability of the Primary Frontage.

Within the Secondary Frontage area as shown on the Policies Map, a combination of retail and town centre uses as defined by the Framework will be permitted where they maintain and enhance the vitality of this area. This can include some development and change of use which:

- a) Promotes the evening and daytime economy;**
- b) Provides for independent retailers that contribute to the overall vitality of the Town Centre; and**
- c) At first floor level, provides offices and residential uses.**

Class A5 use (hot food takeaways) will be permitted where they do not adversely impact either individually or cumulatively, on the function, vitality and viability of the Secondary Frontage.

Proposals for residential use at ground floor level will not be permitted within the secondary frontage area.

Development and Change of Use in District and Local Centres

- 6.41** Core Strategy Policy 11 (e) is worded to maintain, improve and control the mix of uses in the existing District and Local Centres so as to appropriately serve local needs. Maps at Appendix F show the District and Local Centre boundaries. The Core Strategy identifies the location of two District Centres in the Borough. The existing Clayton Green Centre comprises an Asda supermarket, public house, offices and local public facilities including a sports centre and library. The District Centre at Buckshaw Village contains a Tesco Express store and will also include shops, restaurants, cafes and a nursery when completed.
- 6.42** The Local Centres play an important role in the borough's retail hierarchy as well as acting as social centres and places of employment providing the function of convenience shopping, a range of services and community facilities to a local area. The Local Centres in the borough vary in size, with some having only a handful of units and others being larger which support a number of local shops and basic services, meeting local residents' daily (top up) shopping needs. In rural areas, larger villages may perform the role of a local centre.
- 6.43** The scale and type of development proposed needs to directly relate to the role and function of the District and Local Centre and the proposal should not have a significant adverse impact upon the vitality and viability of Chorley town centre (or where appropriate, other Local Centres). Specific sites will also need to be accessible by walking, cycling and public transport.
- 6.44** In accordance with the supplementary planning document for Access to Healthy Food, hot food takeaways (A5 use class) will only be permitted in District and Local Centres where they would not result in an over concentration of hot food takeaways to the detriment of the retail function of the centre as a whole.
- 6.45** The Council have extended the boundaries of two Local Centres - Eccleston (Carrington Centre) and Adlington (Market Place). At the Eccleston (Carrington Centre) a replacement local centre parade, and supermarket has been built. The Adlington (Market Place) Local Centre is extended to support the development of a supermarket/appropriate retail, with the potential to accommodate limited D1 (Non-residential Institutions) and D2 (Assembly and Leisure) at first floor level, appropriate to the role and function of this centre in light of the sustainability assessment for Adlington sites and to support local shopping provision.
- 6.46** Within District and Local Centres, Chorley Council will need to be satisfied there is no demand for retail or appropriate commercial re-use of vacant property before granting planning permission for a different use. This would involve the applicant supplying details showing that the premises have been appropriately advertised for retail /commercial and providing details of the offers made.
- 6.47** In the centres the provision of flats on the upper floors of buildings will be encouraged so as to help make good use and maintenance of these upper storeys. However this will not be a requirement where the applicant can demonstrate that the whole building will be fully utilised for other purposes.

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

The boundaries of the District and Local Centres are defined on the Policies Map. The following criteria apply for change of use and development in District and Local Centres:

- a) Planning permission will be granted for A1, A2, A3, and A4 uses which support the role and function of District and Local Centres.
- b) A5 uses (hot food takeaways) will be permitted where the proposal would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the centre.
- c) Planning permission will not be granted for non-retail uses (including the loss of A1 use) unless it can be shown that there is no demand for retail or commercial use or the property was last occupied by a non retail/non commercial use. This will need to be demonstrated through an active 12 month marketing process showing that the property has been offered for sale on the open market at a realistic price and that no reasonable offers have been refused.

The provision of flats on the upper floors of the building will be encouraged but this will not apply where the applicant can demonstrate that the whole building will be fully utilised for retail/commercial purposes.

Existing Local Shops

- 6.48** To protect existing local shops in local areas outside retail centres from other forms of development (such as being changed into a house). Local shops provide a valuable role in the community offering local services and invariably meeting local residents' daily (top up) needs.

Policy EP8: Existing Local Shops

Development proposing the change of use or loss of any premises or land currently or last used as a local shop (Use Class A1) outside of the defined town centre; district or local centre boundaries will be permitted where it can be demonstrated that:

- a) The use is not financially viable;
- b) There is sufficient provision in the local area; and
- c) The facility is in an isolated location remote from public transport routes.

Edge-of-Centre and Out-of-Centre Locations

- 6.49** There will be instances where small local shops and other town centre uses will be desirable outside the borough's identified centres and retail hierarchy. Such proposals will be necessary to meet a local need which cannot be provided for in the Town, District or Local Centres and generally be accessible to local communities by walking, cycling or public transport.

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

Outside the town, district and local centres, change of use and development for small scale local shopping and town centre uses (either as part of mixed use developments or in isolation) will be permitted where:

- a) The proposal meets a local need and can be accessed in its catchment by walking, cycling and public transport; and
- b) Does not harm the amenity of an adjacent area; and
- c) The Sequential Test and Impact Assessment are satisfied setting out how proposals do not detract from the function, vitality and viability of the borough's hierarchy of centres.

Education, Culture and Leisure

Education and Skills

- 6.50** The Education Authority has advised of the need to continue to allocate a school site at Buckshaw Village (Group 1 site), and a school site on land to the east of Wigan Road (A49), Clayton-le-Woods. The Policies Map shows indicative locations for these proposed schools. An extension to the existing Trinity CE/Methodist Primary School, Buckshaw has been built. The Department has advised they would need to undertake public consultation on the establishment of any new school or significant change to any existing school. Land at a previously identified site off Chorley Old Road, Clayton Brook/Green is no longer required for school purposes.
- 6.51** Chorley Council will encourage opportunities to secure the dual use of educational facilities where this is appropriate.

Policy EP10: Primary School Allocations

Land is reserved on the Policies Map for school purposes at:

- 1) Buckshaw Village (Group 1).
- 2) Land to the east of Wigan Road (A49) Clayton-le-Woods.

- 6.52** There is an existing allocation for further and higher education facilities at Woodlands, Southport Road. The Education Authority have requested that this allocation remain.

Policy EP11: Further and Higher Education Facilities

Land at Woodlands, Southport Road, Chorley is proposed for office, educational, or training use. Proposals for the provision of facilities for further or higher education on other sites will, however, be permitted where the following criteria are met:

- a) The site is within an urban area;
- b) The use of the site would be compatible with the surrounding land uses;
- c) The site has adequate road access and its development would not give rise to unsatisfactory traffic, parking or environmental conditions;
- d) The site is well served by the public transport and cycleway network.

7. Protecting and Enhancing the Built and Natural Environment

Core Strategy Objectives

- SO15: To foster 'place shaping' to enhance the character and local distinctiveness of the built environment in Central Lancashire by encouraging high quality design of new buildings
- SO16: To protect, conserve and enhance Central Lancashire's places of architectural and archaeological value and the distinctive character of its landscapes
- SO17: To maintain and improve the quality of Central Lancashire's built and natural environmental assets so that it remains a place with 'room to breathe'

Key Core Strategy Policies

- Policy 16: Heritage Assets
- Policy 17: Design of New Buildings
- Policy18: 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

Introduction

7.1 A high quality built and natural environment, accessible countryside, water areas, green space and good leisure and cultural facilities enhance the quality of life for existing and future communities, support wildlife and provide natural adaptation and mitigation mechanisms against the effects of climate change. These features are also important factors in attracting new investment to Chorley.

7.2 New housing and employment allocations will focus development on sites within settlements. In many circumstances this will be preferable to developing greenfield sites on the edges of towns or villages and consistent with acceptable principles of sustainable development. However, continued infilling may overload existing services and harm the character of settlements and result in the loss of valuable amenity open space. It is important to identify and protect the recreation, amenity and townscape characteristics of these spaces.

Design Criteria for New Development

7.3 The Framework states that good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people. Local authorities should promote or reinforce local distinctiveness and always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

7.4 When considering applications for planning permission Chorley Council will take into account the criteria as set out in this policy in addition to that detailed in Core Strategy Policy 17 – Design of New Buildings. These criteria also need to be considered in conjunction with other policies relevant to each individual application.

7.5 Chorley Council is keen to encourage high quality design of extensions and new developments including conversions. Good design contributes to the sustainability, character and enhancement of an area and can enhance health and wellbeing. Quality of the built environment can easily be harmed by inappropriate development.

- 7.6** Factors such as scale, massing, and character will be considered together with materials and building proportions. Development layouts should take account of existing features of the site such as contours, trees and hedgerows, watercourses and wildlife value. In addition to consideration of the proposed buildings, careful attention should be given to the spaces created between buildings.
- 7.7** The type of access should reflect the type of road involved and the volume and character of traffic likely to use it; good visibility is essential. The level and type of traffic associated with the proposals will be examined to assess the likely impact on the character and amenity of the area. In order to minimise undue road congestion and consequent reduction in the quality of the environment, it is important that sufficient off-street parking and servicing is provided to meet the needs of new development on site (see Policy ST4– Parking Standards).
- 7.8** Noise can have a detrimental effect on the quality of the environment. Much of the development required for the creation of jobs and the construction and improvement of essential infrastructure will generate noise. Chorley Council will permit development provided it does not cause an unacceptable degree of disturbance.
- 7.9** New housing development should be designed to avoid overlooking, loss of light and a reduction in privacy and amenity space, particularly for neighbouring properties. The need for/amount of private garden space will vary depending on the type of housing being constructed. Each dwelling house requires some private garden space and the careful use of walls, fencing, hedges and tree planting to provide screening can create adequate private areas. Site Allocations Policy HS6 – Open Space Requirements in New Housing Developments provides further guidance in this respect.
- 7.10** Chorley Council applies spacing standards to ensure that new residential dwellings are not too close to each other and nearby buildings in terms of amenity and privacy. It has also produced guidelines on the size, design and positioning of house extensions. However, all too often schemes are prepared which use standard building types, external materials that are alien to the local area and estate layouts that are highways driven and which take little account of the individual features of the site and its surroundings. The development must also be sensitive to the character and local distinctiveness of the wider area around the site.
- 7.11** The application of the above principles will be particularly important when assessing proposals for development in private residential gardens as well as proposals affecting heritage assets for example, conservation areas, the setting of listed buildings, and locally important areas because of the special character of these buildings and areas which is considered worthy of additional protection.
- 7.12** The special provisions that apply in respect of buildings listed for their architectural or historic interest, and in Conservation Areas, are covered under Policy BNE8: Protection and Enhancement of Heritage Assets. However, all development proposals need to be appropriately designed in terms of their external appearance and respect the character of the areas in which they are located.
- 7.13** To ensure that proper account is taken of the characteristics of the site, applicants are required to demonstrate a thorough and systematic approach to planning a new development. Chorley Council will expect the site and its surroundings to be surveyed, key features worthy of retention to be identified, and a design proposal to incorporate these and to demonstrate how it is in keeping with the character of the area. The Council will expect full account to be taken of any relevant development brief and other guidance produced or adopted by the Council including Village Design Statements and the Landscape Strategy for Lancashire (2000) which provides guidance on respecting local distinctiveness. However, this does not mean that the designs for new buildings should just be copies of period styles, as modern interpretations of locally characteristic architectural features could be appropriate. The layout and spacing of new development is similarly an important aspect of ensuring that the character of the surrounding area is respected.

- 7.14** A Supplementary Planning Document 'Design Guide' has been produced by Central Lancashire authorities and it offers further detailed guidance on design. The aim of the SPD is to encourage high quality design of places, buildings and landscaping in the borough. Other Supplementary Planning Documents will be produced covering local design issues as well as those relating to householder applications.

Policy BNE1: Design Criteria for New Development

Planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:

- a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.
- b) The development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing;
- c) The layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area;
- d) The residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction;
- e) The proposal would not adversely affect the character or setting of a listed building and/or the character of a conservation area and/or any heritage asset including locally important areas;
- f) The proposal would not have a detrimental impact on important natural habitats and landscape features such as historic landscapes, mature trees, hedgerows, ponds and watercourses. In some circumstances where on balance it is considered acceptable to remove one or more of these features then mitigation measures to replace the feature/s will be required either on or off-site;
- g) The proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses;
- h) The proposal includes measures to help to prevent crime and promote community safety.

Development in the Area of Other Open Countryside

- 7.15** Although most of the countryside within Chorley Borough is designated as Green Belt, some rural areas are not included in the Green Belt. The West Pennine Moors and the associated land to the east of the M61 are excluded from the Green Belt as it is unlikely that Chorley Town will expand and merge with other settlements in an easterly direction. It is important, however, that this area is protected from unacceptable development which would harm its open and rural character. The West Pennine Moors Management Plan (2010-2020) aims to ensure an integrated approach to the management of the area and help secure a sustainable future for this special landscape. The Central Lancashire authorities have jointly prepared a Supplementary Planning Document for Rural Development.

Policy BNE2: Development in the Area of Other Open Countryside

In the Area of Open Countryside, as shown on the Policies Map, development will be permitted provided the applicant can demonstrate that:

- a) It is needed for the purpose of agriculture or forestry or other uses appropriate to a rural area;
- b) It involves the rehabilitation and re-use of existing rural buildings where their form, bulk and general design are appropriate to the character of the surrounding countryside.

Areas of Safeguarded Land

- 7.16** In order that the Green Belt boundaries should be long lasting, land between some major settlements and the Green Belt is safeguarded for future development needs beyond the plan period. Paragraph 85 of the Framework states that planning permission for the permanent development of safeguarded land will only be granted following a Local Plan Review.
- 7.17** This policy identifies Areas of Safeguarded Land and outlines the restrictions on development in such areas that will be pursued over the period of the Local Plan. Development involving the extension of, an existing business for example, will need to take account of the provisions of this policy.

Policy BNE3: Areas of Land Safeguarded for Future Development Needs

Development other than that permissible in the countryside whether Green Belt or Area of Other Open Countryside will not be permitted on Safeguarded Land as shown on the Policies Map at:

BNE3.1	East of M61, Chorley
BNE3.2	Harrisons's Farm, Adlington
BNE3.3	North of Bond's Lane, Adlington
BNE3.4	Babylon Lane, Heath Charnock
BNE3.5	North of Hewlett Avenue, Coppull
BNE3.6	Blainscough Hall, Coppull
BNE3.7	East of Tincklers Lane, Eccleston
BNE3.8	Between Bradley Lane, 7 Parr Lane, Eccleston
BNE3.9	Pear Tree Lane, Euxton
BNE3.10	West of M61, Whittle-le-Woods
BNE3.11	South east of Belmont Road & Abbey Grove, Adlington

Areas of Separation

- 7.18** In some parts of the borough there are relatively small amounts of open countryside between certain settlements. Core Strategy Policy 19 refers to two Areas of Separation within the Borough to help protect built up areas from merging into each other and maintain the openness of these areas of countryside by preventing inappropriate development. These are between Chorley and Euxton, and between Chorley and Whittle-le-Woods. Areas of Separation are also designated Green Belt.

Policy BNE4: Areas of Separation

The two Areas of Separation as shown on the Policies Map are between:

- **Chorley and Euxton**
- **Chorley and Whittle-le-Woods**

Redevelopment of Previously Developed Sites in the Green Belt

- 7.19** The Framework allows for the partial or complete redevelopment of previously developed sites (brownfield), whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Green Belt sites are often in edge of settlement or isolated locations where redevelopment could place very different demands on existing infrastructure. It will be necessary to consider the impact on infrastructure as a result of redevelopment. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.
- 7.20** Policy BNE5 covers all previously developed sites in the Green Belt. Chorley Council has identified (on the Policies Map) eight major previously developed sites in the Borough 'washed over' by Green Belt. They are:

- Eastern Section of the Royal Ordnance Site (part developed)
- Park Hall/Camelot Leisure Complex
- Washington Hall Fire Training and the former Forensic Science Establishment
- Rivington Water Treatment Works
- Former Tile Works at Twin Lakes, Croston
- Garth and Wymott Prisons
- Lisieux Hall
- Cuerden Hall

Policy BNE5: Redevelopment of Previously Developed Sites in the Green Belt

The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met:

In the case of re-use:

- a) **The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it;**
- b) **The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance.**

In the case of infill:

- c) **The proposal does not lead to a major increase in the developed portion of the site, resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.**

In the case of redevelopment:

- d) **The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive plan for the site as a whole.**

Light Pollution

7.21 New developments, especially commercial and leisure facilities are frequently floodlit for security reasons. Floodlighting can enhance buildings in some circumstances but excessive lighting can also be intrusive and cause a nuisance. Bright lighting can be visible for a considerable distance, causing light pollution, and in rural areas it can significantly alter the character of a dark location, disturbing wildlife and the natural environment.

7.22 Any development proposals should give careful consideration to the amount and type of lighting associated with the scheme so that only the minimum necessary for safety and security is provided and that nuisance is not created for neighbouring properties. The character of an area and the natural environment should not be unduly subject to light pollution.

Policy BNE6: Light Pollution

Applications for development requiring, or likely to require, external lighting must include details of the lighting scheme as part of the application. Lighting schemes will be permitted provided the applicant demonstrates that:

- a) The amount of lighting is the minimum required for security and public safety; and**
- b) Light spillage will be minimised; and**
- c) There will be no nuisance to neighbours or adverse effect on the character of an area.**

Unstable Land

- 7.23** The Framework refers to preventing both new and existing development being put at unacceptable risk from, or being adversely affected by land instability. As a Local Authority, we are able to draw attention to the general areas where subsidence may occur, however the onus of proof that any instability can be overcome rests with the applicant. Unstable land is most likely to arise in connection with former coal workings such as in and around Adlington (including Anderton and Heath Charnock), Coppull and Chorley Town.

Policy BNE7: Unstable Land

Applications for development on unstable or potentially unstable land must be accompanied by a stability report identifying the relevant issues and how they will be overcome and demonstrating all of the following:

- a) There is no unacceptable risk to the occupiers of the developing or neighbouring land;**
- b) There is no threat to the structural integrity of any building built, or to be built, on or adjacent to the site;**
- c) The development would not cause the instability of adjoining land or buildings;**
- d) That adequate measures to alleviate any gas emissions can be provided and that arrangements have been made for regular monitoring;**
- e) Before any work begins, a scheme of remedial work, and where appropriate of maintenance arrangements, has been approved by the planning authority in writing;**
- f) That all the remedial work proposed in a scheme approved by the planning authority has been completed before the development is first occupied.**

The Historic Environment

- 7.24** The importance of the historic environment is confirmed in the Framework section on conserving and enhancing the historic environment. The Framework states that Local Authorities should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. They should take into account:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- The desirability of new development making a positive contribution to local character and distinctiveness and
- Opportunities to draw on the contribution made by the historic environment to the character of place.

7.25 Core Policy 16: Heritage Assets seeks to protect and enhance heritage assets. The historic environment is a non-renewable resource and once harmed sites, buildings and places can lose their character and their significance. A sustainable environment is one in which future generations will have the same opportunity as people today to enjoy, study and make use of our heritage assets. There are many alterations that can needlessly harm what is special about the borough's historic environment and these will be strongly resisted. For this reason there is a presumption in favour of the conservation and enhancement of the borough's historic environment.

7.26 Chorley Council may from time to time make Article 4 Directions to protect parts of the historic environment that, if lost, would harm the significance, appearance, character and setting of a heritage asset or the surrounding historic environment. Chorley Council will collate information on the borough's historic environment including maintaining up to date Conservation Area Appraisals and Management Strategies; a Local List of heritage assets of significance to the borough and make this publicly available through the website and the Historic Environment Record.

Heritage Assets

7.27 The historic environment contributes to the enjoyment of life in the borough and provides a unique sense of place. As a Council, we have a duty to conserve and enhance the significance, character and appearance of the borough's historic environment when carrying out its statutory functions and through the planning system.

7.28 There is a wide variety of heritage assets across the Borough, most of these are undesignated but some have been assessed and given statutory protection. Our nine Conservation Areas include the town centre and rural settlements. The Borough has around 500 statutory listed buildings which include former farmhouses, mill buildings and many churches; all buildings that are of nationally recognised interest. A full schedule of listed buildings within the Borough can be found on Chorley Council's website.

7.29 Chorley Council will endeavour to help applicants identify feasible climate mitigation solutions through pre-application discussions which minimise the impact on heritage assets. Where conflict between climate change objectives and the conservation of heritage assets does occur, the public benefit of mitigating the effects of climate change will be weighed against any harm to the significance of heritage assets.

7.30 Heritage assets are buildings, monuments, sites, places, areas or landscapes that have heritage significance. They include designated heritage assets such as listed buildings and conservation areas and locally important assets such as locally listed buildings and locally important areas. The more important the asset, the greater the weight that will be given to its conservation. Where a proposed development will lead to substantial harm or total loss of significance of a designated heritage asset, consent will only be granted where it can be demonstrated that the substantial public benefits outweigh that harm or loss as set out in Para 133 of the Framework.

Listed Buildings

7.31 There are currently 482 Listed Buildings in the Borough, which includes structures such as canal bridges and milestones as well as farmhouses and halls. Of these five are listed at Grade I, twenty seven at Grade II* with the remainder being protected at Grade II. Listed Building Consent is required for any changes that would affect their character as buildings of special architectural or historic interest and apply to internal and external works as well as to any structure or object fixed to the building or within its grounds which has been there since before July 1948. The Listed Buildings in the Borough are listed on the Council's website at www.chorley.gov.uk

Locally Important Areas and Buildings

- 7.32** Not all of Chorley's heritage is nationally designated and it is important that we recognise the value of our 'local' historic environment in planning for the future.
- 7.33** In recognition of this, Chorley Council maintains a list of Locally Important Buildings which may include buildings, structures, street furniture, war memorials, and more if it is of significance to the Borough. A full list of Locally Important Buildings can be found on our website www.chorley.gov.uk
- 7.34** There may also be areas that are considered to be historically significant on a more local level, in effect being "Locally Important Areas". These include, for example, areas of lower density housing where the character and distinctiveness of the houses and private residential gardens is worthy of extra protection from development pressures.
- 7.35** The following areas have been identified as Locally Important Areas, as shown on the Policies Map:
- Sections of Queens Road and Windsor Road with adjacent elements of Southport Road, Chorley
 - Gillibrand Walks, Chorley adjacent to Trinity Methodist Church
 - Top o' th' Lane, Brindle
- 7.36** This list is not exhaustive and Chorley Council will continue to survey areas and give consideration to the creation of further locally important areas. Consideration of buildings and areas will be based upon the following criteria:
- Does the building/area display architectural quality in design or construction?
 - Was the building designed by a notable local or regional architect?
 - Is the building/area in original condition retaining many original features?
 - Does the building/area have any local significance – is it associated with local social history – events or people?
 - Does the area embody definable landscape character – mature trees, green space?
 - Does the building/area include rare or unusual survivals of architectural styles or details?
- 7.37** Any designation will be preceded by a period of consultation similar to that used for the designation of Conservation Areas.

Scheduled Monuments

- 7.38** There are ten Scheduled Monuments within the Borough as shown on the Policies Map. These are sites of national archaeological importance and the Council will seek their on-going conservation and protection:
- The Headless Cross, Grimeford
 - Pike Stones Long Barrow, Anglezarke
 - Noon Hill Ring Cairn
 - Bradley Hall (Moated Site), Eccleston
 - Brettors Farm (Moated Site), Heath Charnock
 - RoundLoaf Barrow, Anglezarke
 - Clayton Hall, Clayton-le-Woods
 - Winter Hill Round Barrow
 - Ingrave Farm (Moated Site), Eccleston
 - Croston Town Bridge, Croston

Historic Parks and Gardens

- 7.39** Astley Park, Lever Park, Rivington Gardens and Hoghton Tower are designated as Historic Parks and Gardens under the National Heritage Act 1983. These areas are shown on the Policies Map and have historic layouts and features which make them of special historic interest. Development should aim to conserve and enhance the character and appearance of historic parks and gardens.

Conservation Areas

7.40 There are a total of nine Conservation Areas within the Borough as shown on the Policies Map. Currently, Chorley Council has produced appraisal and management proposals for five of these conservation areas, and is in the process of preparing the outstanding proposals. The following are designated Conservation Areas:

- | | | |
|-----------------|------------------|------------------|
| ▪ St Laurence's | ▪ Bretherton* | ▪ St Georges |
| ▪ Rivington | ▪ Croston* | ▪ Withnell Fold* |
| ▪ Brindle | ▪ White Coppice* | ▪ Abbey Village |

**Appraisal and management proposals are still to be prepared*

Policy BNE8: Protection and Enhancement of Heritage Assets

- a) Applications affecting a Heritage Asset or its setting will be granted where it:
- Is in accordance with the Framework and relevant Historic England guidance;
 - Where appropriate, takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals;
 - Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and;
- b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they show consideration for the following:
- The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings;
 - The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged;
 - The conservation and, where appropriate, the enhancement of the setting of heritage assets;
 - The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;
 - The use of the Heritage Asset should be compatible with the conservation of its significance. Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;
 - Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.

Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework.

Other Sites

7.41 The Lancashire Historic Environment Record includes the designated sites above and more than 1,800 other known heritage assets in the Borough. Development proposals and plans are checked against the Record on behalf of the Council and are dealt with on their merits. Where appropriate, further information or works to mitigate the impact of development proposals on the Borough's heritage assets will be required. Developers may therefore wish to consult the Record themselves at an early stage in planning a scheme.

Natural Environment

7.42 The Framework states that the planning system should contribute to and enhance the natural and local environment by:

- Protecting and enhancing valued landscapes, geological conservation interests and soils
- Recognising the wider benefits of ecosystem services
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

7.43 It requires that Local Planning Authorities set out criteria based policies against which proposals for any development on or affecting potential wildlife or geodiversity sites or landscape areas will be judged. It states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, geological conservation interests and soils; recognising the wider benefits of ecosystem services; and minimising impacts on biodiversity and providing net gains in biodiversity where possible.

7.44 The importance of the natural environment to all cannot be overstated. Natural resources, flora, fauna and their ecosystems are vital to our very existence on the planet. One of the key aims of planning, in the words of Natural England, is to, "...conserve, enhance and restore the diversity of England's wildlife and geology by sustaining, and where possible improving, the quality and extent of natural habitat and geological and geomorphological sites; the natural physical processes on which they depend; and the populations of naturally occurring species which they support." Furthermore, Natural England continues, Local Development Frameworks should "identify any areas or sites for the restoration or creation of new priority habitats which contribute to regional targets, and support this restoration or creation through appropriate policies."

7.45 Core Strategy Policy 18 – Green Infrastructure seeks to manage and improve environmental resources. The important contribution landscape makes to areas distinctiveness is also highlighted in Core Strategy Policy 21 – Landscape Character Areas, and Policy 17 – Design of New Buildings - which require new development to be well integrated into the landscape.

Biodiversity and Nature Conservation

7.46 All sites with international, national and local environmental designations are recognised by the Core Strategy and are afforded a level of protection from any adverse impacts of development through Core Strategy Policy 22: Biodiversity and Geodiversity.

7.47 Chorley has an extensive network of sites important for biodiversity. These include Sites of Special Scientific Interest (SSSI) are statutory sites of national conservation value. There are at present two SSSIs in Chorley Borough, at White Coppice and Charnock Richard. The locations of these sites are shown on the Policies Map.

7.48 Similarly, at the county and local level, sites that make a significant contribution to the natural diversity of the Plan area and are worthy of protection in their own right are Biological Heritage Sites (BHS), Geological Heritage Sites (GHS) and Wildlife Corridors. They form an important part of the nature conservation network and need to be protected from development that will cause fragmented networks or isolated habitats. Biological Heritage Sites (BHS) and Geological Heritage Sites (GHS) are identified on the Policies Map.

7.49 As well as the need to protect, conserve and enhance designated sites it is also important to protect, conserve and enhance nationally and locally important species that use a variety of sites/habitats as part of a

nature conservation network. An Ecological Network for Lancashire is currently being identified, and this will include Chorley.

- 7.50** Biodiversity has many important roles and functions including protecting biodiversity for its own sake, adapting to climate change, recreation, health and wellbeing etc. As part of a changing climate it is important to allow habitats and species the opportunities to adapt, making provision where possible. Ecological networks form an important basis for this and it is the Council's view that these networks should be maintained and enhanced, where appropriate to allow habitats and species the best opportunity to adapt to a changing climate.
- 7.51** Priority species and habitats (as covered by Local Plan Policy BNE11) play an important role and are protected under European and National Law. Where species or habitats may come under threat, it is the developer's responsibility to carry out all necessary surveys. Ecology surveys need to be provided to assess the quality, quantity and value of biodiversity on site or near the site and how the development may affect biodiversity. In certain cases development will not be permitted and in other cases mitigation/compensatory measures of equal area, quality and diversity, if not higher will apply to try and reduce or overcome the impacts and where possible provide net gains or enhancements to improve the Borough's nature conservation assets.
- 7.52** The Council is working with Preston and South Ribble Councils to produce a Supplementary Planning Document on Biodiversity and Nature Conservation. This will provide further guidance on understanding the local policies and on what is required as part of the planning application process in relation to biodiversity and ecological networks.

Policy BNE9: Biodiversity and Nature Conservation

In Chorley, Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced:

Priority will be given to:

- i. Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar sites, Special Protection Areas, Special Areas of Conservation, national nature reserves, sites of special scientific interest and biological heritage sites, geological heritage sites, local nature reserves and wildlife corridors together with any ecological network approved by the Council;**
- ii. Protecting, safeguarding and enhancing habitats for European, nationally and locally important species;**
- iii. The ecology of the site and the surrounding area (safeguarding existing habitats / features such as but not exclusive to trees, hedgerows, ponds and streams), unless justified otherwise;**
- iv. When considering applications for planning permission, protecting, conserving, restoring and enhancing Chorley's ecological network and providing links to the network from and/or through the proposed development site.**

In addition development must adhere to the provisions set out below:

- a) The production of a net gain in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated;**
- b) The provision of opportunities for habitats and species to adapt to climate change;**
- c) The support and encouragement of enhancements which contribute to habitat restoration;**

- d) Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs;
- e) In exceptional cases where the need for development in that location is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures or as a last resort compensatory habitat creation and/or restoration will be required through planning conditions and/or planning obligations.

The following definition of what constitutes damage to natural environmental assets will be used in assessing applications potentially impacting upon assets:

1. Loss of the undeveloped open character of a part, parts or all of the ecological network;
2. Reducing the width or causing direct or indirect severance of the ecological network or any part of it;
3. Restricting the potential for lateral movement of wildlife;
4. Causing the degradation of the ecological functions of the ecological network or any part of it;
5. Directly or indirectly damaging or severing links between green spaces, wildlife corridors and the open countryside; and
6. Impeding links to ecological networks recognised by neighbouring planning authorities.
7. Significant adverse effect on the interest features of a designated nature conservation site.

Trees and Woodlands

- 7.53** Trees and woodlands also make a significant contribution to the visual quality of the environment both in the countryside and in towns. The area of land covered by trees has decreased over time but there are still areas of ancient woodland and many fine specimen trees in the Borough. The remaining trees and woodlands need to be protected for the enjoyment of future generations. Hedgerows and trees, particularly stands of trees and woodlands, can provide habitats for wildlife and help to reduce carbon dioxide levels in the air around us. Therefore, wherever a loss of tree cover or a hedgerow is considered unavoidable during development, Chorley Council will require replacements to be provided.
- 7.54** Trees are also very important landscape features in Conservation Areas and contribute greatly to providing an attractive setting to historic areas. Their loss, or indeed inappropriate works to them, can have a marked and detrimental effect on the character and appearance of Conservation Areas. Trees shown to be of significant landscape value to a Conservation Area will be protected by placing Tree Preservation Orders. All works to trees in Conservation Areas need to be clearly justified and any proposals accompanied by an assessment from a suitably qualified arboriculturalist.
- 7.55** All Ancient Woodland areas in the Borough are designated as Biological Heritage Sites and are therefore afforded protection through Core Strategy Policy 22: Biodiversity and Geodiversity.
- 7.56** Protection of some hedgerows of historic or nature conservation importance is given through the Hedgerows Regulations 1997 which are administered by Chorley Council.

Policy BNE10: Trees

Development proposals which would result in the loss of trees and/or involve inappropriate works to trees which contribute positively to the character and appearance of a Conservation Area will not be permitted. The removal of such trees will only be permitted in exceptional circumstances and where consent is granted, replacement trees will be required to be planted.

Proposals that would result in the loss of trees, woodland areas or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted.

Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and an associated maintenance scheme. Tree Preservation Orders will be used to protect trees of landscape or townscape significance.

Species Protection

7.57 Nature conservation designations are not always related to sites. Part 1 of the Wildlife and Countryside Act 1981 (as amended) sets out the protection that is given to specific wild animals and plants. Every five years this list of protected species is reviewed. Some species, for example, badgers, are given protection under their own legislation, the Protection of Badgers Act 1992. European protected species, which includes all species of bat in Britain, are given additional protection under the Conservation of Habitats and Species Regulations 2010. The presence of a protected species is a material consideration when considering development proposals. The planning system has, therefore, an important role to play in the implementation of the legislation relating to protected species.

7.58 Amongst other things, it is an offence to damage the resting or breeding places of protected animals and to destroy protected plants. Chorley Council may require applicants to commission a survey by a suitable specialist to identify the extent of the protected species on a site and to assess the effect of their proposals. In some cases this may involve survey work at an appropriate time of the year. Natural England is consulted on any planning applications which would affect a protected species and Chorley Council has a duty to inform applicants of their obligations under the legislation which is additional to that provided by the planning system.

7.59 Priority will be given to the in situ conservation of protected species which can often be achieved through careful design, landscaping, timing and method of development. The option of translocation will only be considered where the benefits of the development outweigh the value of in situ conservation. Government guidance is available for developers. Development affecting a European Protected Species will only be permitted where the requirements of the Conservation of Habitats and Species Regulations 2010 can be met. Planning conditions and, where appropriate, planning agreements will be used to secure suitable safeguards and management to sustain the population of the protected species. Where Chorley Council considers that satisfactory provisions have not been provided or cannot be achieved, then development will be considered inappropriate.

Policy BNE11: Species Protection

Planning permission will not be granted for development which would have an adverse effect on a priority species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a priority species planning conditions or agreements will be used to:

- a) Facilitate the survival of the individual species affected;**
- b) Reduce the disturbance to a minimum; and**
- c) Provide adequate alternative habitats to sustain the viability of the local population of that species.**

8. Promoting Health and Wellbeing

Core Strategy Objectives

- SO18: To improve the health and wellbeing of all Central Lancashire's residents and reduce the health inequalities that affect the more deprived areas.
- SO19: To improve access to health care, sport and recreation, open green spaces, culture, entertainment, and community facilities and services, including healthy food.
- SO20: To create environments in Central Lancashire that help to reduce crime, disorder and the fear of crime, especially in the more deprived areas which often experience higher levels of crime.

Key Core Strategy Policies

- Policy 23: Health
- Policy 24: Sport and Recreation
- Policy 25: Community Facilities

Introduction

8.1 Health and wellbeing is identified as one of the Core Strategy's main cross cutting themes as many aspects of planning policy contribute to achieving and maintaining better health.

8.2 The Core Strategy sets out a number of proposals to promote health and wellbeing including the provision and protection of health care facilities, sport and recreation facilities and community facilities. This Local Plan achieves this by protecting existing facilities and allocating land for new facilities.

Open Space, Sport and Recreational Facilities

8.3 Access to open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of residents. For this reason, the Core Strategy aims to protect existing open spaces and sport and recreational facilities in the Borough unless they are proven to be surplus to requirements or unless improved alternative provision is made. The Core Strategy also states that sites for major new facilities will be identified where there is evidence of need.

8.4 An Open Space Study and Playing Pitch Strategy have been produced which set minimum local standards for provision and identify any deficiencies in provision. These local standards will be applied to all housing developments and are included in policies HS4A: Open Space Requirements in New Housing Developments and HS4B: Playing Pitch Requirements in New Housing Developments. The majority of deficiencies can be addressed by seeking new open space, sport and recreation provision from new housing developments. In some cases, suitable land has been identified and allocated for new provision. The Open Space Study recommends new allotment provision in the Borough. This is addressed in Policy HW5. The Playing Pitch Strategy identifies the need for a new playing pitch in Croston. A site has been identified and allocated for new provision.

8.5 Any planning applications for new open space, sport and recreational facilities, including ancillary facilities such as changing facilities, toilets and parking will be assessed against Policy HW1: New Open Space, Sport and Recreational Facilities.

Policy HW1: New Open Space, Sport and Recreational Facilities

Proposals for the provision of new open space, sport and recreational facilities or extensions to existing facilities will be permitted if all of the following criteria are met:

- a) The development will not have an adverse impact on the local environment or visual character of the landscape;
- b) The development will not result in the loss of the best and most versatile agricultural land (Grades 1, 2 and 3);
- c) The development will not cause harm to a site of nature conservation value;
- d) The development will not harm the amenities of local residents;
- e) The site is accessible by a choice of means of transport other than the private car and the traffic generated would not have a severe impact on the highway network.

Ancillary development for an existing open space, sport or recreational facility will be permitted if all of the following criteria are met:

- i. It is in connection with and will enhance the recreational and/or amenity value of the open space.
- ii. It is of a size and scale which does not detract from the character of the open space.
- iii. It will not have a detrimental effect on any site of nature conservation value.
- iv. It does not result in the loss of any other sporting facility on the site.

Playing pitches are proposed at the following location:

HW1.1 Land off Westhead Road, Croston

- 8.6** The Open Space Study assessed the quality and value of all areas of open space in the Borough, with the exception of areas of amenity greenspace and natural/semi-natural greenspaces below 0.2 hectares as it is considered that sites below this size have less recreational value. These sites however provide valuable visual amenity and will continue to be protected from development. The quality and value assessment was used to decide which areas of open space should continue to be protected.
- 8.7** The Policies Map identifies areas of land in use as amenity greenspace, provision for children/young people, parks and gardens, natural and semi-natural greenspace, green corridors and playing pitches to be protected. Other areas of land which are currently in use as, or were last used as, open space, sport or recreational facilities not identified on the Policies Map are also protected.
- 8.8** Ancillary facilities such as changing facilities, toilets and parking will also be protected from redevelopment where they are necessary to sustain the continued use of the open space, sport or recreational facility.

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

Land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless:

- a) Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or
- b) It can be demonstrated that the loss of the site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and
- c) The site is not identified as being of high quality and/or high value in the Open Space Study; and
- d) It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area; and
- e) The site does not make a significant contribution to the character of an area in terms of visual amenity.

Valley Parks

8.9 Chorley Borough has three Valley Parks, namely Yarrow Valley, Cuerden and Chapel Brook. These parks consist of attractive areas of countryside, and have considerable recreational value due to their location adjacent to the main urban centres of Chorley Borough.

8.10 Chapel Brook at Euxton is a separate area of countryside with a similar role to play as a Valley Park. Some additional land at Chapel Brook West has been acquired by Chorley Council and, together with the southern end of the housing site at School Lane, Euxton, has formed a valuable extension to the park lying immediately adjacent to the village.

Policy HW3: Valley Parks

Proposals to enhance the recreational value of the Valley Parks at Yarrow Valley, Cuerden and Chapel Brook will be permitted if it can be demonstrated that they would not detract from the amenity, recreational and wildlife value of the Valley Parks.

The Leeds and Liverpool Canal

8.11 The Leeds and Liverpool Canal is an important heritage and recreational resource, and the Canal and River Trust encourages the inclusion of proposals for the conservation and recreational use of canals in Local Plans. Awareness of pleasure boating on canals is increasing, and there is a clear need for additional moorings locally. These would generally be encouraged on off-canal marina developments rather than linear facilities.

Policy HW4: The Leeds and Liverpool Canal

Proposals for tourism or recreational facilities along the canal will be permitted provided that all of the following criteria are satisfied:

- a) The historic character of the waterway will not be damaged.
- b) The water quality or ecological value of the canal will not be damaged.
- c) The design reflects the character and appearance of the surrounding area.

Allotments

- 8.12** The recreational and environmental benefits of allotment gardens are widely accepted. Allotments provide valuable green space within the Borough and this is recognised by the Core Strategy, which aims to help reduce health inequalities by safeguarding and encouraging the role of allotments. The Central Lancashire authorities have jointly prepared a Supplementary Planning Document on Access to Healthy Food which promotes the creation of more allotments and encourages community food growing opportunities.
- 8.13** An Open Space Study has been produced which recommends new allotment provision in Adlington, Croston, Euxton and Whittle-le-Woods to address identified deficiencies in quantity and accessibility. New allotment sites have been allocated in these settlements and will be protected for such use. In addition to these sites, the Council is committed to providing more allotment sites across the Borough to meet the high level of demand and large waiting list in the Borough. These will be brought forward through the development control process.

Policy HW5: Allotments

The redevelopment of land which is currently or was last used for allotments will only be permitted if:

- a) It is demonstrated that the site is surplus to requirements; or**
- b) An equivalent and equally convenient provision of allotments is laid out and made available elsewhere.**

New allotments will be provided at the following sites:

HW5.1 Manor Road, Clayton Brook/Green (completed)

HW5.2 Land at Sylvesters Farm, Euxton

HW5.3 Harrison Road, Adlington

HW5.4 Land East of Station Road, Croston

Health and Community Facilities and Related Uses

- 8.14** New and improved health facilities in the Borough have been identified by NHS Central Lancashire over the plan period to meet expected demand. Chorley and South Ribble Clinical Commissioning Group is responsible for the provision of health care facilities in the Borough. The projects that have already been completed are the extension and refurbishment of Euxton Medical Centre, the enhancement of Eccleston Medical Centre and Adlington Clinic and a new surgery at Buckshaw Village. A new Health Centre on Friday Street, Chorley is also identified as a health project.
- 8.15** Where other schemes come forward Chorley Council will assess the scheme against the relevant policies in this Local Plan.
- 8.16** The Core Strategy encourages the provision of new community facilities and protection of existing community facilities including community centres, village and church halls, places of worship, public houses, children's centres, libraries, cultural facilities and health facilities. They act as the focus of community activity and contribute towards community cohesion. Local shops are protected under Policy EP8: Existing Local Shops.
- 8.17** This Local Plan seeks to safeguard existing facilities within the Borough. The Council will require any application for planning permission for a proposed change from a community use to be accompanied by the submission of a report demonstrating the criteria within Policy HW6: Community Facilities. The Rural Development SPD provides guidance on the change of use of any local community facility.

Policy HW6: Community Facilities

Development proposing the change of use or loss of any premises or land currently or last used as a community facility (including community centres, village and church halls, places of worship, public houses, children's centres, libraries, cultural facilities and health facilities) will be permitted where it can be demonstrated that:

- a) The facility no longer serves the local needs of the community in which it is located; and
- b) Adequate alternative provision has been made, or is already available, in the settlement or local area; and
- c) The use is no longer financially viable; and
- d) The facility is in an isolated location remote from public transport routes; or
- e) There is an amenity or environmental reason why the facility is no longer acceptable.

Burial Facilities

- 8.18** Chorley Borough contains facilities for traditional methods of burial and cremation, with a number of cemeteries and a crematorium at Charnock Richard.
- 8.19** Chorley Council owns two cemeteries at Adlington and Chorley. An extension to Chorley Cemetery is now being used for burials. An extension to Adlington Cemetery is required to provide additional burial facilities.
- 8.20** An allotment site (HW5.3) has been allocated adjacent to the proposed cemetery extension in Adlington. Access may be required through the proposed cemetery extension and allotments may be incorporated into the final design of the cemetery extension.

Policy HW7: Crematoria and Burial Facilities

Land is reserved for additional burial facilities at:

HW7.1 Chapel Street, Adlington

Hot Food Takeaways

- 8.21** The government is committed to promoting healthier communities. Their research highlights the need for Local Authorities to manage the concentration of fast food outlets as a means of combating the known adverse impact on community health.
- 8.22** Proposals for hot food takeaways will only be permitted in Chorley Town Centre and in District and Local Centres where it would not result in an overconcentration of hot food takeaways to the detriment of the retail function of the centre as a whole. Proposals for hot food takeaways in these locations will be assessed against Policies EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages and EP7: Development and Change of Use in District and Local Centres.

9. Tackling Climate Change

Core Strategy Objectives

- SO21: To reduce energy use and carbon dioxide emissions in new development.
- SO22: To encourage the generation and use of energy from renewable and low carbon sources.
- SO23: To manage flood risk and the impacts of flooding especially at Croston.
- SO24: To reduce water usage, protect and enhance Central Lancashire's water resources and minimise the pollution of water, air and soil.

Key Core Strategy Policies

- 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

Introduction

- 9.1** Tackling climate change is a cross cutting theme of the Core Strategy. Improving the energy efficiency of new developments and encouraging renewable and low carbon energy generation in the Borough are key aims of the Core Strategy.

Energy Efficiency of New Developments

- 9.2** The Core Strategy requires all new developments to be designed and built in a sustainable way and requires new buildings to reach specific levels of the Code for Sustainable Homes and BREEAM. Although the policies within the Core Strategy are not site specific, the potential of a site to be supplied with decentralised, renewable or low carbon energy will be taken into account when determining planning applications.

- 9.3** The Central Lancashire Supplementary Planning Document 'Design Guide' also includes resources and efficiency as one of six key design principles to be applied to new developments.

Sites for Renewable Energy Generation

- 9.4** Government guidance encourages local authorities to consider identifying areas suitable for renewable and low carbon energy. Any formal proposals received by the Council for renewable or low carbon energy schemes will be supported provided they meet the criteria set out in Policy 28 of the Core Strategy.

Managing Flood Risk

- 9.5** This Local Plan contributes to adapting to the effects of climate change, which includes increased summer temperatures and a higher risk of flooding or droughts, by directing development away from areas of high flood risk. Research has shown that, whilst flood risk is generally low in Central Lancashire, parts of Croston are at higher risk. The Core Strategy does not therefore encourage development in Croston or any other high flood risk areas.

- 9.6** There is also a risk of sewer flooding in areas of Euxton. This has been taken into account in deciding the amount of land allocated for development in the locality.

Agricultural Land

- 9.7** The Core Strategy aims to protect the best and most versatile agricultural land (Grades 1, 2 and 3a). This has been taken into account in deciding allocations for development.

Appendix A

Parking Standards

Class	Broad Land Use	Specific Land Use	Chorley Town Centre	All Other Areas	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)		Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
A1	Shops	Food retail	1 per 15sqm	1 per 14sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 140sqm (min. 2 spaces)	1 per 350sqm (min. 2 spaces)	-	-
		Non-food retail	1 per 21sqm	1 per 20sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)	-	-
		Retail warehouse	1 per 45sqm	1 per 40sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)	-	-
A2	Financial and professional services	Banks/building societies, betting offices, estate and employment agencies, professional and financial services	1 per 32sqm	1 per 30sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min.2)	1 per 500sqm (min.2)	-	-
A3	Restaurants and cafes	Restaurants, cafes/snack bars, fast food and drive through	1 per 6sqm of public floor space	1 per 5sqm of public floor space	3 bays or 6% of total	4 bays + 4% of total	1 space per 50sqm (min.2)	1 space per 125sqm min.2)	Negotiated on a case by case basis	Negotiated on a case by case basis

Class	Broad Land Use	Specific Land Use	Chorley Town Centre	All Other Areas	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)		Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
A4	Drinking establishments	Public Houses/wine bars/other drinking establishments	1 per 6sqm of public floor space	1 per 5sqm of public floor space	3 bays or 6% of total	4 bays + 4% of total	1 space per 50sqm (min.2)	1 space per 125sqm min.2)	Negotiated on a case by case basis	Negotiated on a case by case basis
A5	Hot Food Takeaways									
B1	Business	Office, Business Parks, Research and Development	1 per 32sqm	1 per 30sqm	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 300sqm (min.2)	1 per 750sqm (min.2)	-	-
		Call centres	1 per 32sqm (starting point for discussions)	1 per 30sqm (starting point for discussions)	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 300sqm (min.2)	1 per 750sqm (min.2)	-	-
B2	General Industry	General Industry	1 per 48sqm	1 per 45sqm	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 450sqm (min.2)	1 per 1000sqm (min.2)	-	-
B8	Storage and Distribution	Storage and Distribution	1 per 100sqm	1 per 100sqm	1 per disabled employee +2 or 5% of total	6 + 2% of total capacity	1 per 850sqm (min.2)	1 per 2000sqm (min.2)	-	-
C1	Hotels	Hotels, boarding and guesthouses	1 per bedroom including staff parking provision	1 per bedroom including staff parking	3 bays or 6% of total	4 bays + 4% of total	1 per 10 guest rooms (min.2)	1 per 25 guest rooms (min.2)	Negotiated on a case-by-case basis	1 (hotels only)

Class	Broad Land Use	Specific Land Use	Chorley Town Centre	All Other Areas	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)		Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
				provision						
C2	Residential Institutions	Residential care homes/Nursing homes	1 per 5 beds	1 per 5 beds	3 bays or 6% of total	4 bays + 4% of total	1 per 40 beds (min.2)	1 per 100 beds (min.2)	-	-
		Sheltered accommodation	1 per 3 beds	1 per 3 beds	3 bays or 6% of total	4 bays + 4% of total	1 per 20 beds (min.2)	1 per 50 beds (min.2)	-	-
C3	Dwelling Houses	1 Bedroom	1 Space		Negotiated on a case by case basis	Negotiated on a case by case basis	1 alloc. 1 comm	-	-	-
		2 to 3 Bedrooms	2 Spaces				2 alloc. 1 comm	-	-	-
		4+ Bedrooms	3 Spaces				4 alloc. 2 comm	-	-	-
D1	Non-residential institutions	Clinics and health centres (excludes hospital)	1 per 2 staff plus 4 per consulting room	1 per 2 staff plus 4 per consulting room	3 bays or 6% of total	4 bays + 4% of total	2 per consulting room (min)	1 per 2 consulting rooms (min)	-	-
		Crèches, day nurseries and day centres	1 per member of staff	1 per member of staff	3 bays or 6% of total	4 bays + 4% of total	1 per 4 staff + 1 per 200sqm	1 per 10 staff (min 2)	Negotiated on a case by case basis	Negotiated on a case by case basis

Class	Broad Land Use	Specific Land Use	Chorley Town Centre	All Other Areas	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)		Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
							(min 2)			
		Schools (primary and secondary)	2 per classroom	2 per classroom	Case by case	Case by case	1 per 5 staff + 1 per 3 students	1 per 10 staff	Case by case based on demand for school buses	1
		Art galleries, museums, libraries	1 per 25sqm	1 per 20sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 200sqm (min 2)	1 per 500sqm (min 2)	Case by case	1
		Halls and places of worship	1 per 6sqm	1 per 5sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 50sqm (min 2)	1 per 125sqm (min 2)	-	-
		Higher and further education	1 per 2 staff + 1 per 15 students	1 per 2 staff + 1 per 10 students	Case by case	Case by case	1 per 5 staff + 1 per 3 students	1 per 10 staff + 1 per 10 students	Case by case	1
D2	Assembly and Leisure	Cinemas, bingo and casinos, conference centres, music and concert halls	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays + 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1
		General leisure, dance halls (not night clubs), swimming baths, skating rinks and	1 per 23sqm	1 per 22sqm	3 bays or 6% of total	4 bays + 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1

Class	Broad Land Use	Specific Land Use	Chorley Town Centre	All Other Areas	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)		Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
		gymnasiums								
-	Miscellaneous/sui generis	Theatres	1 per 6 seats	1 per 5 seats	3 bays or 6% of total	4 bays + 4% of total	1 per 20 seats (min 2)	1 per 50 seats (min 2)	Case by case	1
		Motor car showrooms	1 per 52sqm internal showroom	1 per 50sqm internal showroom	3 bays or 6% of total	4 bays + 4% of total	1 per 5 staff	Minimum of 2 spaces	-	-
		Petrol filling stations	1 space per pump	1 space per pump	1 space minimum	-	1 per 5 staff	Minimum of 2 spaces	-	-

Appendix B

Indicative Housing Development Phasing Schedule

Ref	Location	G'field or B'field	Dwellings Available	Phasing Schedule		
				2012-2016	2016-2021	2021-2026
Key Service Centre: Chorley Town						
HS1.1	Eaves Green, off Lower Burgh Lane	G	419	159	150	110
HS1.2	Carr Lane (Vertex Site)	B	194	124	70	
HS1.3	Former Lex Auto Logistics Site Pilling Lane	B	154	154		
HS1.4	Land off Quarry Road	B	37	37		
HS1.5	Cowling Farm	G	158			158
HS1.6	Crosse Hall Mill Farm	G	65	65		
HS1.7	Talbot Mill, Froom Street	B	149	30	119	
HS1.8	Botany/Great Knowley/Blackburn Brow	G/B	200		100	100
HS1.9	Chancery Road	G	50		50	
HS1.10	Gillibrand	G	46	25	21	
HS1.11	Hodder Avenue	B	14	14		
HS1.12	Park Mills, Deighton Road	B	64	64		
HS1.13	Land off Duke Street	G/B	70	30	40	
HS1.14	Lyons Lane Mill, Townley Street	B	24	24		
HS1.15	Railway Road	B	20	20		
HS1.16	Initial Textile Services, Harpers Lane	B	41	41		
HS1.17	Cabbage Hall Fields	G	11		11	
HS1.18	Rydal House, Chorley Hall Road	B	26	26		
HS1.19	Land adjacent to Northgate	G	21		21	
HS1.20	Land at Southport Road	G	59		59	
Total			1,822	813	641	368
Buckshaw Village: Strategic Site						
HS1.21	Group 1, Former Royal Ordnance Site, Euxton Lane	B	761	60	375	326
HS1.22	Buckshaw Village	B	796	700	96	
Total			1,557	760	471	326
Local Urban Service Centres						
Adlington						
HS1.23	Grove Farm, Railway Road	G/B	67	60	7	
HS1.24	Land Adjacent to Bolton Road	G	170	15	150	5
HS1.25	Weldbank Plastics	B	20	20		
HS1.26	Fairport, Market Place	B	31		31	
Total			288	95	188	5
Clayton Brook/Green						
HS1.27	Back Lane Reservoir, Back Lane	B	14	14		
HS1.28	Radburn Works, Sandy Lane	B	17	17		
HS1.29	Westwood Road	G	23		23	
HS1.30	Land off Chorley Old Road, Swansey Lane	G	39		39	
Total			93	31	62	0
Clayton-le-Woods						
HS1.31	Land to east of Wigan Road (A49)	G	699	180	300	219
HS1.32	Burrows Premises Wigan Road	B	13	13		
Total			712	193	300	219
Coppull						
HS1.33	Discover Leisure, Chapel Lane	B	117	60	57	

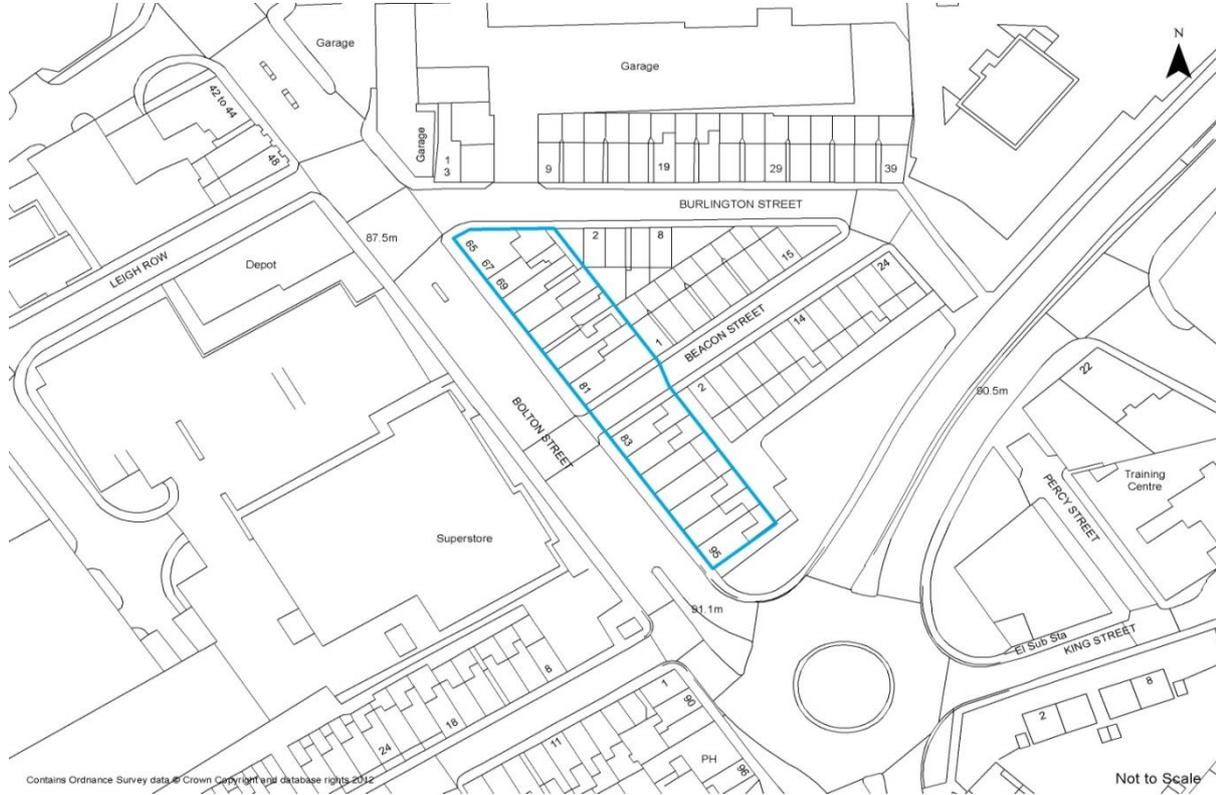
Ref	Location	G'field or B'field	Dwellings Available	Phasing Schedule		
				2012-2016	2016-2021	2021-2026
HS1.34	Regent Street	B	22	22		
HS1.35	Land at Northenden Road	G	19	19		
HS1.36	Coppull Enterprise Centre, Mill Lane	B	49	49		
HS1.37	Clancutt Lane	G	28	28		
HS1.38	Mountain Road	G	22		22	
Total			257	178	79	0
Euxton						
HS1.39	Land at Sylvesters Farm	G	161		81	80
HS1.40	Land at end of Dunrobin Drive	G	36		36	
HS1.41	37-41 Wigan Road	B	12	12		
HS1.42	Land at Greenside	G	17		17	
Total			226	12	134	80
Whittle-le-Woods						
HS1.43A	Land West of Lucas Lane	G	121	75	46	
HS1.43B	Land East of Lucas Lane	G	107	15	92	
HS1.43C	Land off Moss Lane	G	76		60	16
HS1.44	Hill Top Lane	G	22		22	
HS1.45	202 Chorley Old Road	G	12	12		
HS1.53	Little Quarries, Hill Top Lane	B	85	30	55	
Total			423	132	275	16
Rural Local Service Centres and Other Places						
HS1.46	Land at Drinkwater Farm, Windsor Drive, Brinscall	G	10	10		
HS1.47	Land Adjacent 32 Moor Road, Croston	G	24	24		
HS1.48	Croston Timber Works Goods Yard, Station Road, Croston	B	26	26		
HS1.49	75 Towngate, Ecclestone	G	12		12	
HS1.50	Carrington Centre, Ecclestone	G/B	62	40	22	
HS1.51	Sagar House, Langton Brow, Ecclestone	G/B	66	66		
HS1.52	Pole Green Nurseries, Charnock Richard	G/B	29	29		
Total			229	195	34	0
Overall Totals			5,607	2,409	2,184	1,014

Appendix C

District and Local Centre boundaries

Chorley Town

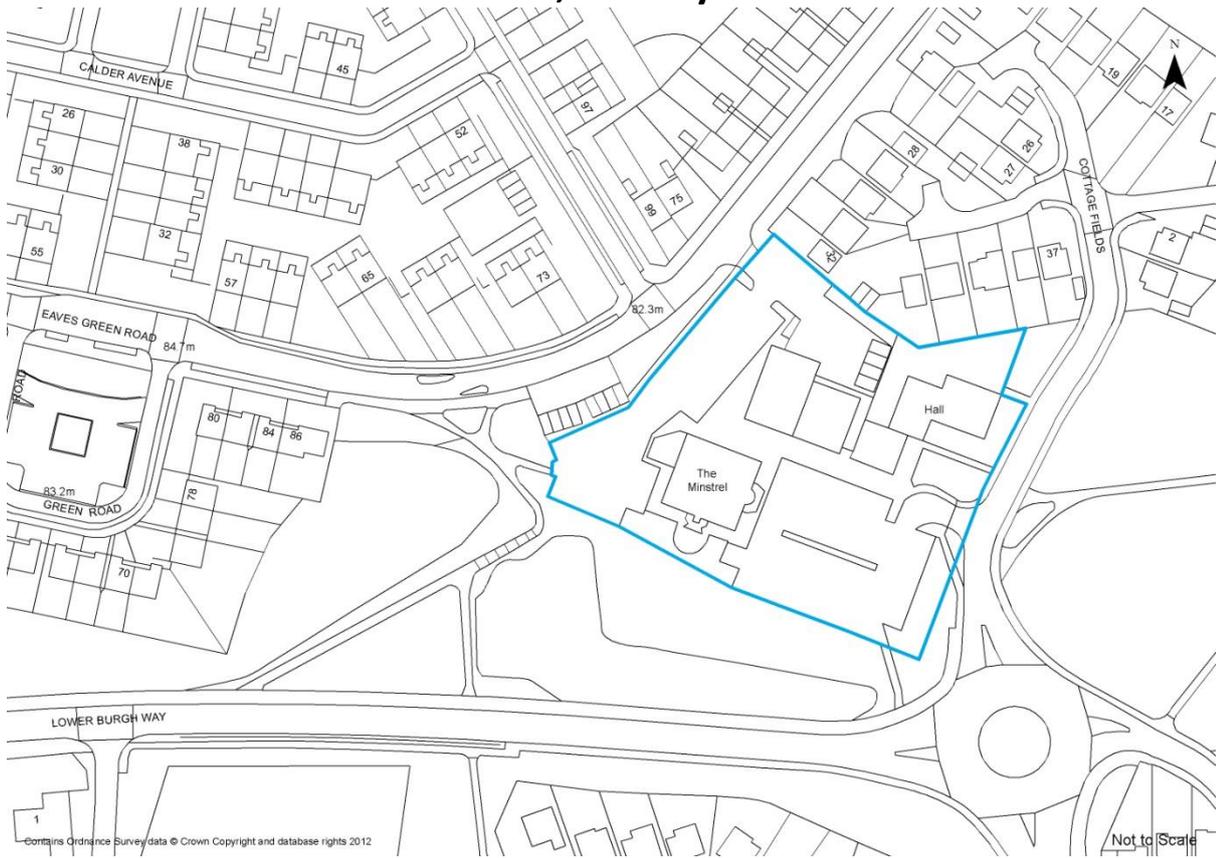
Bolton Street Local Centre, Chorley



Collingwood Road Local Centre, Chorley



Eaves Green Road Local Centre, Chorley



Eaves Lane (North) Local Centre, Chorley



Eaves Lane (South) Local Centre, Chorley



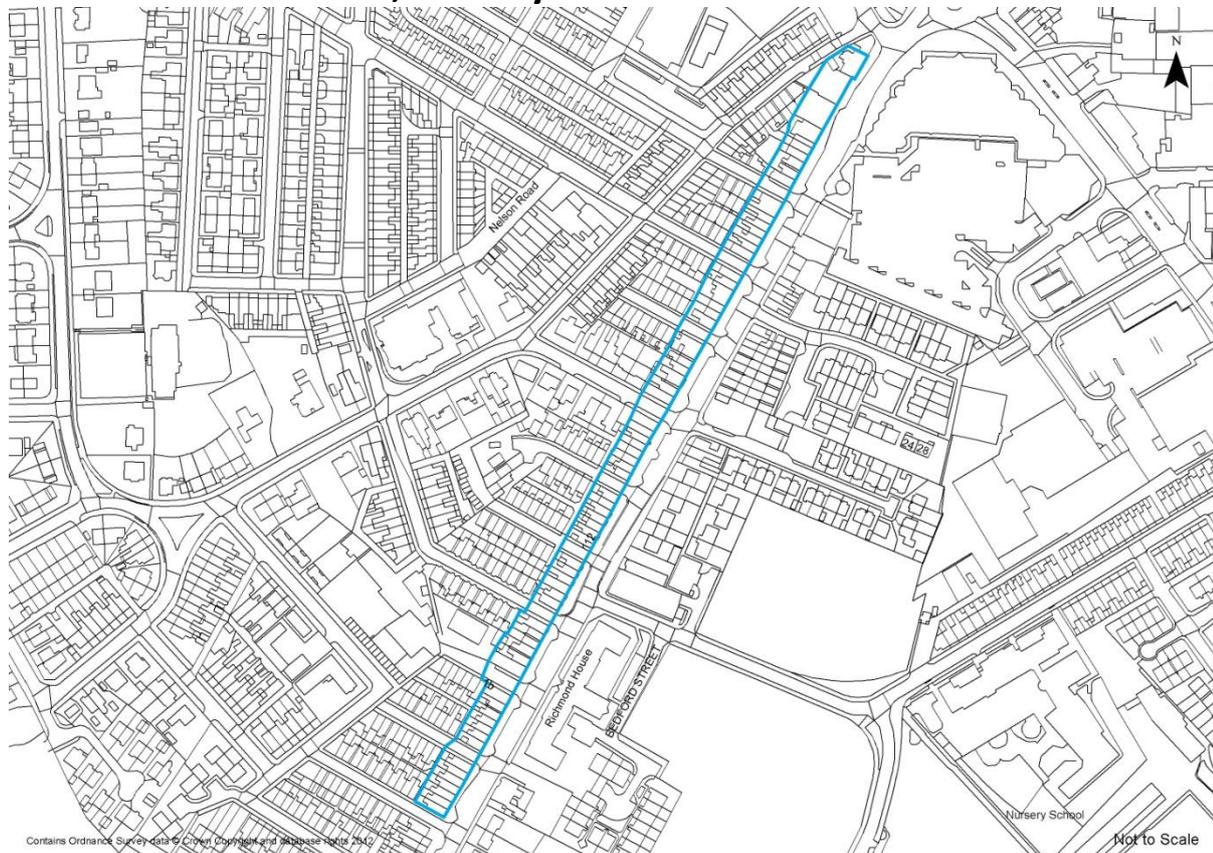
Hall Gate Local Centre (Astley Village)



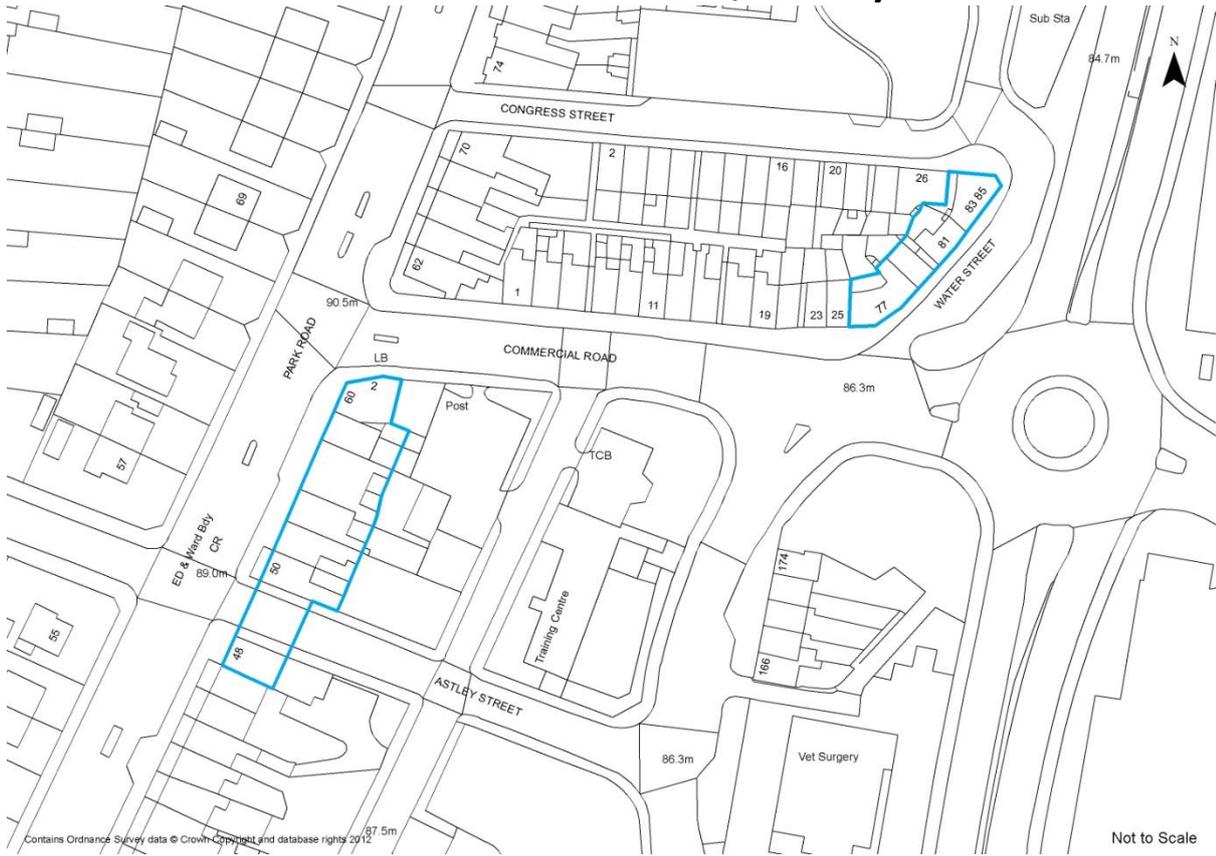
Harpers Lane Local Centre, Chorley



Pall Mall Local Centre, Chorley



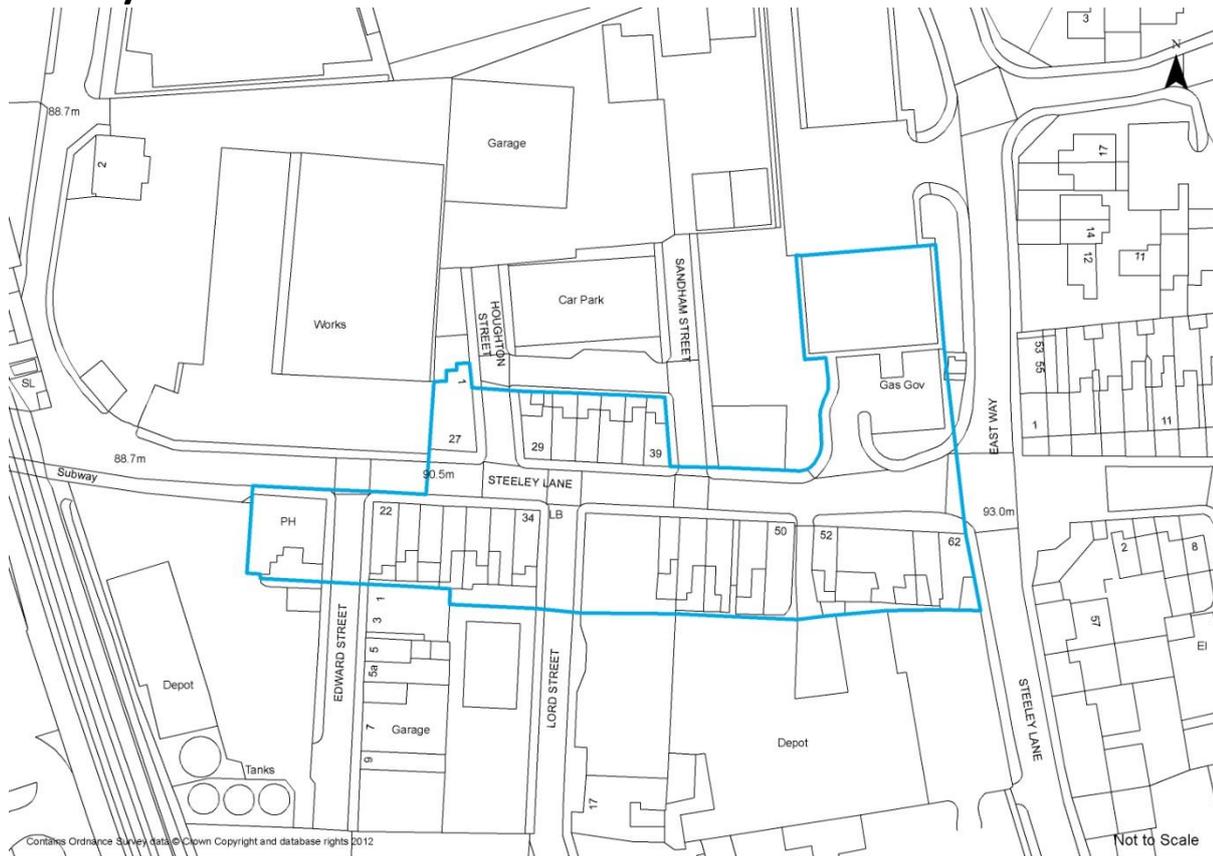
Park Road and Water Street Local Centre, Chorley



Pilling Lane Local Centre

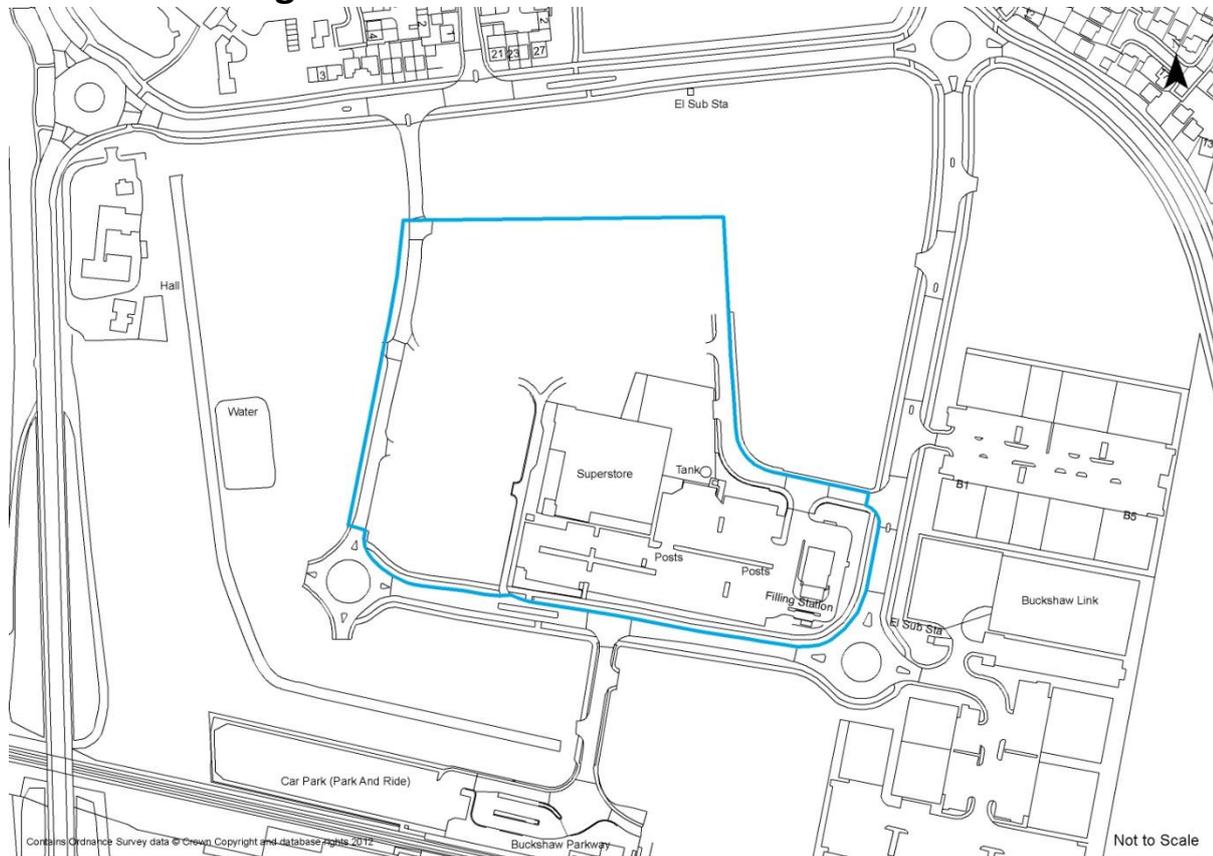


Steeley Lane Local Centre



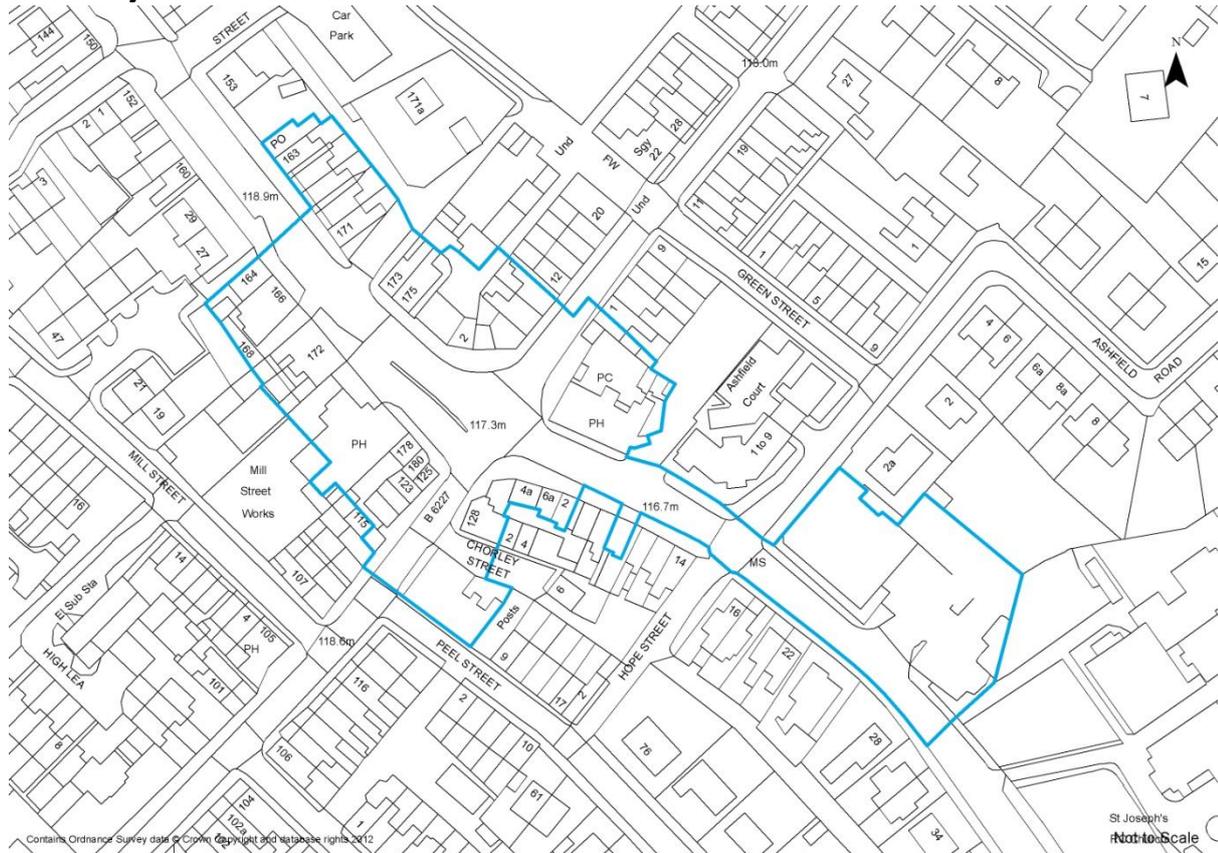
Buckshaw Village

Buckshaw Village District Centre

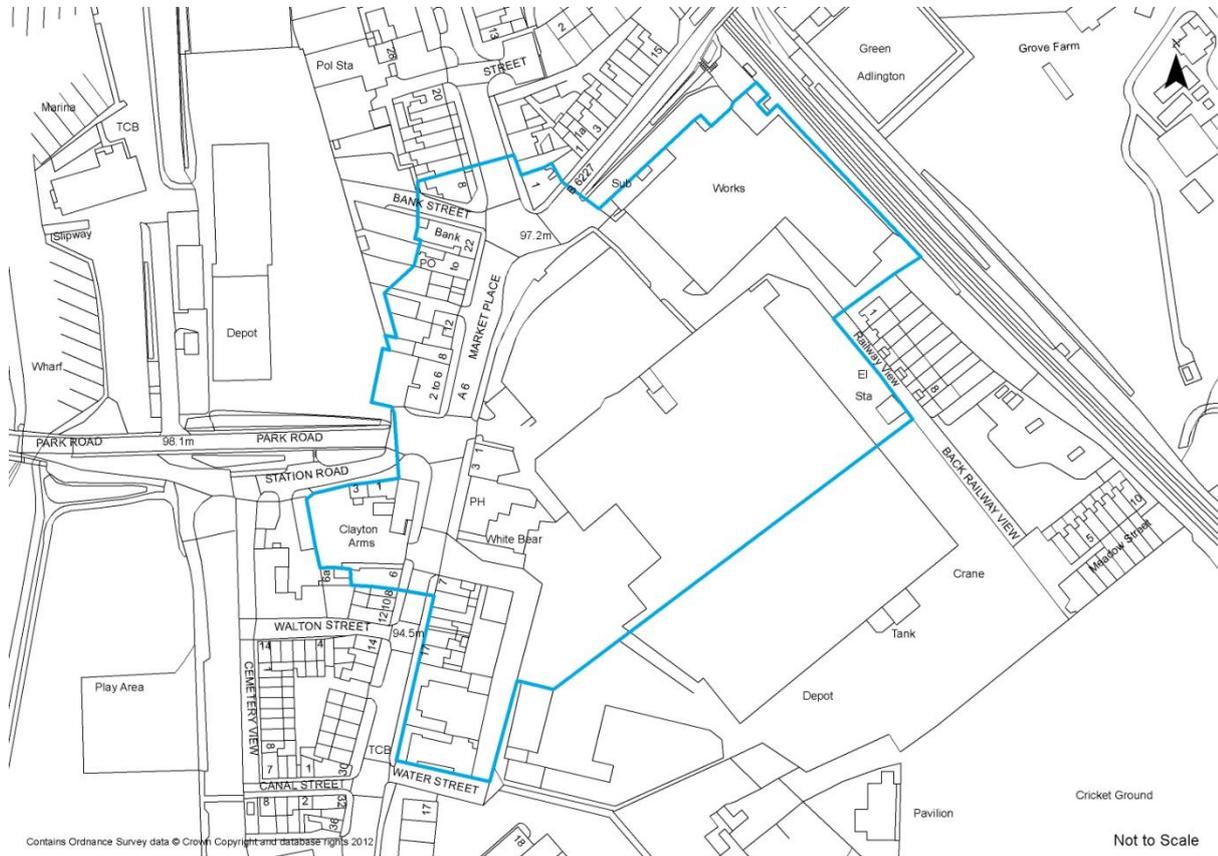


Adlington

Chorley Road Local Centre



Market Place Local Centre

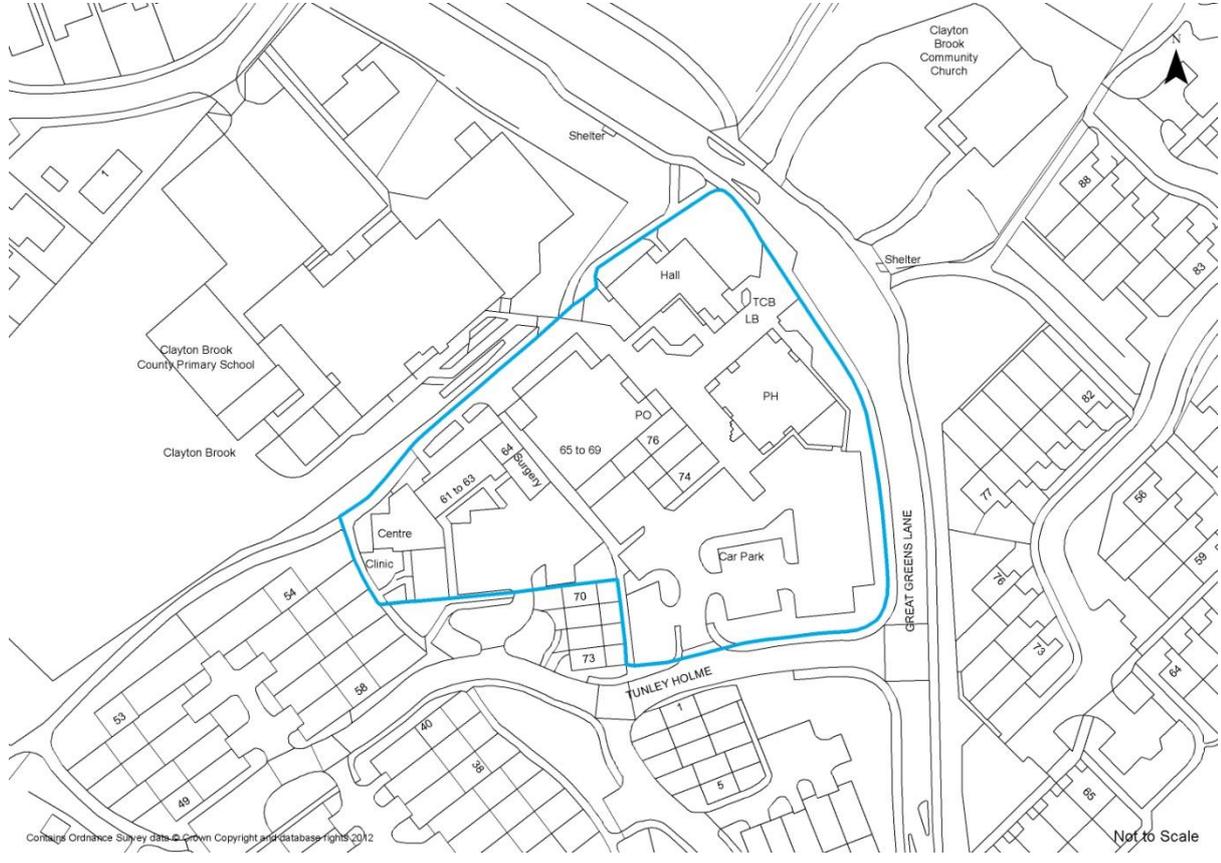


Clayton Brook/Green

Clayton Green District Centre

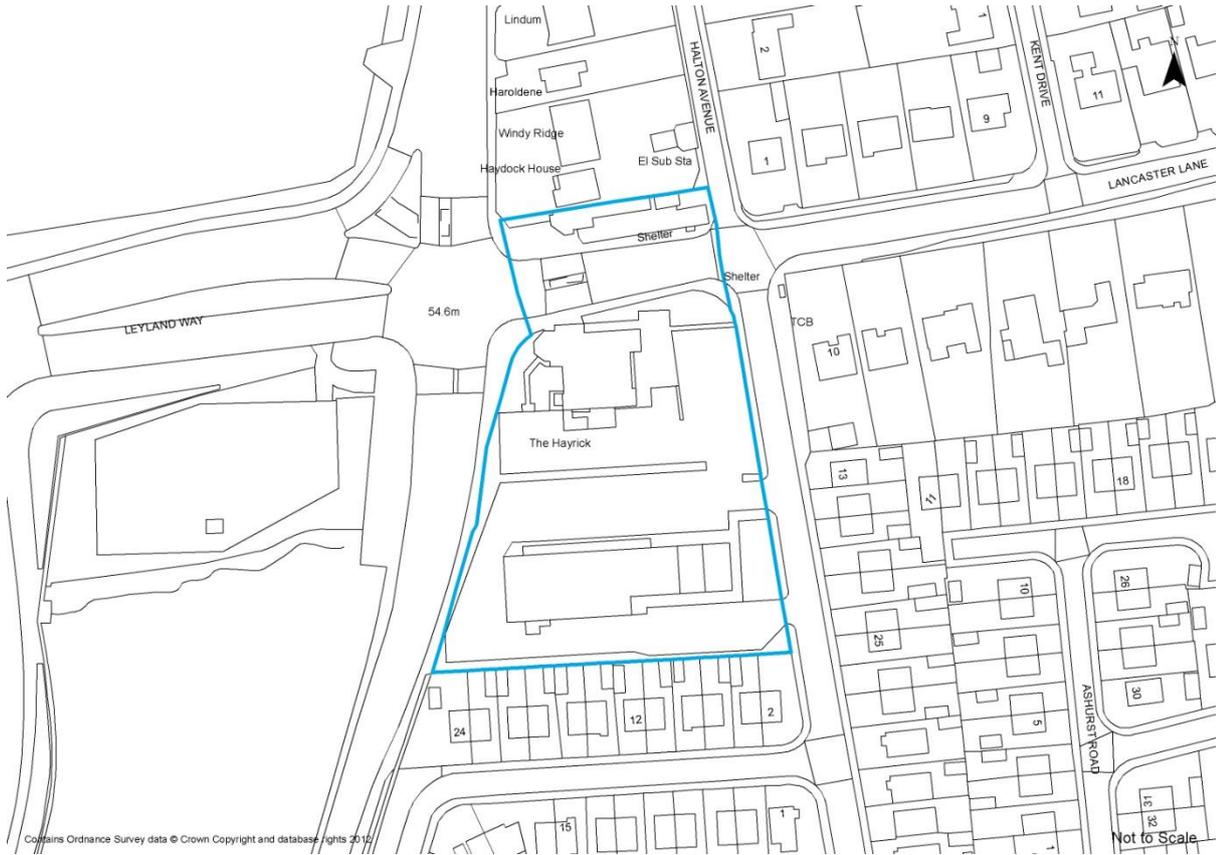


Great Greens Lane Local Centre



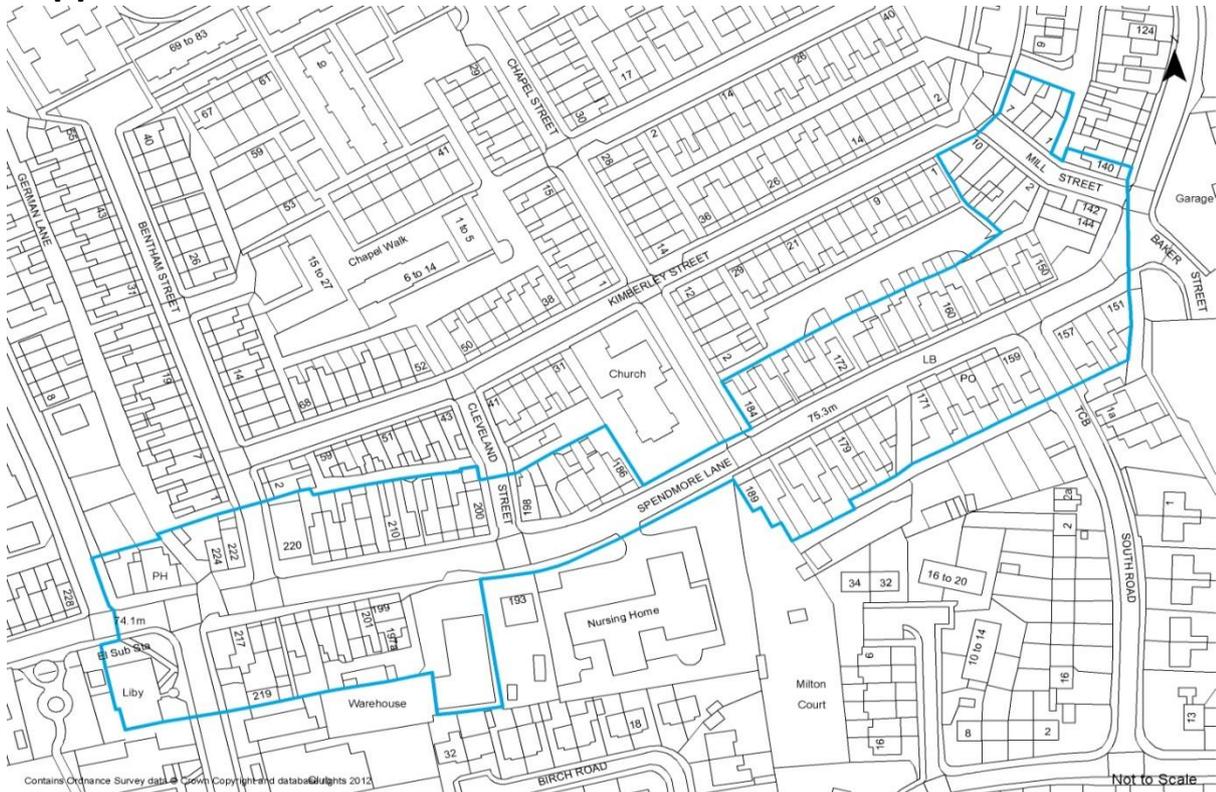
Clayton-le-Woods

Lancaster Lane Local Centre



Coppull

Coppull Local Centre

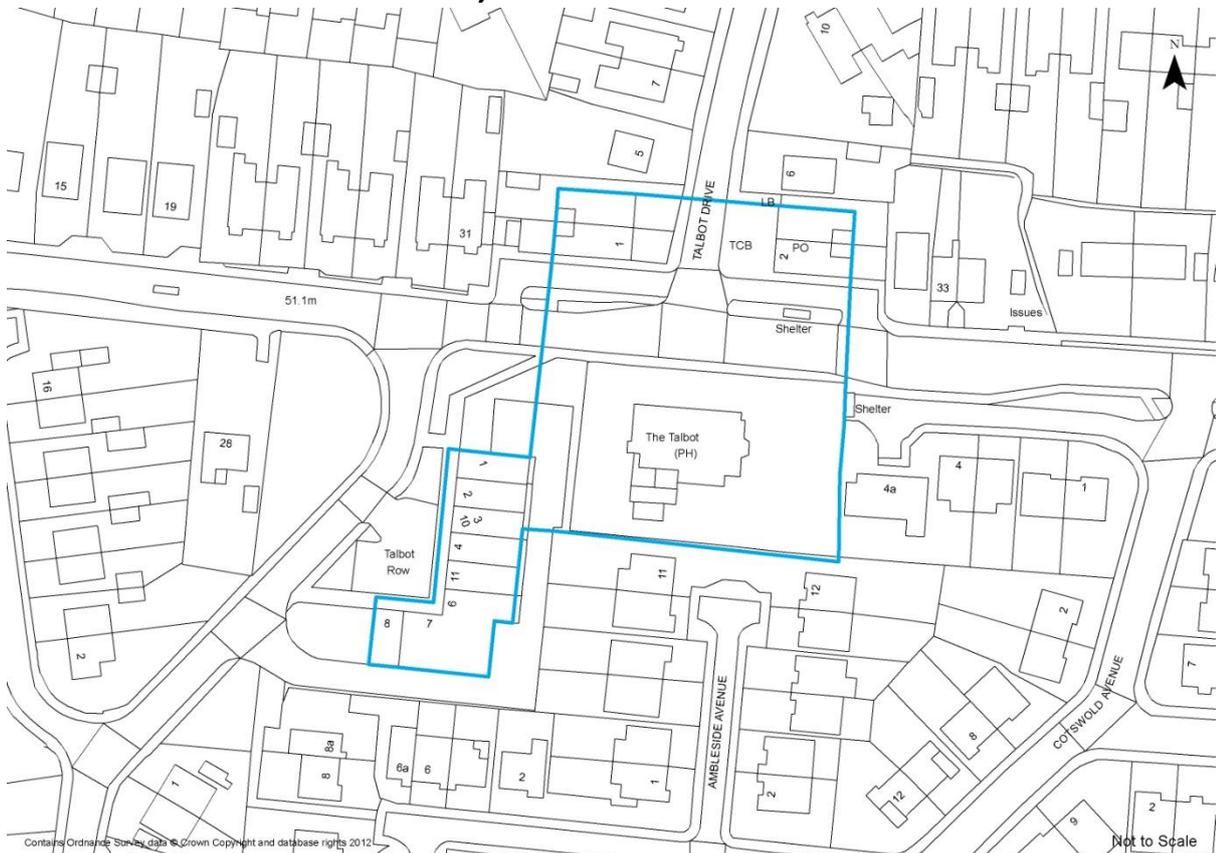


Euxton

Runshaw Lane Local Centre, Euxton



Balshaw Lane Local Centre, Euxton



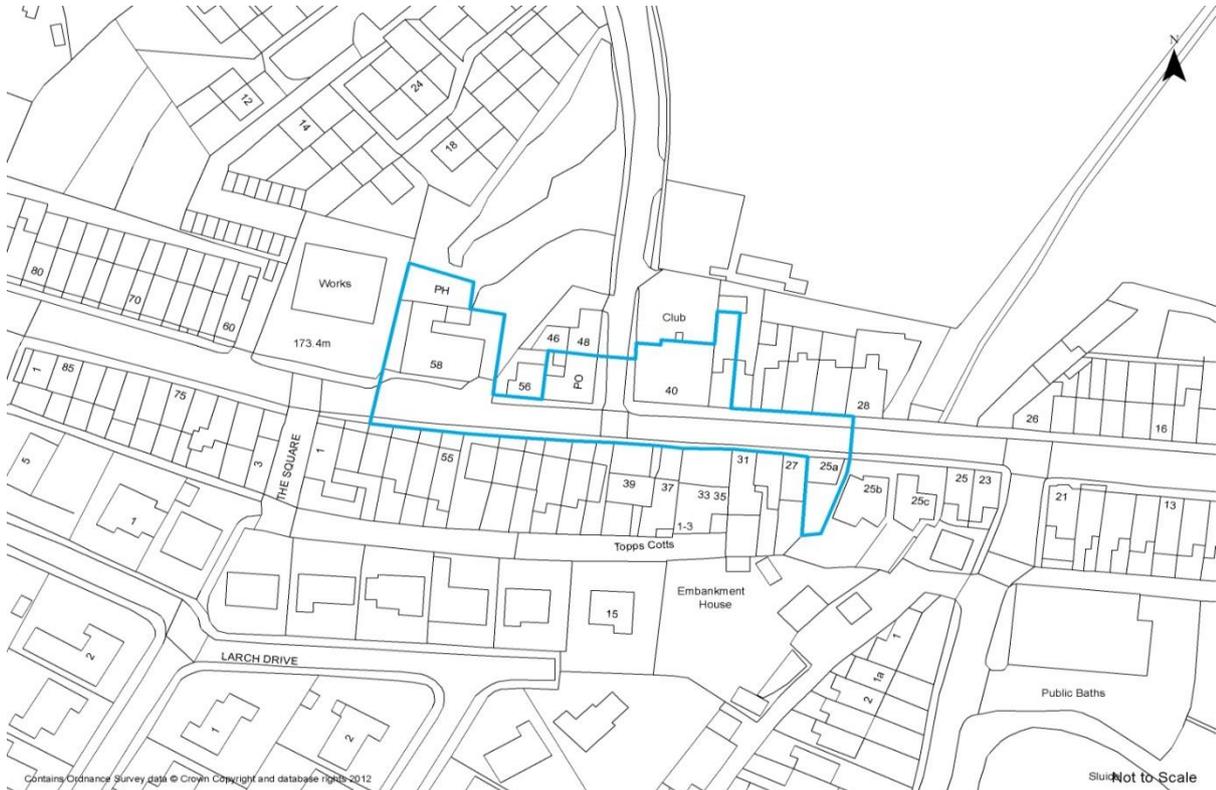
Whittle-le-Woods

Chorley Old Road Local Centre, Whittle-le-Woods

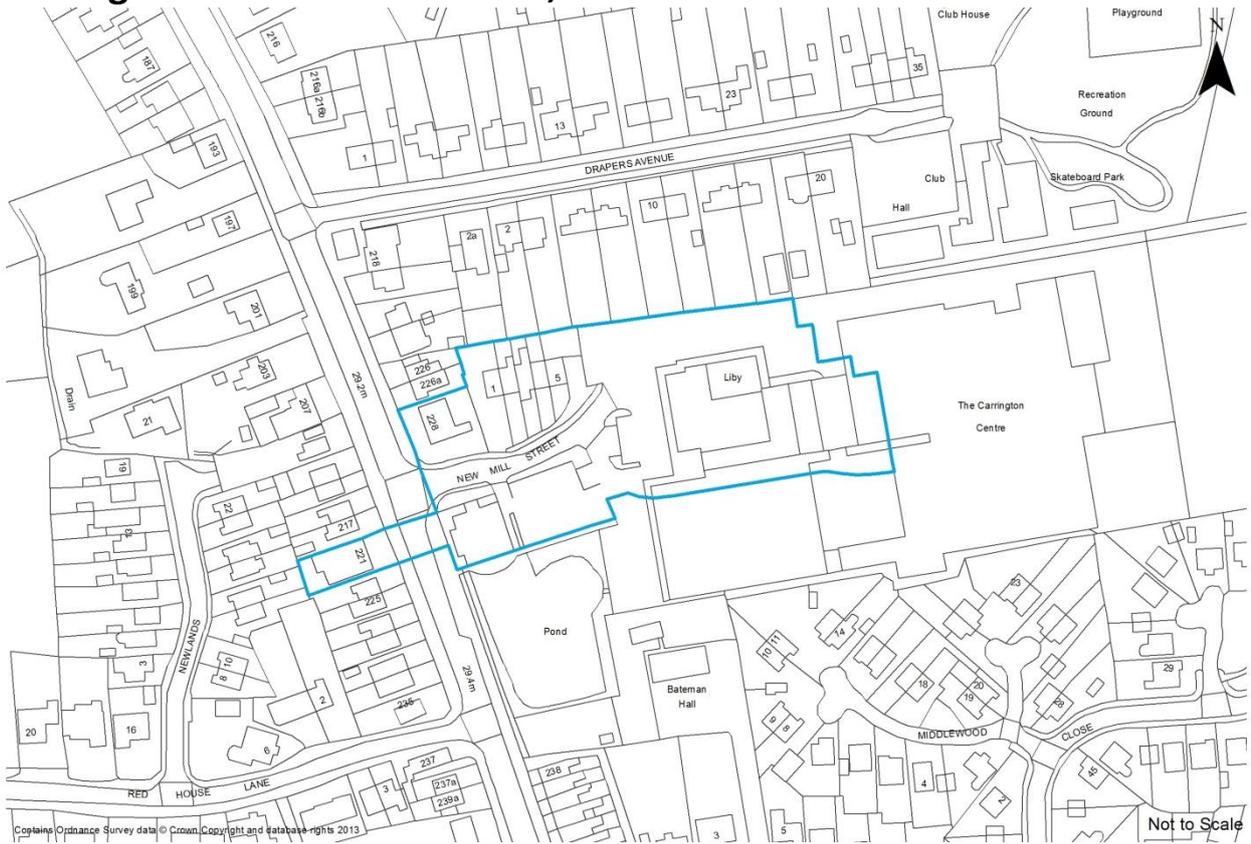


Rural Local Service Centres and Other Places

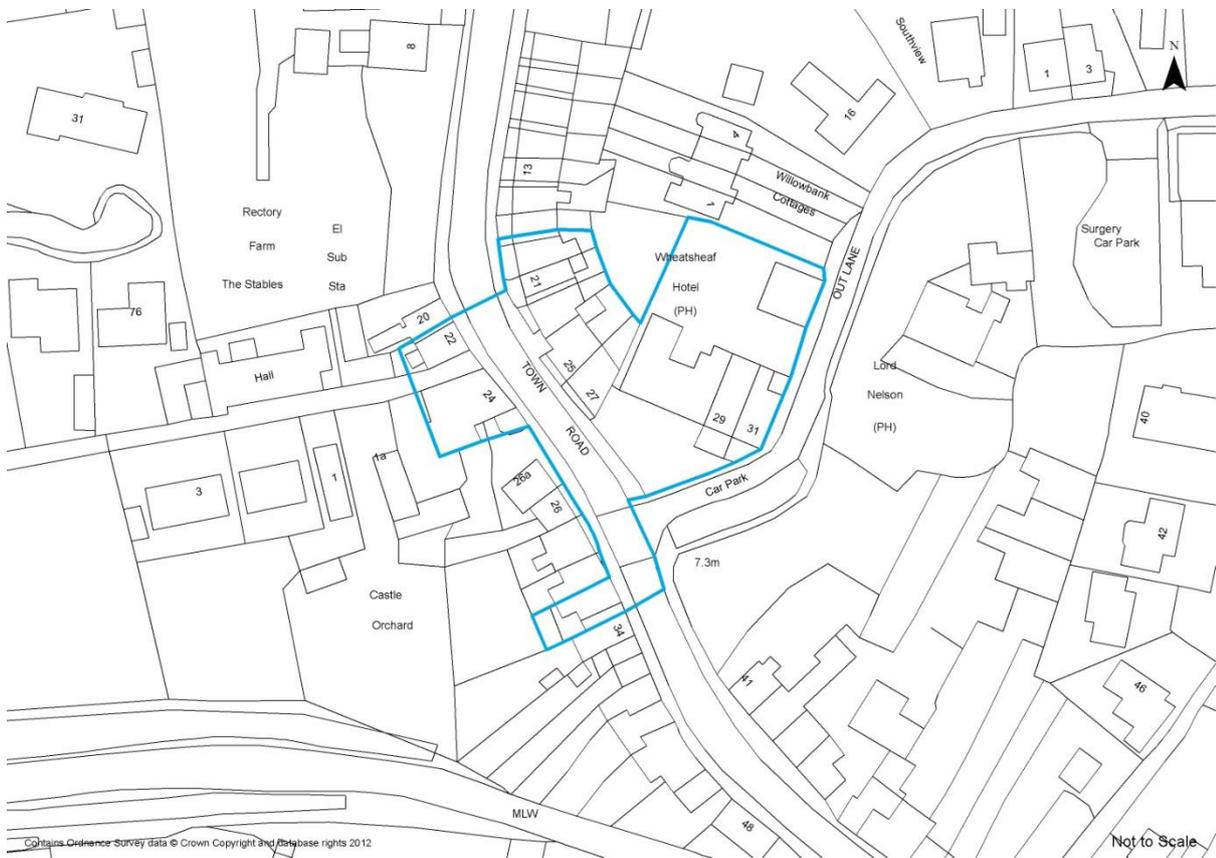
School Lane Local Centre, Brinscall



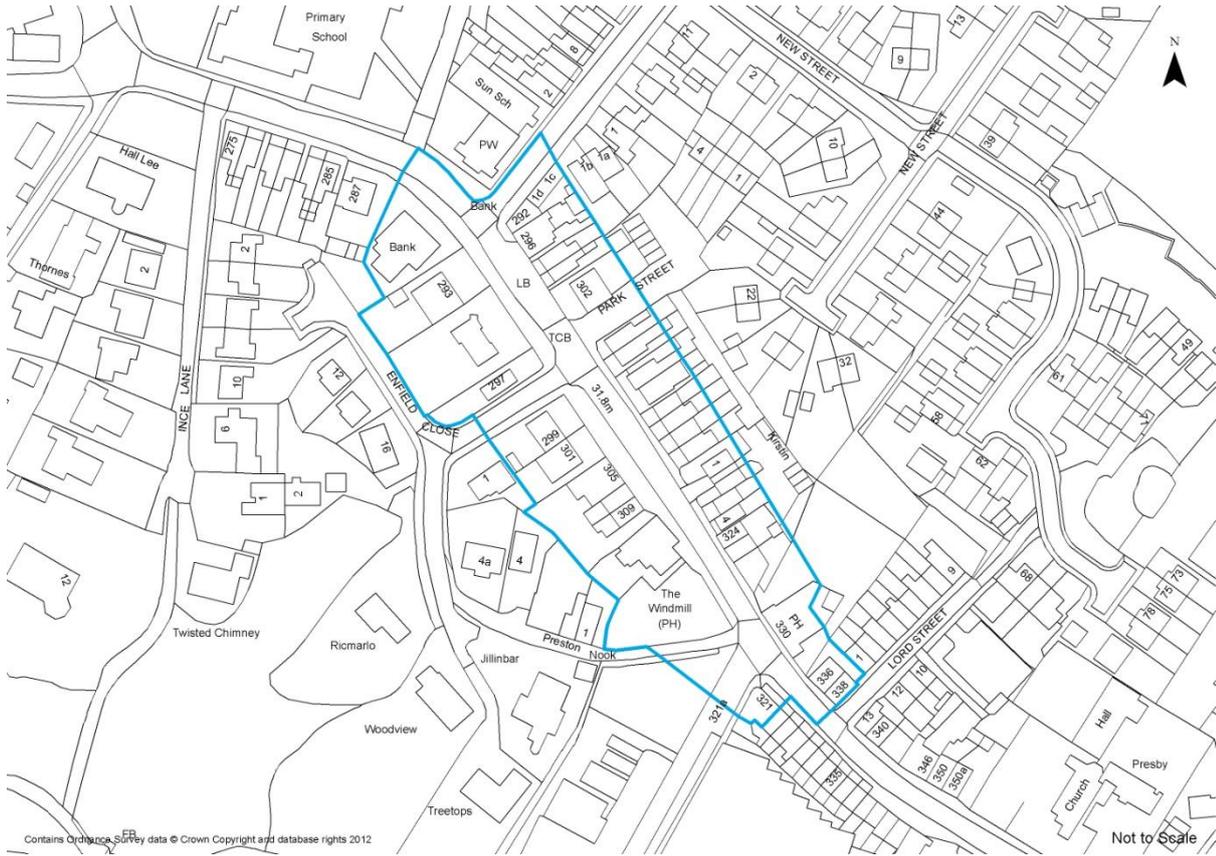
Carrington Centre Local Centre, Eccleston



Croston Local Centre



Eccleston Local Centre



Mawdesley Local Centre



Appendix D

Monitoring Framework

In order to ensure that the policies in this document are effective in delivering the overarching long term vision for the borough it is necessary to make sure that there is appropriate monitoring in place. Each year Chorley Council produces an Annual Monitoring Report (AMR) which monitors the effectiveness of planning policies and whether they are meeting Chorley Council's vision and objectives.

Monitoring, review and implementation are key aspects of the 'plan, monitor and manage' approach to the planning system. Monitoring is crucial to the successful delivery of this document as it will chart the progress of the policies and proposals and will enable adjustments and revisions to be made if necessary. The monitoring framework for this document will assess the extent to which policies and sites are being implemented, identify policies or sites that may need to be amended or replaced, and establish whether policies have had unintended consequences.

The Core Strategy establishes a clear framework for delivering and monitoring the policies and objectives of the Local Development Framework. However, for this document 'local' indicators have been chosen which are mainly within the influence of Chorley Council as a local authority, relate to particular local circumstances and issues, or outputs of policies not covered by the Core Strategy Performance Monitoring Framework.

Chorley Council is committed to the effective monitoring of the policies within this document, in particular to establish when interventions might be necessary to ensure timely delivery of what is proposed.

The tables on the following pages show the monitoring framework for this document which comprises a short set of indicators and targets.

Chorley Local Plan Key Indicators and Targets

Ref	Indicator	Relevant Policy	Measure	Target
1 (a)	Net additional dwellings – in previous years	HS1: Housing Site Allocations HS2: Phasing Policy	Annual completions for the previous five year period or since the start of the relevant plan period	Core Strategy requirement
1 (b)	Net additional dwellings in – future years	HS1: Housing Site Allocations	Net additional housing expected to come forward over the next 15 year period or up to the end of the plan period	Core Strategy requirement
1 (c)	Managed Delivery Target	HS1: Housing Site Allocations HS2: Phasing Policy	Net additional housing expected to come forward each year over the remaining plan period to meet the overall housing requirement. This should take into account the previous delivery of dwellings since the start of the plan period	Core Strategy requirement
2	Additional Dwellings on previously developed land	CS4: Housing Delivery	Gross completions on PDL as a total of all gross completions.	70%
3	Additional Dwellings on residential gardens	HS4: Private Residential Garden Development	Gross completions on residential gardens as a percentage of all gross completions.	Not applicable
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	HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas	Number of rural buildings granted planning permission for non-housing re-use	60%
5	Planning permissions granted contrary to EA advice	CS29: Water Management	Number of planning permissions granted contrary to the advice of the Environment Agency on flood risk or water quality grounds. This should only include unresolved objections.	Nil
6	Renewable energy generation	CS28: Renewable and Low Carbon Energy Schemes	The amount of renewable energy generation reported for (i) developments/installations granted planning permission, and (ii) completed renewable energy developments/installations.	Not applicable
7	Completed non-residential development complying with car parking standards	ST4: Car Parking Standards	Number of new non-residential developments completed and the number of sites complying with the car parking standards. Minimum floor space 1,000 m ² .	100%
8	Completed residential development complying with car parking standards	ST4: Residential Car Parking Standards	Number of new residential developments completed and the number of sites complying with the residential car parking standards. Minimum threshold of 10 dwellings.	100%
9	Employment land available – by type	EP1: Employment Site Allocations	Land available should include (i) sites allocated for employment uses, and (ii) sites for which planning permission has been granted for employment uses. Land should be measured in hectares.	Core Strategy requirement
10	Employment lost to other	CS10: Employment	Employment land/premises redeveloped or reused for non-	Less than 1 hectare per year

Ref	Indicator	Relevant Policy	Measure	Target
	uses (hectares)	Premises and Sites EP1: Employment Site Allocations	employment uses including residential and retail use.	
11	Vacant ground floor units in shopping centres	EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages. EP7: Development and Change of Use in District and Local Centres	Proportion of vacant ground floor units in Chorley Town Shopping Centre and in District and Local Centres	7.5% in Chorley Town Centre 10% in District and Local Centres
12	Major retail development permitted away from town centre and edge of centre (over 1,000m ² floorspace)	EP9: Development in Edge-of-Centre and Out-of-Centre Locations	Number of planning permissions for major retail development permitted away from town centre and edge of centre	Nil
13	Production of the Gypsy and Traveller and Travelling Showpeople Local Plan	HS11: Gypsy and Traveller and Travelling Showpeople	Progress against the milestones in the Local Development Scheme (LDS)	To meet milestones in the LDS

Appendix E

Glossary

This glossary assists readers in understanding the text of the Local Plan particularly where technical or unfamiliar terms are used. It does not purport to provide a definitive or legalistic description of such terms.

Affordable Housing: Social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market.

Allocation: The land use assigned to a parcel of land as proposed in a statutory Local Plan

Annual Monitoring Report (AMR): An annual publication that assesses the Council's progress in preparing local plan documents, monitors their performance in terms of various indicators and the success of its planning policies in achieving their aims.

Biodiversity: The whole variety of life, including genetic, species and ecosystem variations.

Biological Heritage Sites: Sites of County ecological importance identified by Lancashire County Council and partners.

Biomass: Also known as biofuels or bioenergy, is obtained from organic matter either directly from plants or indirectly from industrial, commercial, domestic or agricultural products. The use of biomass is classed as a 'carbon neutral' process because the carbon dioxide released during the generation of energy from biomass is balanced by that absorbed by plants during their growth.

Building Research Establishment Environmental Assessment Method (BREEAM):

BREEAM is a nationally and internationally recognised environmental assessment method and rating system for non-domestic buildings. It was first launched in 1990 and sets the standard for best practise in sustainable building design, construction and operation and is a recognised measure of a building's environmental performance.

Brownfield Land: See 'Previously Developed land'.

Carbon footprint: The measure of the impact our individual activities have on the environment, and in particular climate change. It relates to the amount of greenhouse gasses produced in our day-to-day lives through burning fossil fuels for electricity, heating and transportation etc.

Climate Change: This is a change in the average weather experienced over a long period, including temperature, wind and rainfall patterns. There is strong scientific consensus that human activity is changing the world's climate and that man-made emissions are its main cause. In the UK, we are likely to see more extreme weather events, including hotter and drier summers, flooding and rising sea-levels increasing the risk of coastal erosion

Community Infrastructure Levy (CIL): A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need/want - for example new or improved road schemes, park improvements or a new health centre. It applies to a range of new buildings and charges are based on the size and type of the new development.

Community Involvement: When preparing the Local Plan, the local authority needs to involve the local community, businesses, landowners, and anyone else with an interest in the area. Ideally these "key stakeholders" should be involved from the start, and right through the local plan preparation process.

Conservation Area: An area designated by a Local Planning Authority for preservation and enhancement due to the special architectural or historic interest of its buildings and their settings

Convenience Goods: Goods which the customer normally buys frequently, of necessity and with minimum effort including food, confectionary, tobacco and news papers

Core Strategy: The main Development Plan Document that sets out the long-term spatial vision for the Borough, the spatial objectives and strategic policies to deliver that vision, having regard to the Sustainable Community Strategy. The Central Lancashire Core Strategy (adopted July 2012) covers the local authority areas of Chorley, South Ribble and Preston City.

District Centre: Usually comprise groups of shops often containing at least one supermarket, and a range of non-retail services, such as banks, building societies and restaurants as well as local public facilities such as a library.

Examination: This is essentially a public inquiry conducted by an independent inspector to test the soundness of the documents produced as part of the Local Plan to decide if they are legally compliant and 'sound'.

Economic Development: Development including those within the B Use Classes, public and community uses and main town centre uses (but excluding housing development).

Geological Heritage Site: Regionally Important Geological Sites identified by the Lancashire RIGS group and approved as Geological Heritage Sites by Lancashire County Council.

Green Belt: Areas of land where development is tightly controlled in order to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging; assist in safeguarding the countryside from encroachment; preserve the setting and special character of historic towns and assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Greenfield Land: Land which has not been previously developed, or which has now returned to its natural state. This includes playing fields and residential gardens.

Green Infrastructure: Network of natural environmental components and green and blue spaces, including (but not limited to): hedges, outdoor sports facilities, grassland and heathland, cemeteries, churchyards and burial grounds, agricultural land, allotments, community gardens and urban farms, moorland, village greens, open spaces, degraded land, private gardens, wildlife habitats, parks, fields, open countryside, woodlands, street trees, ponds, lakes, waterways.

Health and Wellbeing: A definition of the general condition of a person in terms of mind, body and spirit

Heritage Assets: A building, monument, site, place area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. Heritage assets are the valued components of the historic environment. They include designated heritage assets (Scheduled Monument, Listed Building, Registered Park and Garden or Conservation Area designated as such under the relevant legislation) and assets identified by the local planning authority during the process of decision-making or through the plan-making process (including a local listing)

Housing Needs Assessment: A survey that estimates the number of households within an area that are in need of affordable housing and/or housing that meets their specific requirements.

Impact Assessment: Assessment of the impact of a proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area

Infrastructure: Roads, water supply, sewage disposal, schools and other community facilities needed to support housing, industrial and commercial uses.

Infill: The filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.

Infrastructure Delivery Plan (IDP): The IDP is a supporting document to the Local Plan. Its purpose is to provide background evidence regarding the physical and social infrastructure likely to be needed to support identified development in the Borough over the plan period. It sets out a baseline assessment of existing infrastructure provision and provides an indication of the existing capacity and shortfalls of all types of infrastructure. The document will be updated and monitored regularly and will assist in future delivery of infrastructure requirements. The IDP relies on the input of infrastructure partners and stakeholders and is therefore only as accurate as the plans of our partners.

Issues and Options: The name previously given to the earliest stage in the preparation of the development plan document when local planning authorities should gather evidence about their area and engage with stakeholders. Changes to the regulations in 2008 removed this term, however early engagement with stakeholders remains a requirement.

Key Service Centre: Towns or villages which act as service centres for surrounding areas, providing a range of services including: retail, leisure, community, civic, health and education facilities and financial and professional services. They should have good public transport links to surrounding areas, or the potential for their development and enhancement.

Local Centres: Includes a range of shops of a local nature, serving a small catchment, typically local centres might include amongst other things a mall supermarket, a newsagents, a sub post office and pharmacy.

Local Development Framework: The Local Development Framework (LDF) was introduced through the Planning and Compulsory Purchase Act 2004. The Local Development Framework replaced the previous system of Structure Plans and Local Plans. A local Development Framework was a set of documents that determined how development in an area would be planned over time. The Government has now abandoned the term Local Development Framework and, through its recent reforms, switched to the term 'Local Plan' to describe the portfolio of documents.

Local Enterprise Partnership (LEP): a partnership between local authorities and businesses formed in 2011 to help determine local economic priorities and lead economic growth and job creation within its local area e.g. Lancashire Enterprise Partnership. They carry out some of the functions previously carried out by the regional development agencies which were abolished in March 2012.

Local Service Centre: Towns or villages which provide a more limited range of services to the local community.

Local Transport Plan (LTP): Local Transport Plans are strategic documents which set out the local transport priorities in the long term. The current Local Transport Plan for Lancashire, Local Transport Plan (A Strategy for Lancashire) runs from 2011 to 2021. This LTP consists of a 10 year overarching strategy, supported by 3 year rolling implementation plans. Lancashire County Council is the transport authority representing Lancashire and has prepared a joint document with Blackpool Council and Blackburn-with-Darwen Borough Council.

Mixed Use Development – This combines a mix of uses, including housing, either on a site or within individual buildings such as flats over shops.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals lakes and reservoirs) which offer important opportunities for sport and recreation

Park and Ride facility: A facility for the exchange of transport mode from a car or motorcycle to public transport such as a train or bus including parking provision for the original mode.

Primary Shopping Area: Defined area where retail development is concentrated. Area is shown on the Policies Map.

Primary Frontage area: Includes a high proportion of retail uses which may include food, drinks, clothing and household goods. Frontages are shown on the Policies Map.

Previously Developed Land (PDL): Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Policies Map: A map on an Ordnance Survey base, illustrating the policies and proposals of a local plan and defining sites for particular developments or land uses and the areas to which specified development management policies will be applied.

Ramsar sites: These are wetlands of international importance, designated under the Ramsar Convention.

Reasoned justification: Part of the Local Plan which explains the reasoning for the inclusion of a particular policy.

Retailing: The sale of goods and services direct to the consumer

Rural Exception Sites: A site that is within or adjoins existing rural communities which may be subject to policies of restraint, such as Green Belt, and which would not otherwise be released for housing, but may be developed in order to provide affordable housing to meet local needs in perpetuity

Safeguarded Land: Land between some major settlements and the Green Belt is safeguarded for future development needs beyond the Plan period. Planning permission for the permanent development of safeguarded land will only be granted following a Local Plan Review which proposes the development.

Secondary Frontage area: Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses. Frontages are shown on the Policies Map

Section 106 Agreement: Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission. The obligation is termed a Section 106 Agreement and is a way of delivering or addressing matters that are necessary to make a development acceptable in planning terms. They are increasingly used to support the provision of services and infrastructure, such as highways, recreational facilities education, health and affordable housing.

Sequential Test: The Sequential Test requires major retail, cultural and service development to be located on the most central sites in town centres before considering less central sites.

Sites of Special Scientific Interest (SSSI): Sites with statutory protection of national and international importance, designated by Natural England under the Wildlife and Countryside Act 1981.

Soundness: Soundness means founded on a robust and credible evidence base. For a Local Plan to be sound it must be positively prepared (to meet development needs) justified, effective deliverable) and consistent with national policy.

Strategic Environmental Assessment (SEA): An assessment required by EU legislation that is incorporated into the Sustainability Appraisal (SA).

Strategic Flood Risk Assessment (SFRA): carried out in consultation with the Environment Agency (EA) to examine the risk of flooding in the Borough from sea and rivers. It includes information on flood risk areas, flood infrastructure, history of flooding in the Borough and expected future development pressures and their potential impact.

Strategic Housing Land Availability Assessment (SHLAA): This examines the availability of land in the Borough for residential use and forms part of the Local Plan Evidence Base. It does not allocate sites for housing.

Strategic Housing Market Assessments (SHMA): Strategic Housing Market Assessments are a requirement under national planning policy, and are a key part of the evidence base required to ensure the delivery of housing that meets the needs of communities now and in years to come. They provide a comprehensive survey of housing, including the housing market and local housing needs requirements across all tenures and for a range of client groups.

Supplementary Planning Document (SPD): These documents cover a range of issues, both topic and site specific, and provide further detail on policies in the Local Plan. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Supplementary Planning Guidance: Non-statutory planning guidance prepared prior to Supplementary Planning Documents.

Sustainability Appraisal (SA): Development Plan Documents are subject to a "Sustainability Appraisal", examining how the policies and proposals in the DPD would be likely to impact upon the economy, the environment, transport, and the community. This will ensure that decisions are made that accord with sustainable development.

Sustainable Development: Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.

Town Centre: Area defined on the Policies Map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area.

Tree Preservation Order (TPO): A TPO is made by a local authority to protect specific trees or a particular area, group or woodland from deliberate damage and destruction.

Use Classes Order Guide: This outlines broad uses for land and buildings and defines where a change of use from one class to another usually requires planning permission. The different land uses are:

A1 – Shops	C1 - Hotels
A2 – Financial and Professional Services	C2 - Residential Institutions
A3 -- Restaurants and Cafes	C2A - Secure Residential Institutions
A4 – Drinking Establishments	C3 – Dwelling houses
A5 -- Hot Food Takeaways	C4 - Houses in Multiple Occupation
B1 -- Business	D1 – Non - Residential Institutions
B2 – General Industrial	D2 - Assembly and Leisure
B8 – Storage or Distribution	Sui Generis – a use which is not included in one of the above definitions

Refer to Town and Countryside (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995, both as amended. Additional changes of use not requiring planning permission (permitted development rights) apply from May 2013.

Vitality and Viability: The vitality and viability of town and district centres depends on retaining and developing a wide range of attractions and amenities: creating and maintaining an attractive environment: ensuring good accessibility to and within the centre: and attracting continuing investment in development

or refurbishment of existing buildings. Local Planning Authorities are encouraged to measure vitality and viability by assessing the health of town centres.

Washed Over: Some sites are included within, rather than surrounded by, areas of Green Belt. Where this is the case the term washed over is used to describe the Green Belt conditions prevailing.

Windfall Site: Sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.

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