

# Sites for Chorley



## Issues and Options Discussion Paper

Site Allocations and Development  
Management Policies Development  
Plan Document

Local Development Framework



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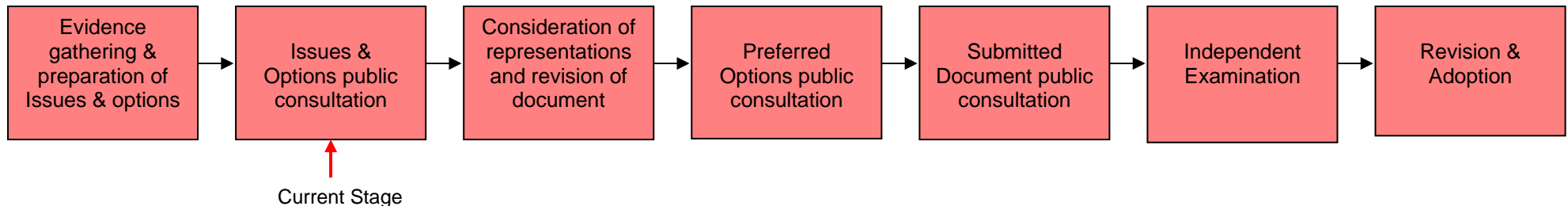
# Introduction

The Central Lancashire Councils of Chorley, South Ribble and Preston are currently in the process of preparing new planning policies. We are not the only places doing this: all Councils are required to produce a folder of local development documents- setting out their planning strategies and policies- called a **Local Development Framework (LDF)**. This new folder of documents will eventually replace the Chorley Borough Local Plan Review, which was adopted in 2003.

## What are Site Allocations?

The Site Allocations and Development Management Policies Development Plan Document (DPD) is one of the documents you will find in the LDF. It sets out development management policies, and allocates or protects land for specific uses, such as housing, business or play space. This makes sure that land is set aside to secure local jobs, homes and community facilities in the future. The Site Allocations and Policies document will also identify land where uses should be protected, such as open space. Without this document, future development could occur in inappropriate places and in a haphazard way.

## Where are we now?



**At this stage, no decisions have been made on a final list of sites. This is your opportunity to have a say, to be involved in the selection process and help shape the future of your area.**

## What is this document?

This 'Issues and Options' discussion document is an early stage of the Site Allocations and Policies DPD. It gives local people the opportunity to work with the Council to help plan their areas. This document highlights local issues, proposes planning policies and allows discussions on the suggested sites for development throughout the Borough. This is your chance to get involved in the decision making process. We are seeking your views on where future development and services could be located; what land should be kept as it is; and how sites could be improved in some way.

## What has been done so far?

### A 'Call for Sites' exercise

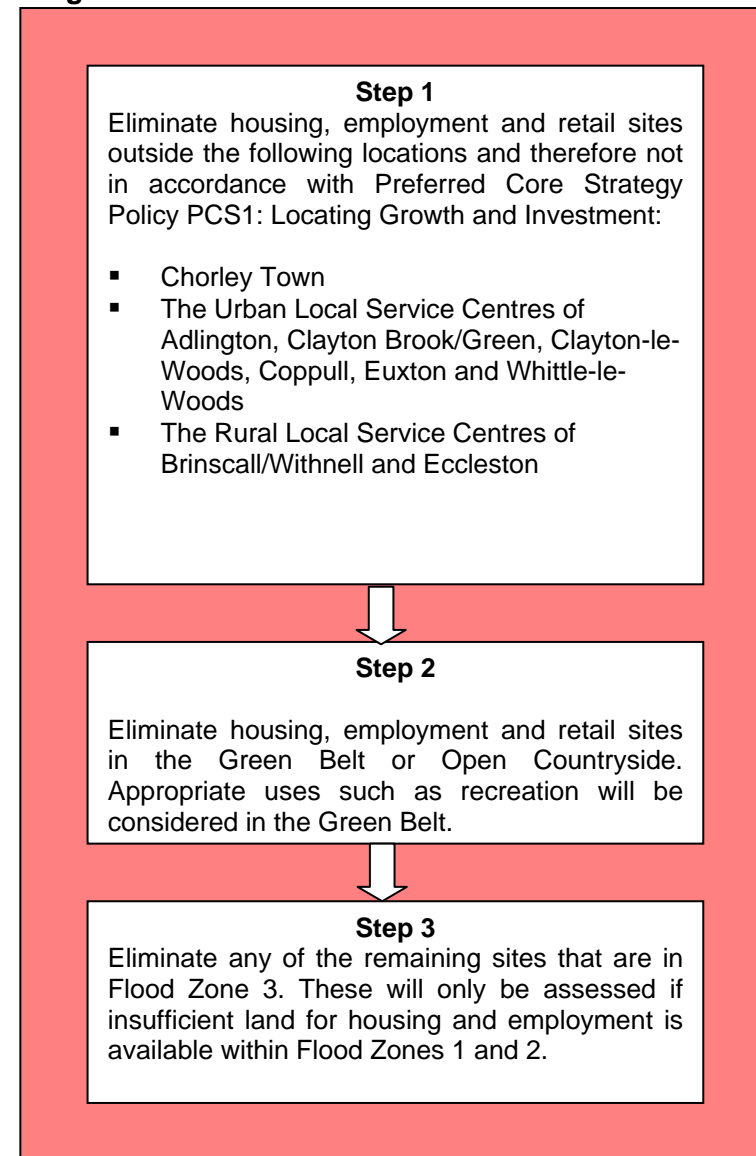
The process of choosing sites began with a 'call for sites' exercise, where we invited people to suggest places which could be used for new housing, employment, retail, community or leisure uses, as well as land that should be protected from development in some way.

### A Sustainability Appraisal

All Development Planning Documents are subject to a **Sustainability Appraisal**. This ensures that decisions on all available options are made in accordance with the principles of sustainable development, by measuring the potential environmental, economic and social effects of any changes to a site.

At this 'Issues and Options' stage individual sites have not been subject to a detailed Sustainability Appraisal; this will happen at a later 'Preferred Options' stage. We have however, identified and removed sites which: measure under 0.4 hectares in size (except for play areas: most smaller sites/proposals will be covered through normal planning procedures); are already being developed; or which have use suggestions that are contrary to the Core Strategy. The remaining sites were subject to the process outlined opposite (figure 1).

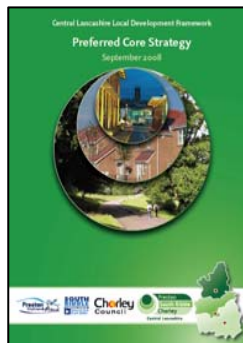
Figure 1: Site Selection Process



## How does this relate to other documents?

### The Joint Core Strategy for Central Lancashire

The Central Lancashire Core Strategy is jointly produced by Chorley, South Ribble, and Preston Councils, and is the key document within the Local Development Framework. It sets out the long-term spatial vision and the overall strategy for delivering that vision. For example, it identifies the overall need for different types of development including housing, business, leisure and shopping, as well as the need to protect the environment, create and enhance open spaces and secure investment.



- You will notice **'Core Strategy Objectives'** boxes within the chapters that follow. These are reminders to ensure that site allocations will deliver our vision as set out in the Central Lancashire Core Strategy.
- South Ribble and Preston are also producing Site Allocations documents for their own areas.

### The Local Plan

The Chorley Borough Local Plan is gradually being replaced by the Local Development Framework (LDF). However, there are still policies within the Local Plan which remain relevant to the issues that Chorley faces, which we will seek to progress through this document (see also Appendix H.2, p.35).

There are opportunities within the following chapters for you to comment on these policies. This is to make sure they are still suitable for tackling current issues and for you to suggest changes to the wording or context of the policies.



## What are the key issues?

**Within each chapter of this document, suggested key issues are highlighted in these text boxes**

The key issues are the main things that could be improved in Chorley. Evidence has already been collected to reveal some of what is needed most in the local area (see Appendix H.1, p.34). For each key issue identified, there is a related question to answer. For example, taking the key issue of traffic congestion in the Borough, the question is: 'Are there any other priority areas within the Borough where road improvements are needed?'

## What are the options?

There are a number of options and choices available for the development or protection of land. We would like you to look at the potential land suggested so far and consider the suitability of the proposed uses on that land. Some of the key issues are as follows:

### The development of land

We need to identify land for development to help meet the needs of local people, including housing, jobs, shops, open space and recreational land.

### The timing of development

We can also say when land identified for development should be developed. The development could take place in phases, or land could be released for development in a particular sequence.

### **The protection of land and the control of development**

We need to protect land from certain forms of development and can influence several aspects of development. We can identify valuable assets (such as historic buildings, or nature reserves) which should be protected. We can ensure that features are retained as part of a development (such as mature trees and hedgerows). We can also control the amount of development on a site, the quality of the development (such as the materials used or the way that it is landscaped), and the provision of infrastructure (such as roads and services).

### **Community benefits**

The Council can ask for wider community benefits to be provided as part of the development of land. The most common one is for housing developers to be asked to provide some affordable housing. Other benefits might include contributing to the cost of running a new bus service or helping to fund the refurbishment of a community centre.



Signage, Chorley Town Centre

### **What are the choices?**

We need to know if all options are being considered. Are they the best options to address the key issues? Are there alternative sites and/or uses we should consider?

Examples of important questions relating to the site choices are:

- ✓ Which sites are most accessible by public transport?
- ✓ Which sites could address unemployment?
- ✓ Which sites best satisfy the need for housing?

When we consider our options, we must ask how and where we should develop land and services in order to achieve more sustainable communities, and what will be the wider impact of development across the Borough. For example, if we propose that a particular area of land could be used for housing, we need also to consider how this would affect transport and congestion in the surrounding area?

### **Are there any limitations?**

All development depends on a range of additional factors which are outside the remit of spatial planning and site allocations. These include demand, funding, profitability, the state of the wider economy and the availability of Council resources, and all will affect the delivery of sites and their potential uses.

## How do I use this document?

This document contains the information you need to make informed comments about site allocations issues and options. Figure 2 shows a sample page, explaining how each section is set out. When you have read through the information, you can make comments and suggestions using the Representation Form at the end of the document (Appendix H.14, p.104).

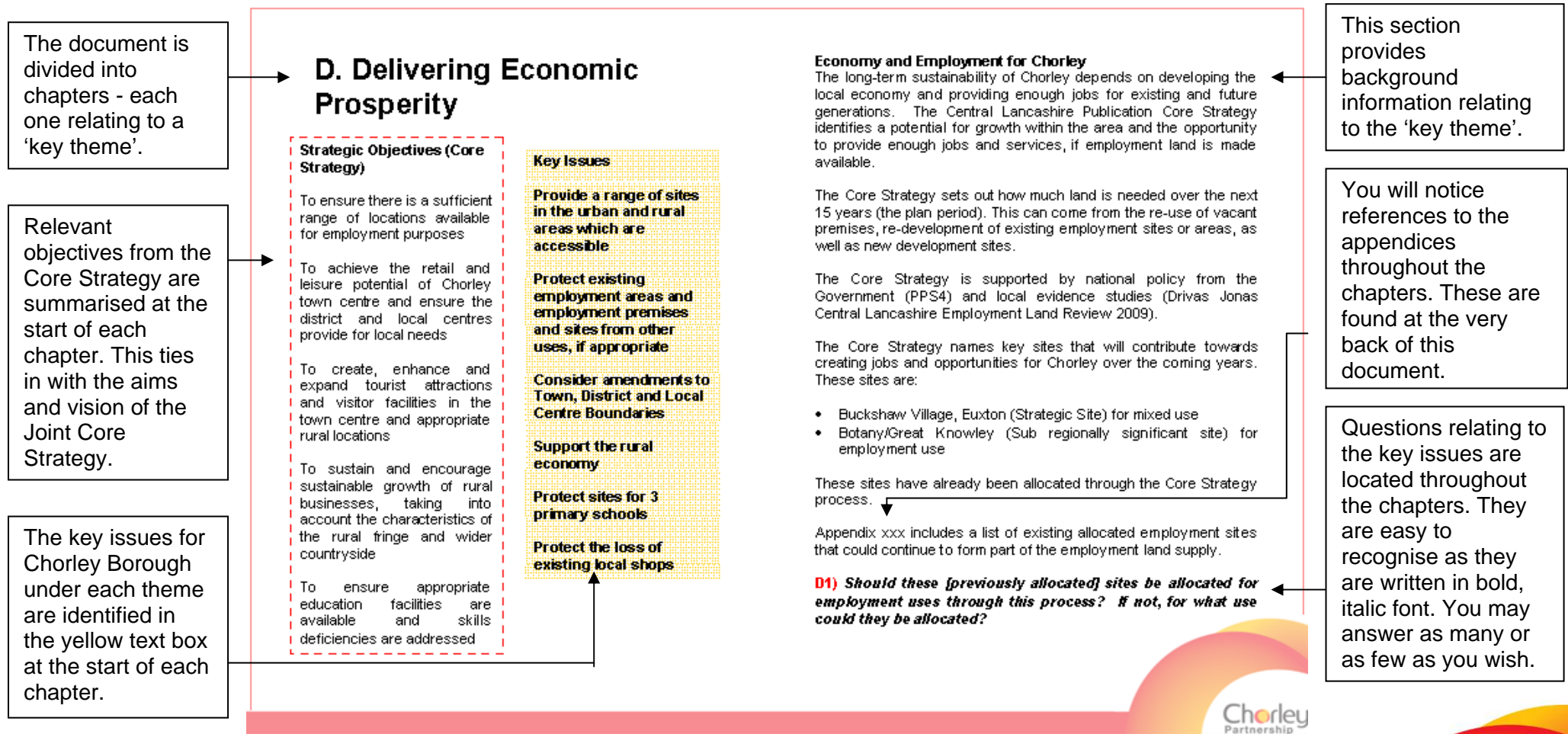


Figure 2: Sample discussion paper page

## How can I get involved?

We want as many people and organisations as possible to get involved in the decision making process. Your ideas and suggestions are important in making sure that the plans now being prepared reflect the community's wishes.

### What do we want from you?

We would like you to consider the options put forward in this document for potential sites, their uses and suggestions on which saved planning policies should be included in the Site Allocations DPD (see Appendix H.2, p.35). Please tell us what you think by answering the questions within each chapter. Your answers will help us make appropriate decisions about the future use and location of sites, and ensure we are addressing the Borough's 'key issues'.



You can view and access this entire document online, including interactive proposals maps and representation forms. You are encouraged to submit your comments and suggestions via our website. You may also wish to view the websites of Preston and South Ribble Councils in order to review and comment on their Site Allocations documents too, as there may be cross-boundary proposals affecting your local area.

**Chorley:** [www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning)  
**Preston:** [www.preston.gov.uk/environment-and-planning](http://www.preston.gov.uk/environment-and-planning)  
**South Ribble:** [www.southribble.gov.uk](http://www.southribble.gov.uk)

## How can I make a comment or suggestion?

The public consultation period will last for approximately 9 weeks and will run from the end of November 2010 to the end of January 2011. During this time, you may share your views, comments and suggestions in a number of different ways:

- 1) Submit your representations online, either via our website: [www.chorley.gov.uk/planning](http://www.chorley.gov.uk/planning) or via email: [planning@chorley.gov.uk](mailto:planning@chorley.gov.uk)
- 2) Submit your representations online via Lancashire County Council's interactive mapping website ([unknown link](#)) which you can use to view potential sites in your settlement, on your street or near your house.
- 3) Complete and return a 'Representation Form' (located in Appendix H.14, p.104 of this document) to the following address:

Planning Policy & Design Team  
Chorley Council Civic Offices  
Union Street  
Chorley  
Lancashire, PR7 1AL

Representation forms are also available from all Council Offices, libraries, and selected post offices across the Borough.

- 4) Contact the Chorley Council Policy and Design team by telephone on 01257 515151, however in order to be considered, representations must be submitted in writing to the Council.

### What happens next?

Following the consultation period, the Council will assess all the comments received. These comments will be taken into account and where appropriate, incorporated into the next version of the document: the 'Preferred Options' stage. There will then be another chance for you to put forward your comments.

## A. Delivering Infrastructure

### Core Strategy Objectives

To ensure there is sufficient appropriate infrastructure to meet future needs, funded where necessary by developer contributions

### Key Issues

**Infrastructure delivery is key to sustainable communities**

**Promoting a transport hierarchy to support walking, cycling and public transport as top priorities**

**Assessing the need for new and enhanced health facilities**

**Protecting sites for new primary schools**

**Improving the Green Infrastructure network**

### Central Lancashire Context

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

The Core Strategy proposes a levy/tariff type approach (a charge per development) to secure developer contributions for infrastructure to make up for funding shortfalls that are not able to be met directly by infrastructure providers or by other means.

Further work will be done to fully assess the economic viability of levy/tariff levels for different types of development once it is clear how local authorities can introduce such a mechanism.

The Core Strategy is supported by an Infrastructure Delivery Schedule which identifies the infrastructure required to deliver the strategic sites and locations as well as the broader distribution and quantity of residential and employment development. See appendix H.3, p.38 for the full Infrastructure Delivery Schedule.

### Chorley Perspective

Through the process of allocating sites for infrastructure within Chorley, a number of key issues have arisen, for example cycleways and allotment provision. These and other issues are explained overleaf as well as within their relevant chapters throughout this document.

## Transport

There are many transport links between Chorley, its Central Lancashire neighbours (South Ribble and Preston) and adjoining neighbours Blackburn with Darwen, Bolton, Wigan and West Lancashire. The travel to work research highlights journeys made across the sub-region. Transport infrastructure options and requirements include:

- Improvements to pedestrian facilities and access in town centres
- New cycle schemes/improvements
- Public transport improvements
- Road improvements/ traffic congestion
- New bus schemes
- New railway stations at Buckshaw and Coppull
- Provision of car and cycle parking at existing railway stations
- Provision of tramway network to Chorley
- Provision of high speed rail link to Preston
- Electrification of the Blackpool – Preston – Manchester railway line

*Further details relating to transport infrastructure are covered within the Catering for Sustainable Travel chapter.*

## Social

Social Infrastructure includes GP surgeries, schools, sports centres and community halls. Social infrastructure options and requirements include:

- New Health Centre on Friday Street, Chorley
- Improvements to Adlington Clinic
- Extension to Euxton Medical Centre
- Enhancement of Eccleston Medical Centre
- New Buckshaw Village Surgery
- Primary Schools in Withnell, Buckshaw Village (Group 1 site) and Clayton Le Woods
- New allotment provision
- Burial extension to Chorley Cemetery

*Further details relating to social infrastructure can be found in the Delivering Economic Prosperity chapter and Promoting Health and Wellbeing chapter.*

## Utilities/Energy

Discussions with utility providers highlight that there are no known capacity issues in Chorley with electricity, water or gas. Utility and energy options and requirements include:

- Overcoming high speed broadband capacity limitation issues in rural areas
- A Phase 1 Strategic Flood Risk Assessment for Central Lancashire 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.

*Further details are provided within the Tackling Climate Change Chapter.*

## Green

Green Infrastructure is an important element of the overall infrastructure provisions for Chorley and is considered within the *Protecting and Enhancing the Built and Natural Environment chapter and the Catering for Sustainable Travel chapter.*

- Overall quantity mostly acceptable
- Enhancements needed in overall quality
- Improvements in accessibility required

## B. Catering for Sustainable Travel

### Core Strategy Objectives

To reduce the need to travel; manage car use; promote more sustainable modes of transport; and improve the road network

Improve movement around Chorley as well as safeguard rural accessibility, especially for mobility impaired people

### Key Issues

**Developing land in a way that minimises the need to travel**

**Encouraging people to walk, cycle and use public transport**

**Encouraging greater use of the cycle network**

**Creating an integrated transport system on routes into Chorley**

**Reducing reliance on the car by providing new railway stations at Buckshaw and Coppull**

**Improving car parking facilities at Adlington Railway Station**

### Sustainable Travel in Chorley

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 using the car. Car travel can cause congestion and pollution, and predictions for future car use indicate that this travel preference is likely to continue.

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.

Through the Site Allocations document we can ensure that the development or protection of land influences travel choices and improves accessibility.

### Walking

One way of encouraging walking is to provide safe, clean, pedestrian friendly urban areas. A number of improvements were included in the Local Plan, and these have been updated with the following schemes:

- 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

**B1) Do you support these schemes in Chorley and are there other areas in the Borough which could benefit from a similar initiative? If so, where and how could these places be made more pedestrian friendly?**

## Cycling

The Core Strategy supports cycling within Central Lancashire and encourages improvements to the cycle network to make it easier and safer.

The County Council have identified 13 cycle schemes designed to improve lighting, signalling, road-surface condition, and extend cycleways, and so encourage greater use of bikes (these are dependent on the availability of funding) (See Appendix H.4, p.39 for map of routes).

### Proposed Cycle Schemes in Chorley:

- Clayton Le Woods cycling improvements on Lancaster Lane/ Moss Lane/Lydiat Lane and Town Brow to cycle links to Cuerden Valley Park. Including a Toucan crossing on the A49 Moss Lane, Lancaster Lane and also on Banister Bridge
- Whittle-le-Woods to Chorley (A6) with links to old canal and Cuerden Valley Park
- Canal towpath from Botany to Blackburn
- Chorley to Abbey Village old railway
- Cycle schemes near Wheelton on the A676
- Chorley North East - Harpers Lane, Railway Rd, Bengal St., Water St., Hollinshead Rd, Union St. and Park Rd.
- Cycle link from Croston, Ulmes Walton to Leyland
- Euxton - Wigan Rd and School Lane cycle path improvements
- Buckshaw - to Chancery Lane via Alker Lane to Cuerden Valley Park via Dawson Lane, Park Saddle bridge to Runshaw College
- Chorley East - canal, Eaves Lane, Lyons Lane, Yarrow Gate, to Carr Lane and Myles Standish Way
- Improvements to cycle links in and around Adlington
- Chorley South to Coppull via Bolton Rd, Pilling Lane, Eaves Green Rd, Lower Burgh Way and Burgh Hall Lane
- Cycle improvements from Eccleston to Chorley via Back Lane

Source: Highways, Lancashire County Council

**B2) Are there any other routes in Chorley where cycleways and bridleways could be improved or new routes created? If so, where?**

## Public Transport

### Bus

A key aim of the Core Strategy is to encourage people to use their cars less and other forms of transport more. Using public transport helps to reduce congestion and exhaust emissions, and thereby improves air quality.

The proposed bus schemes for the Chorley area over the coming years, as identified by the County Council, are shown below (these schemes are dependent on the availability of funding).



Bus Interchange, Chorley Town Centre

### Proposed Bus Schemes in Chorley

- Bus Rapid Transit Routes (priority bus lanes) for Chorley-Bamber Bridge-Preston (via B6258)
  - Smart card integrated ticketing and travel planning programme
  - Active travel routes linking to key transport hubs
  - Provision of Buckshaw Village Phase 2 bus service
- Source: Highways, Lancashire County Council

Chorley Council has also identified a number of possible local bus schemes for consideration:

- Upgrading all bus stops in the Borough to real time
- Supporting bus networks around the proposed Asda store at Pall Mall, Chorley, if the scheme is permitted
- Providing a bus service Drumhead Industrial Estate, Chorley
- Providing a bus service to the Botany Bay Area, Chorley
- Providing a bus service to Duxbury Business Park and surrounding area, Chorley
- Improving the bus service along Chapel Lane, Coppull
- Improving the bus service to Garth and Wilmott Prison, Ulmes Walton

### Rail

The Core Strategy continues to identify the need for railway stations to be built at Buckshaw Village and Coppull, which are existing allocations. Other proposals are:

- A high speed link through the Borough to Preston
- Additional car parking for Chorley Railway Station
- Car and cycle parking at Adlington Station (an existing allocation TR13)
- Real time information for passengers at Adlington Station

There are existing planned electrification schemes. Policy TR14 protects from development the future electrification of the Blackpool-Preston-Manchester railway line and improvements to the West Coast main line railway.



Chorley Train Station

### Tram Network in Chorley

Trampower, a private company, have proposals to develop a tram network within Central Lancashire. They have applied to Preston City Council for a demonstration tramline, utilising a disused track owned by Network Rail. Trampower envisage extending the tram line into Preston City Centre, connecting with Preston Railway Station, as well as eastwards to Preston East/Bluebell Way (see Appendix H.5, p.40 for proposed route map).

The company's plan is to develop an extensive tram network, linking South Ribble and Preston and to further extend to Chorley and Ormskirk (the latter using the existing railway line from Lostock Hall). It is Trampower's intention that the tram network will be privately funded. They propose to utilise renewable resources to power the trams.

**B3) Do you have any other ideas for public transport improvements?**

## Road Travel

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. However, in some instances road safety and traffic conditions may be improved by making small-scale road improvements.

Proposed road improvement schemes for the Chorley area over the coming years are shown below. These schemes are dependent on the availability of funding.

### Proposed Road Improvement Schemes:

- Develop Long Term Strategy for roads in Chorley Town Centre
- Introduce a mini interchange at Chorley – Asda and upgrade the surrounding junctions at Pall Mall and Bolton Street (if approved)
- Introduce a 'Pay on Exit' scheme for the Flat Iron car park, Chorley
- Make junction radii improvements at the Flat Iron car park, Chorley
- Review the Union Street/Park Road Junction to assess different traffic scheme solutions
- Improve B252 Euxton Lane approach to the hospital junction, Chorley
- Make highway Improvements at the Gillibrand Estate/ Southlands
- Provide a bridge over the Leeds and Liverpool Canal to service Botany Bay
- Implement a coordinated Signage Scheme from the motorway and trunk roads to Chorley Town Centre
- 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 Clayton Green, Asda
- Improve the Hayrick Lancaster Lane/ A49 junction

- Introduce integrated traffic management on the M6 between junctions 28-29 (- 32)
- Assess the impact of using of service area access as an unauthorised motorway junction

### Other schemes:

- Implement scheme to green Shepherds Way, Chorley
- Create a green link along Market Street to the Astley Park gates
- Enhance the Chorley Flat Iron

**B4) Are there other areas in the Borough where road improvements could enhance road safety or significantly reduce congestion? If so, where are they and what improvements would you suggest?**

## Other Issues

### Development Access Points

An existing allocation protects land that is required for a road access to a development site. The following access locations should remain as the sites have not been developed:

- Botany/Great Knowley, Chorley (not the access of Blackburn Brow)
- Oakwood Road, Chorley

**B5) Do you know of any other development access points for sites with development potential which need protecting?**

## C. Homes for All

### Core Strategy Objectives

To make available and maintain within Chorley a ready supply of residential development land over the plan period, to help deliver sufficient new housing of appropriate types to meet future requirements

To achieve densities for new housing that recognises the local character of surrounding areas, whilst making efficient use of land

To improve the quality of existing housing in pockets of poor stock in Chorley, and to bring empty properties back into use

To significantly increase the supply of affordable and supported housing particularly in places of greatest need such as rural areas

To guide the provision of pitches for travellers in appropriate locations if genuine need arises

### Key Issues

**Identifying locations and sites for new housing development**

**Resisting the development of garden areas for housing**

**Finding sites which will incorporate affordable housing**

### Housing in Chorley

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 housing is located in accessible locations near services, creating sustainable attractive neighbourhoods.

The Core Strategy aims to ensure that a ready supply of residential land is made available over a 15 year period to meet the Borough's housing requirements. It sets the level of housing provision required across the plan period of 334 dwellings per annum and identifies broad locations for housing growth. New housing is required to help address current and future housing needs, support the local economy and ensure the sustainability of the Borough.

It is not necessary to allocate new housing sites to meet all of the housing requirements over the plan period. Existing sites allocated for housing in the Chorley Local Plan Review and sites that already have planning permission for housing will provide land for a significant proportion of the total. Currently up to 4000 new dwellings can be built on these sites and approximately 2000 of these are expected to be built at Buckshaw Village. New housing sites will be required to meet the remainder of the housing requirement.

### Where should new housing development go?

Core Strategy Policy 1 sets broad locations for housing growth but it does not indicate how many new homes should be built in each area or allocate specific sites for housing development. This will be considered as part of the Site Allocations process and will depend upon a range of factors such as the amount of available and suitable land, constraints to development, the potential impacts of development and the sustainability of sites.

The Core Strategy identifies Chorley Town as a Key Service Centre, which should be a focus for housing growth. It identifies Buckshaw Village as a Strategic Site where growth is also encouraged.

Therefore, new housing development in the Borough will be concentrated in these two locations.

The Core Strategy directs some housing growth to Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods, reflecting their roles as Urban Local Service Centres.

Eccleston and Brinscall/Withnell are considered suitable for limited housing growth, reflecting their role as Rural Local Service Centres.

Elsewhere the Core Strategy states that new housing development will be limited to small-scale proposals to meet local needs. This is likely to be 'minor' development on sites below 0.4 hectares.



## Housing Sites

The existing Chorley Local Plan Review allocates a number of sites for housing.

Housing development has now been completed on many of these sites and has started on most of the others. On others, planning permission for housing is in place or an application is under consideration. Housing development has not started at the allocation at Cabbage Hall Fields, Chorley and there are no planning permissions relating to this site.

**C1) Should the site at Cabbage Hall Fields, Chorley continue to be identified for housing and should it continue to be allocated through this process? If not, are there any alternative uses you would like to see on this site?**

The Local Plan Review lists a number of existing employment sites which may be suitable for housing if they become vacant. These are:

- Commercial Premises, Hartington Road, Brinscall (currently in commercial use)
- Garages/Lorry Park, Botany Brow, Chorley (permission granted for housing on part of site and housing under construction)
- Commercial Premises, Cottam Street, Chorley (permission granted for housing)
- Devonshire Road/Alker Street, Chorley (permission granted for housing)
- Concrete Works, Wigan Road, Euxton (currently in commercial use)
- Buckingham Street Yard, Chorley (site currently in part residential and part commercial use)
- Saville Street and adjacent land and properties, Chorley (housing completed on part of site and remainder of site currently in commercial and educational uses)

**C2) Should these sites become vacant, are they still appropriate for residential use and should they be allocated through this process?**

Developers, landowners, agents and members of the public have suggested a large number of new sites for housing use. We would like your views on these sites and their appropriateness for housing or for other uses, or a mix of uses.

Some of these sites are in locations that do not accord with the Core Strategy. The Council is not proposing to carry these sites forward in the process.

**Have a look at Appendix H.6, p.41 and tell us your views on these sites.**

Appendix H.6, p.41 lists all sites that have been suggested as having potential for housing development and are in general accordance with the Core Strategy. The Borough also has a large number of sites that are safeguarded for future development needs. These sites are also listed in Appendix H.6. We would like your views on these sites.

**C3) Have a look at Appendix section H.6, p.41 and give us your views on the suitability of these sites for housing development. Are there alternative uses, or a mix of uses for any of these sites?**

**C4) Is there any infrastructure you feel is needed before any particular sites are developed?**

**C5) Are there any other sites in the Borough suitable for housing development, or a mix of uses including housing?**

When considering which sites to allocate for housing, there are other factors which need to be taken into account:

- The Brownfield/Greenfield targets – the Core Strategy sets a target of at least 70% of new housing development to be delivered on Brownfield (previously developed) sites.
- Whether the release of sites should be phased to ensure a steady supply of deliverable sites and ensure sites are developed in a managed approach to fit with infrastructure requirements.
- Density – the Core Strategy requires that the densities of housing development are in keeping with local areas and use the land efficiently. Density affects the amount of land required to meet housing targets as more land is required when housing is built at lower densities.

**Wheelton**



**C6) Do you have any views on the appropriate densities for the suggested housing sites? If so, what are they?**

### **Garden Development**

Nationally and locally there have been concerns about the amount of housing development taking place in residential gardens and its impact upon residential areas. In response to this, the definition of garden land has changed to Greenfield rather than Brownfield land. This removes the presumption in favour of developing garden land.

***C7) The Council is proposing a policy to restrict garden development further, and intends to adopt this policy as part of the site allocations process. Do you support this approach?***

### **Housing Type and Size**

The Central Lancashire Strategic Housing Market Assessment (SHMA) provides an insight into the housing mix, housing type and housing tenures that are required within Chorley. This indicates that the greatest demand is for detached & semi-detached houses and for bungalows. There is limited demand for one bedroom market houses or for flats.

### **Affordable Housing**

Affordable housing is housing that is provided to specified eligible households whose needs are not met by the market. There is a shortage of affordable housing in Chorley, especially that which is available for social rent. In response to this, the Core Strategy anticipates that most new housing developments will incorporate affordable housing and be built as mixed tenure developments. Specifically, it requires that 30% of new homes developed on sites of 15 units or more are affordable in the urban areas of the Borough. The figure is higher in the rural areas, where 35% of new homes are required to be affordable on sites of 5 units or more.

***C8) Are you aware of any sites that would be suitable for at least 30% (35% in rural areas) affordable housing in Chorley?***

There is also a clause in the Core Strategy that states that rural exception sites should provide 100% affordable housing. A rural exception site is one that is within or directly next to an existing village which is subject to policies of restraint that would normally

prevent the development of market houses. Such sites are likely to be smaller than 0.4 hectares and considered 'minor development' therefore they will not be considered in this document.

### **Supported Housing**

A range of special housing and support options is required for older and vulnerable people who need assistance to maintain their independence. This includes those within certain socially excluded groups and those with physical and learning difficulties.

***C9) Are there any sites that would be suitable for supported housing in Chorley, including homes for the elderly, or for vulnerable or socially excluded groups?***

### **Established Residential Areas in Chorley Town Centre**

The Chorley Local Plan Review currently protects designated established housing areas within Chorley Town Centre from non-residential development or changes of use from housing to non-residential uses.

***C10) Should the Council continue to restrict non-residential uses in established housing areas in Chorley Town Centre?***

### **Gypsy, Traveller & Travelling Showpeople Accommodation**

The Core Strategy does not propose any specific allocations of land for gypsies, travellers and travelling showpeople. Rather it has a criteria based policy to assess such development if it is proposed.

## D. Delivering Economic Prosperity

### Core Strategy Objectives

To ensure there is a sufficient range of sites available for employment purposes

To achieve the retail and leisure potential of Chorley town centre and ensure the district and local centres provide for local needs

To create, enhance and expand tourist attractions and visitor facilities in the town centre and appropriate rural locations

To encourage sustainable growth of rural businesses, taking into account the characteristics of the rural fringe and wider countryside

To ensure appropriate education facilities are available and skills deficiencies are addressed

### Key Issues

**Provide a range of sites in the urban and rural areas which are accessible**

**Protect important employment areas and employment premises and sites, from loss to other uses**

**Consider amendments to Town, District and Local Centre Boundaries**

**Support the rural economy**

**Protect sites for 3 primary schools**

**Prevent the loss of local shops**

### Economy and Employment in Chorley

The long term sustainability of Chorley depends on developing the local economy and providing enough jobs for existing and future generations. The Core Strategy identifies a potential for growth within the area and the opportunity to provide enough jobs and services, if employment land is made available. It sets out how much land is needed over the next 15 years. This can come from the re-use of vacant premises, re-development of existing employment sites or areas, as well as new development sites.

Key sites that will contribute towards creating jobs and opportunities for Chorley over the coming years are:

- Buckshaw Village, Euxton (Strategic Site) for mixed use
- Botany/Great Knowley (Sub-regionally significant site) for employment use

Appendix H.7, p.83 lists these and all other allocated employment sites that could continue to form part of the employment land supply.

***D1) Should these previously allocated sites be allocated for employment uses through this process or could they be allocated for a different use or mix of uses?***

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.

Eccleston and Brinscall/Withnell are considered suitable for limited employment growth, reflecting their role as Rural Local Service Centres.

There are also sites that were used for employment but are no longer performing well and may be suited to a different type of development in the future (such as housing or a mix of use). The following sites have been identified as no longer performing well:

- Abbey Village Mill
- Brook Mill, Brook Street, Adlington
- Cowling Mill, Cowling Road, Chorley
- Martindales Depot, Cowling Road, Chorley
- Harpers Lane, Chorley
- Blainscough Works, Coppull
- Grove Mill, Eccleston
- Rear of Carrington Centre, Eccleston
- Euxton Mill, Dawber Lane, Euxton
- Withnell Fold Mill

**D2) To what use/uses are these poorly performing employment sites best suited (e.g. housing, open space etc) and why?**

**D3) Are there any other existing employment sites that could be considered for a different use and why?**



In Chorley there are a number of existing employment areas that we think perform well and are worth protecting over the coming years. These sites are listed in table 1, as well as being shown on a map in Appendix H.8, p.84.

**D4) Should these existing employment areas remain protected for employment use? Should any other existing employment areas be protected?**

**Table 1: Existing employment areas to be protected**

Settlement	Location
Adlington	Adlington South Business Village
Anderton	Grimeford Industrial Estate
Brinscall	Railway Road Area
Chorley	Chorley North Industrial Estate
	Highfield Industrial Estate
	Ackhurst Park Employment Area
	Common Bank Employment Area
	East Chorley Business Park
	Cowling Business Park, Tincklers Lane
	Moorfield Industrial Estate Road, Cowling
	George Street Clarence Street Estate including Brunswick Mill
	Yarrow Mill Industrial Estate
	Crosse Hall Street including Weir Mill
	Gas Works, Bengal Street
	Chorley Central Business Park, Stump Lane
	Briercliffe Road Industrial Area
Coppull	Chapel Lane Industrial Estate
	Coppull Enterprise Centre
Croston	Twin Lakes Industrial Estate
Euxton	The Revolution (part developed)
	Southern Commercial Area (part developed)
	Chorley Business and Technology Park
Gregson Lane	Gregson Lane Industrial Estate
Mawdesley	Goodyear Business Park
Whittle-Le-Woods	Swansea Mill, Mill Lane
	Waterhouse Green, Rear of Chorley Old Road
	Kem Mill, Kem Mill Lane

### Employment Development in Residential Areas

New small scale employment development is currently allowed in housing areas (apart from specific areas of Chorley Town centre) provided there would be no harm from noise, nuisance, disturbance, environment and car parking.

**D5) Do you agree that employment development in residential areas should continue, subject to protecting existing uses and the amenity of residents?**

### New Employment Sites

New employment sites uses are required for Chorley Borough to cater for a variety of businesses and employers in urban and rural areas.

**D6) Are there any sites in the Borough suitable for employment, shopping and mixed use development?**

### Rural Economy

Encouraging economic growth in rural areas to create more jobs, whilst also protecting the landscapes and rural communities is a difficult area for planning.

**D7) Are there any sites suitable for economic development (e.g. business, shopping) in the rural areas of the Borough?**

### Retail

The Core Strategy supports a retail hierarchy. Chorley Town Centre, a principal town centre, is at the head of the hierarchy within the borough, followed by District Centres (Clayton Green and Buckshaw Village, Euxton (proposed)) and a series of Local Centres. 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.

The boundaries of the centres within Chorley Borough have been reviewed. They have been extended to include new retail and service uses outside the existing boundary or tightened up to

exclude other uses such as housing. Table 2 (overleaf) shows the proposed changes to existing boundaries.

The Chorley Town Centre boundary reflects main town centre uses. The Primary Shopping Area, where retail development is concentrated in Chorley town centre, is proposed to be extended to include the Flat Iron area. This will accommodate an extension to Market Walk shopping centre, delivering a new tenant into the town centre.

The Primary Shopping Frontage is defined, which is made up of mostly retail uses. The Secondary Shopping Frontage comprises a greater range of uses.



**Covered Market, Chorley Town Centre**

A proposed new District Centre boundary for Buckshaw Village is also shown. It is also proposed to designate a new Local Centre at Harpers Lane, Chorley and delete one of the two Local Centres at Croston (Station Lane) because it no longer functions as a local centre.

**Table 2: Proposed changes to Town Centre boundaries**

Settlement	Type of Centre	Name of Centre	Proposed change to Boundary
Chorley	Town Centre	Chorley	Proposed Town Centre Boundary. Proposed Primary Shopping Area Extension to include Flat Iron Car Park. Proposed primary shopping frontage. Proposed secondary shopping frontage.
Clayton Green	District Centre	Clayton Green	May be reduced to remove the residential element.
Euxton	District Centre	Buckshaw Village	Proposed New District Centre boundary
Adlington	Local Centre	Chorley Road	Proposed extension to boundary to include existing supermarket.
	Local Centre	Market Place	Proposed boundary extensions
Brinscall	Local Centre	School Lane	Proposed boundary extensions
Chorley	Local Centre	Astley Village	Proposed boundary extension
	Local Centre	Bolton Street	No proposed change
	Local Centre	Collingwood Road	No proposed change
	Local Centre	Eaves Lane (South)	Proposed boundary changes to delete residential element & include existing retail uses.
	Local Centre	Eaves Lane (South)	Proposed boundary changes to delete residential element and include existing retail uses
	Local Centre	Lower Burgh Road	Proposed boundary extension to contain existing retail & service uses
	Local Centre	Pall Mall	Proposed boundary extensions to reflect retail use & deletion of boundary at Rawcliffe Road.

Chorley continued	Local Centre	Park Road	Proposed boundary changes to reflect existing retail uses
	Local Centre	Water Street	No proposed change to Water Street
	Local Centre	Pilling Lane	Proposed new boundary at Harrison Road to remove residential element
	Local Centre	Steeley Lane	Proposed boundary extensions to reflect existing retail and service uses
	Local Centre	Harpers Lane	Proposed New Local Centre
Clayton Brook	Local Centre	Clayton Brook	Proposed boundary extension to reflect retail and service uses
Clayton Le Woods	Local Centre	Lancaster Lane	No proposed change
Coppull	Local Centre	Spendmore Lane	No proposed change
Croston	Local Centre	Station Road/ Town Lane	Proposed boundary changes to delete residential element, and reflect retail uses
	Local Centre	Station Road	Proposed Deletion of Local Centre because it no longer performs a local centre function
Eccleston	Local Centre	Carrington Centre	No proposed change
	Local Centre	The Green	No proposed change
Euxton	Local Centre	Balshaw Lane	No proposed change
	Local Centre	Runshaw Lane	No proposed change
Mawdesley	Local Centre	Mawdesley	Proposed boundary changes to exclude residential elements
Wheelton	Local Centre	Wheelton	Proposed boundary changes to exclude residential element, and reflect retail and service uses
Withnell	Local Centre	Withnell	Proposed boundary changes to exclude residential element.
Whittle Le Woods	Local Centre	Whittle Le Woods	Proposed boundary changes to exclude residential element, and retail uses.

**D8) Have a look through the shopping centre maps in Appendix H.9, p.85. Should changes be made to the shopping centre boundaries?**

**D9) Should the named sites be retained for shopping development? If not, why not and what changes should be made?**



### Retail Provision in Chorley Town

Research shows there is a need in the future for a new large food store in Chorley Town Centre to help cope with future demand.

There are currently two planning applications before the Council for determination. These are by Asda for a food store (comprising 2,289m<sup>2</sup> convenience and 1,799m<sup>2</sup> comparison floorspace) and by Reeve UK with an undisclosed mix of convenience/comparison floorspace (totalling 7,600 m<sup>2</sup>).

There are therefore three existing allocations for retail use that may still be suitable as retail sites in Chorley Town.

- Flat Iron Car Park (site of Reeve proposal)
- Bolton Street/Pall Mall (site of Asda proposal)
- 5-9 Gillibrand Street

**D10) Do you agree that these sites should be retained for retail development?**

### Financial and Professional Services

In Chorley there are a number of areas that have been protected to allow for the change of use or the construction of new buildings for financial and professional service uses such as solicitors, banks, building societies and other town centre non-retail uses. These uses can make a contribution to the health of Chorley town centre. The areas are:

- St Thomas's Road/Market Street Area, Chorley
- St George's Street Area, Chorley
- West Street Area, Chorley
- Water Street, Chorley

**D11) Do you agree that certain specified areas should remain protected for financial and professional services?**

### Existing Local Shops

An important issue specifically for Chorley is the need to protect existing local shops in local areas outside retail centres from other forms of development (such as being changed into a house).

**D12) The Council could introduce a policy to protect local shops. Would you support such a policy?**

### Major Developed Sites in the Green Belt

There are several existing major developed sites in the Borough 'washed over' by Green Belt. These are:

- The eastern section of Buckshaw village, part of which is now known as the Revolution, Euxton (part developed);
- The leisure complex at Park Hall/Camelot;
- The Washington Hall Fire Training and Forensic Science Establishments;
- The Rivington Water Treatment Works;
- The former tile works at Twin Lakes Croston; and
- Garth and Wymott Prisons

**D13) Should these sites continue to be designated as Major Developed Sites? Are there any other sites that should be considered as Major Developed Sites?**



### Culture and Leisure

Evidence suggests that there is no need to find sites for new cultural/leisure facilities, however, in the future this may change and sites may need to be found. There are existing allocations for leisure development that may still be suitable:

- M61/Botany Bay, Chorley (mixed use site)
- Botany, Chorley (water based leisure)
- Westhoughton Road, Adlington (water based leisure)

**D14) Should these leisure allocations be retained? If not, why not? Are there any alternative uses you would like to see on these sites?**

### Education and Skills

There are existing allocations for primary schools at:

- Monks Drive Withnell (replacement for Abbey Village Primary School)

The education department advises that a previously identified site off Chorley Old Road, Clayton Green is no longer required for school purposes and could be put to alternative uses.

They have also advised that there is a need for a primary school at Buckshaw Village (Group 1 site).

The Core Strategy highlights that some growth and investment will be encouraged at Clayton-le-Woods (Lancaster Lane) to help meet housing and employment needs. A primary school could therefore be provided at Clayton-le-Woods.

There is an existing allocation for further and higher education facilities at Woodlands, Southport Road.

**D15) Are there any additional sites in Chorley Borough that could be allocated for educational use?**

**D16) Are there any other sites across the Borough that could be used to improve educational facilities?**

## E. Protecting and Enhancing the Built and Natural Environment

### Core Strategy Objectives

To protect and enhance heritage, biological and geological assets across Central Lancashire

Safeguard environmental assets in Chorley from inappropriate development

### Key Issues

**Conserving and enhancing heritage assets within the Borough, including historic buildings and conservation areas**

**Protecting and enhancing the natural environment in the Borough including river valleys, canal networks, woodlands and parks and open spaces**

**Identifying local historic assets that require protection from development pressures**

**Protecting and improving the river valley networks at Yarrow and Cuerden Valley Parks and the Leeds-Liverpool canal network through Chorley and Adlington**

### Built and Natural Environment in Chorley

New housing and employment allocations will focus development on sites within settlements. In many circumstances this will be preferable to developing green-field 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 if they lose valuable amenity open space. It is important to identify and protect the recreation, amenity and townscape characteristics of these spaces.

A high quality environment, accessible countryside, water areas, green space and good leisure and cultural facilities are important factors in attracting new investment to Chorley. These features also 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.

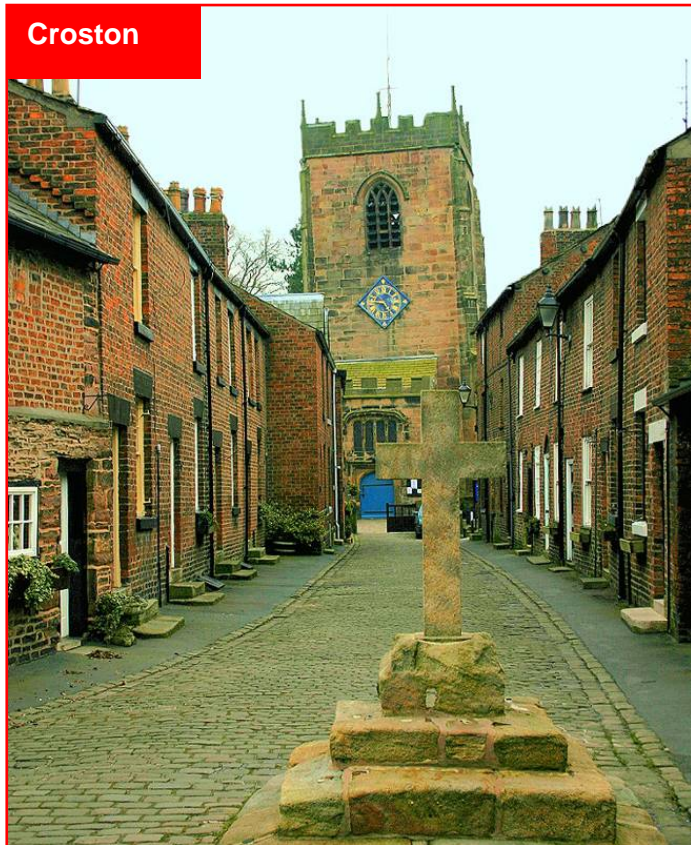
Chorley's historic built environment includes significant listed buildings and conservation areas. Its Green Infrastructure includes river valleys, the canal networks, farm and woodland as well as more formal parks and open spaces. This resource helps to create habitat linkages and also provides areas for recreation and tourism. It includes the Ribble Coast and Wetlands Regional Park, Beacon Fell Country Park and the West Pennine Moors. The Core Strategy also identifies Green Belt, Areas of Separation and Major Open Space, to ensure that settlements and neighbourhoods do not merge.

## The Built Environment

### Conservation Areas and Locally Important Buildings

The Council will continue to protect Conservation Areas from inappropriate development and will continue to conserve their special character. There are currently nine conservation areas:

- St George's Street, Chorley
- St Laurence's, Chorley
- Abbey Village
- Bretherton
- Brindle
- Croston
- Rivington
- White Coppice
- Withnell Fold



Further survey work, including the ongoing programme of Conservation Area reviews, will establish opportunities for boundary extensions and adjustments and the possibility of designating new Conservation Areas and Locally Important Buildings (the local List). A full list of all Locally Important Buildings can be found in Appendix H.10, p.98.

**E1) Are there any currently unprotected buildings, groups of buildings, other structures or their settings that are worthy of special protection or improvement? Why?**

There may also be areas that are considered to be historically significant on a more local level, in effect being "Locally Important Areas". These could include 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.



So far the following areas have been identified as potential “Locally Important Areas” (see Appendix H.11, p.100):

- Gillibrand Walks, Chorley adjacent to Trinity Methodist Church
- Top o’th’Lane, Brindle
- Sections of Queen’s Road and Windsor Road with adjacent elements of Southport Road, Chorley
- Lancaster Lane, Chorley

**E2) Are there areas of the Borough, beyond existing Conservation Areas, where you think the local character worthy of special protection that should be designated Locally Important Areas? Should the Council introduce a new policy to protect these places from unsympathetic developments?**

### Historic Parks and Gardens

The Council will continue to exercise its powers to conserve and enhance these historic landscapes for the continued enjoyment by the people of Chorley and beyond. There are four registered Historic Parks and Gardens within the Borough:

- Astley Park
- Hoghton Tower
- Lever Park
- Rivington Gardens

### Scheduled Monuments

These are sites of national archaeological importance and the Council will seek their ongoing conservation and protection.

There are ten such sites:

- The Headless Cross, Grimeford
- Round Loaf Barrow, Anglezarke
- Pike Stones Long Barrow, Anglezarke
- Clayton Hall, Clayton-le-Woods
- Noon Hill Ring Cairn

- Winter Hill Round Barrow
- Bradley Hall (Moated Site), Eccleston
- Ingrave Farm (Moated Site), Eccleston
- Bretters Farm (Moated Site), Eccleston
- Croston Town Bridge, Croston



**Astley Hall, Astley Park**

## The Natural Environment

### Illustrative Area of Separation



### Areas of Separation

In some parts of Chorley there are relatively small amounts of open countryside between certain settlements. To help maintain the openness of these areas of countryside and the quality and distinctiveness of these settlements, the Core Strategy identifies where areas of separation are needed. Development in these areas will be restricted, including all forms of development considered appropriate in the Green Belt. The specific areas of separation in Chorley are between Chorley and Euxton, and between Chorley and Whittle-le-Woods, and they are identified in Appendix H.12, p.101.

**E3) Do you agree with the extent of the proposed areas of separation?**

### Structural Landscaping

Land identified for the provision of structural landscaping belts will be protected from development in the following locations:

- Between Crosse Hall Lane and Bagganley Lane
- At Hartwood Green and north of Halliwell Lane
- Cowling Farm

### Derelict Land

Regeneration of derelict sites will be encouraged in the following areas:

- Priority urban fringe areas
- Along main transport corridors
- Disused Chorley-Blackburn railway line
- Leeds-Liverpool Canal including disused Walton Summit Branch
- Within the catchment of major watercourses

**E4) Do you agree with the proposed areas for Structural Landscaping and Derelict Land?**

**E5) Are there other areas within the Borough that are suitable for habitat creation protection, restoration of enhancement?**

## F. Promoting Health and Wellbeing

### Core Strategy Objectives

To improve the health and wellbeing of all Chorley's residents and reduce the health inequalities which affect the more deprived urban areas

To improve access to health care, sport and recreation, open green spaces, culture, entertainment, and community facilities and services, including healthy food

To create environments in Chorley that help to reduce crime, disorder and the fear of crime, especially in the more deprived areas

### Key Issues

**Providing new health care facilities**

**Protecting existing sport and recreation facilities and identifying sites for new facilities**

**Protecting existing allotments and encouraging new provision**

**Promoting and providing adequate community facilities at accessible locations**

**Working with partners to manage the location of fast food take-aways, particularly in deprived areas and areas of poor health**

### Health and Wellbeing in Chorley

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.

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. The Site Allocations DPD will achieve this by protecting existing facilities and allocating land for new facilities.

### Health Care Facilities

Under the Core Strategy, sites for new health facilities will be identified in the Borough where needed. The Primary Care Trust (PCT) is responsible for the provision of health care facilities in the Borough. Where the PCT or other service providers identify a need for a new facility, then this document can assist by identifying a suitable site.

The PCT has identified the following projects over the next 15 years to meet expected demand:

- New Health Centre on Friday Street, Chorley
- Improvements to Adlington Clinic
- Extension to Euxton Medical Centre
- Enhancement of Eccleston Medical Centre
- New Buckshaw Village Surgery

**F1) Are there any other locations in the Borough that need new or enhanced health facilities (e.g. doctors or dentists surgeries)? If so, can you suggest sites suitable for such facilities?**

## Sport and Recreation

The Core Strategy aims to protect existing sport and recreation facilities in the Borough unless they are proven to be surplus to requirements. As part of the Site Allocations DPD all existing sport and recreation sites including playing fields, amenity green space and playgrounds are being reviewed in order to assess this. A recent survey of sport and recreation provision in the Borough has identified deficiencies in provision in most wards, particularly equipped playgrounds and playing fields/sports pitches. As a result the emphasis will be on increasing provision in most parts of the Borough. This will be achieved by allocating sites for new facilities and developing local standards to be applied to new residential developments.

### Play & recreational fields



The Core Strategy also requires sites for major new facilities to be identified in the Borough. Local Plan Policy LT13 allocates sites for the provision of future playspace. All the existing undeveloped allocations will be reviewed along with any site suggestions put forward for such use.

### Playspace, Buckshaw Village



**F2)** *Appendix H.13, p.103 lists sites allocated for the provision of future playspace. Should these sites continue to be allocated?*

**F3)** *Are there any areas in the Borough that do not have much accessible open space? Are there any sites that would be suitable for new open space, or areas where current open space could be improved or made more accessible?*

**F4)** *Are there any sites/locations that could be suitable for new or enhanced children's play areas, or facilities for young people in the Borough?*

## Allotments

The Core Strategy aims to help reduce health inequalities by safeguarding and encouraging the role of allotments. Policy LT11 of the Local Plan allocates and protects allotments in the Borough from redevelopment. There are currently only 15 allotment sites in

the Borough and there is an identified shortage compared to the demand. As a result work is currently underway to identify and provide more allotments in the Borough. The Site Allocations DPD can help tackle the shortage by identifying further sites that could be allocated for allotments.

The Council is promoting a number of sites for allotment use. These are:

- Manor Road, Clayton-le-Woods
- Rothwell Road, Anderton
- Land at Duke Street, near Chorley
- Yarrow Bridge Depot, Chorley

**Local allotments**



**F5) Are these sites suitable for allotments? Can you suggest any other sites that are suitable for allotments, explaining why?**

## Community Facilities

**Community facilities**



The Core Strategy encourages the provision of new community facilities including village shops, community centres, and health facilities. They act as the focus of community activity and contribute towards community cohesion.

The Site Allocations DPD will allocate land for community facilities where public, private and voluntary sectors have identified a need.

It will also seek to safeguard existing facilities such as public houses, and shops within the Borough unless they are proven to be no longer viable or relevant to local community need.

**F6) Are there any sites or un-used buildings in the Borough that could be suitable for community uses?**

## Burial Facilities

Existing allocations reserve land for additional burial facilities in Chorley. The extension to Chorley Cemetery is now being used for burials therefore this allocation will be removed. The remaining allocations that are proposed to be retained are:

- Cemetery extension to Chapel Street, Adlington
- Salt Pit, Mawdesley

The Council need to find additional land for another cemetery extension close to Chorley Cemetery which will be used in the latter period of the plan. A site is proposed at:

- Southport Road (North), Chorley (see figure 3)



**Figure 3: Proposed extension to Chorley Cemetery**



## Church and Related Uses

Policy PS15 protects land at Hartwood Green, Chorley for church and related uses. As church facilities have been built on part of the site, the allocation will be removed.

**F7) Are there any other sites required for places of worship or burial use?**

## Hot Food Takeaways Adjacent to Secondary Schools

The government are committed to promoting healthier communities. Their research highlights the need for local authorities to manage the proliferation of fast food outlets as a means of combating their known adverse impact on community health. The Core Strategy promotes healthier food choices and the control of fast food takeaways in some locations.

The Council proposes that outside of a designated local centre, planning permission should not be granted for Hot Food Takeaway shops which fall within a 10 minute walking distance from the secondary school (equivalent to 400m taking into account physical barriers encountered while walking, such as traffic lights).

**F8) Should the location of new facilities for hot food takeaways be restricted as proposed? Are there any conditions that should be attached to any policy?**

## G. Tackling Climate Change

### Core Strategy Objectives

To reduce energy use and carbon dioxide emissions in new development

To encourage the generation and use of energy from renewable and low carbon sources

To manage flood risk and the impacts of flooding

To reduce water usage, protect and enhance Central Lancashire's water resources and minimise the pollution of water, air and soil

### Key Issues

**Supplying any site put forward with renewable/low carbon energy**

**Whether specific sites for renewable energy generation can be allocated**

**Avoiding development in areas of high flood risk, particularly in Croston**

**Avoiding development on the best and most versatile agricultural land in the Borough (Grades 1, 2 and 3a)**

### Planning for Climate Change in Chorley

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. This will influence the choice of sites allocated for development in the Site Allocations DPD.

### Energy Efficiency of New Developments

The Core Strategy does not include any specific proposals for the Borough although it requires all new developments to be designed and built in a sustainable way. It requires new buildings to reach energy efficiency standards set out in 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 allocating sites for development, particularly when selecting housing and employment allocations.

### Sites for Renewable Energy Generation

Government guidance encourages local authorities to consider identifying areas suitable for renewable and low carbon energy. There is therefore the potential to allocate sites within the Site Allocations DPD specifically for the generation of renewable or low carbon energy.

**G1) Are there any particular sites or areas in the Borough that could be used to capture low carbon or renewable energy? If so, what type of energy?**



**Croston Bridge**

### **Managing Flood Risk**

The Site Allocations DPD can also contribute to adapting to the effects of climate change, which may include increased summer temperatures and a higher risk of flooding or droughts. The most appropriate way of achieving this is to direct 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. As a result the Site Allocations DPD will not allocate any sites for development in these areas.

There is also a risk of sewer flooding in areas of Euxton. This must be taken into account when deciding how much land should be allocated for development in the locality.

**G2) Are you aware of any flooding or water management issues in Chorley?**

### **Agricultural Land**

The Core Strategy aims to protect the best and most versatile agricultural land (Grades 1, 2 and 3a). The Site Allocations DPD will therefore give preference to allocating sites that fall within Grades 3b, 4 and 5.



**Agricultural land, Brindle**

**G3) Have we missed anything? Is there anything else that we need to consider?**

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