

Our Ref: 20/01200/OUTMAJ and  
20/01193/OUTMAJ  
Date: 4 February 2022

Civic Offices  
Union Street  
Chorley  
PR7 1AL

FAO Leanne Palmer  
Major Casework Team  
The Planning Inspectorate  
Room 3J - Kite Wing  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

## Chorley Council's Revised Position Statement

Dear Ms Palmer,

**Appeal A: Land off Carrington Road, Adlington, PR7 4JE Appeal Ref. APP/D2320/W/21/3284692**

**Appeal B: Land south of Parr Lane, Eccleston, Lancashire Appeal Ref. APP/D2320/W/21/3284702**

I write with reference to the above appeals.

On the 3 February 2022 a decision was issued on the appeal at Land adjacent to Blainscough Hall, Blainsough Lane, Coppull, Chorley (APP/D2320/W/21/3275691).

The Blainscough Hall Inspector's decision ("the Decision Letter") is a material consideration with respect to the Parr Lane and Carrington Road appeals in Chorley. It is of particular relevance due to the Inspector's detailed consideration of:

- Whether or not the Council can demonstrate a 5 year supply of deliverable housing land, having particular regard to the development plan, relevant national policy and guidance, the housing need or requirement in Chorley and the deliverability of the housing land supply;
- Whether or not the most important policies of the development plan for determining the appeal are out of date, having particular regard to the 5 year housing land supply position and relevant national policy;
- Whether this, or any other material consideration, would justify the proposed development on safeguarded land at this time.

The Decision Letter includes an assessment of Core Strategy Policy 4<sup>1</sup> in the context of Paragraph 74 of the Framework, and whether the policy has been reviewed and found not to require updating. It also considers whether the introduction of the standard method in itself represents a significant change in circumstances that renders Core Strategy Policy 4 out of date with reference to the PPG (paragraph 062).

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<sup>1</sup> Which sets the housing targets for each authority.



The Decision Letter concludes that it is appropriate to calculate the housing requirement against local housing need using the standard method due to the significant difference between the local housing need figure and the housing requirement in Policy 4 amounting to a significant change in circumstances which renders Policy 4 out of date.

With regards to the appropriate housing requirement figure to use when calculating the housing land supply position of the authority, the Blainscough Hall Inspector, therefore, sets out that the standard method should be used. Applying this to the Council's current supply results in a housing land supply position between 2.4 and 2.6 years.

As such the Council can no longer demonstrate a 5-year supply of housing land meaning that the tilted balance, and presumption in favour of sustainable development is, therefore, engaged under paragraph 11(d) of the Framework.

As a consequence, policies that are the most important in the determination of the appeals are deemed out of date by the Inspector. Of particular relevance, Policy BNE3 which is referenced in the reason for refusal on both appeals, was found to be out of date. It is accepted that the policy and its breach attracts reduced weight. The planning balance exercise has now shifted. The Council considers that in respect of both appeals the weight to be afforded to the provision of market housing is now greater and the harm associated with the breach of Policy BNE3 is reduced.

The Council has given careful consideration to the findings of the Blainscough Hall Inspector and as a result has revised its position with regards to the Parr Lane and Carrington Road appeals.

**In light of this, the Council withdraws its reason for refusal on both appeals.**

The Council is prepared to agree a Statement of Common Ground on this basis. A list of agreed draft conditions for each appeal will be submitted for consideration by the Inspector. Draft S106 Agreements and CIL compliance statements are also in preparation.

Yours sincerely,

Chief Planning Officer  
Chorley Council