

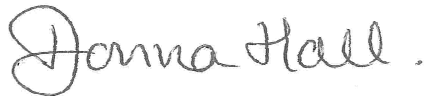
11 July 2011

Dear Councillor

**COUNCIL - TUESDAY, 19TH JULY 2011**

Please find enclosed, for consideration at the above meeting of the Council, the report and appendices for Agenda No 8: Local Development Framework: Site Allocations and Development Management Policies Development Plan Document - Preferred Option Stage (Pages 75 - 136) Report of the Director of Partnerships, Planning and Policy.

Yours sincerely



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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

Report of	Meeting	Date
Executive Member for Partnerships, Planning and Policy	Council	19 July 2011

## **LOCAL DEVELOPMENT FRAMEWORK: SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT – PREFERRED OPTION STAGE**

### **PURPOSE OF REPORT**

1. To inform members of the progress on the Site Allocations and Development Management Policies Development Plan Document.
2. To seek approval for site allocations and policies for the “preferred option” document, and further arrangements to enable further consultation in August/September 2011.

### **RECOMMENDATION(S)**

3. It is recommended that:
  1. The Council authorises officers to prepare the final version of the “preferred option” document for the Site Allocations & Development Management DPD; in accordance with :
    - a. the sites recommended by officers as per appendices 2 and 3;
    - b. the approach to existing policies as per appendix 4;
    - c. the wording of new policies as per appendix 5.
  2. Authority be delegated to the Executive Member for Partnerships, Planning and Policy in consultation with the Director of Partnerships, Planning and Policy to approve the final content, format and presentation of the site allocations “preferred option” documentation for consultation in August/September 2011; and to make minor amendments to development management policies, and to consult political party group leaders on the final documentation prior to formal public consultation.

### **EXECUTIVE SUMMARY OF REPORT**

4. The purpose of the Site Allocations & Development Management Policies Development Plan Document (DPD) is to explore how the general principles and policies set out in the Central Lancashire Core Strategy can be fleshed out to provide sufficient detail to guide site allocations. It determines specific sites for development in accordance with the policies and general locations for development set out in the core strategy. It also identifies local issues and includes policies to either protect existing uses on sites or guide the way these sites are developed.
5. Each of the Central Lancashire authorities (Chorley, South Ribble and Preston) is preparing individual Site Allocations and Development Management Policies DPDs. Members will recall that consultation on the issues and options stage has already taken place, and the next stage is the “preferred option” stage, with Chorley intending to consult

in August/September 2011, and Preston and South Ribble later in the year. Officers are seeking endorsement of allocations and policies for the preferred option document.

**ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 6. To fail to prepare or delay progress of any element of the LDF may result in uncertainty &/or leave the council in a policy vacuum, or with an out of date development plan. This can lead to less sustainable patterns of development, or planning decisions by appeal, which may also incur unnecessary expenditure and further risk.

**CORPORATE PRIORITIES**

- 7. This report relates to the following Strategic Objectives:

Strong Family Support	/	Education and Jobs	/
Being Healthy	/	Pride in Quality Homes and Clean Neighbourhoods	/
Safe Respectful Communities	/	Quality Community Services and Spaces	/
Vibrant Local Economy	/	Thriving Town Centre, Local Attractions and Villages	/
A Council that is consistently a Top Performing Organisation and Delivers Excellent Value for Money			/

**BACKGROUND**

- 8. The three councils of Chorley, Preston & South Ribble are working in partnership to deliver the Local Development Framework for Central Lancashire. Earlier this year, the three Councils endorsed the submission version of Central Lancashire Core Strategy, and the strategy is presently undergoing an examination in public, with the inspector’s report due in September.
- 9. Each of the three Councils is preparing their own Site Allocations and Development Management Policies DPD (Development Plan Document), and members will recall that Chorley consulted on the “issues and options” stage in December 2010/January 2011. The purpose of this DPD is to determine specific sites for development in accordance with the policies and general locations for development set out in the Central Lancashire Core Strategy in order to meet Chorley’s development needs to 2026. It identifies local issues and includes policies to either protect sites or guide the way these sites are developed, ensuring that where development takes place, proper provision of necessary community facilities, infrastructure, landscaping and open space and affordable housing etc. is incorporated into the design and development of a scheme.
- 10. The DPD follows the key themes as set out in the Central Lancashire Core Strategy, namely:
  - Delivering Infrastructure
  - Catering for Sustainable Travel
  - Homes for All
  - Built and Natural Environment
  - Promoting Health and Wellbeing
  - Tackling Climate Change
- 11. The Preferred Option stage aims to:
  - Propose the potential scale of development in each settlement
  - Allocate sites for development sites previously submitted to the Council for consideration in the LDF process and those sites identified through the various evidence base studies



- Identify key local issues and provide the local planning policy framework (development management policies) for the Borough
  - Stimulate further discussion of the content with consultees (residents/statutory agencies/Lancashire County Council, the development community), and Members
12. This report is presented in two sections – the first deals with site allocations, while the second deals with development management policies.

## SECTION 1 – SITE ALLOCATIONS

### KEY MATTERS IN THE APPROACH TO SITE SELECTION

13. Information on sites has been gathered from various sources over a number of years which include various calls for sites, community surveys, and previous consultations. These sites are mainly suggested for housing or commercial/employment development uses, but there are also other suggested uses such as mixed use, open space, recreation, tourism, community facilities and town/district/neighbourhood centres.
14. At the issues and options stage, a number of suggested sites were discounted for allocation, in accordance with the agreed methodology for sustainability appraisal of the three Councils. In Chorley a total of 168 sites were discounted because they were located within the green belt and/or areas of other open countryside; within Flood Zone Area 3; less than 0.4ha in size, or not in keeping with the Core Strategy:
15. The remaining suggested sites (including existing allocations and safeguarded land in the local plan) have now been considered further.
16. Site selection has been based on many factors, including national planning policy, the core strategy, the characteristics of the borough and each settlement, as well as the sustainability, suitability, availability and deliverability of the sites; and the comments made at the 'issues & options' stage.

### Core Strategy: Quantum & Location of Development

17. Following the approval of the core strategy by this Council earlier this year, members will note that the most sustainable approach for the core strategy is to spread growth and investment across an identified hierarchy with priority locations, and have the least negative impacts - policy 1: Locating Growth, sets out that approach.
18. In essence a settlement hierarchy is proposed, and in terms of Chorley borough this would mean:
- that growth would be focussed on brownfield sites, Chorley Town (including some development on greenfield sites), and Buckshaw Village.
  - an 'appropriate' scale of growth and investment is to be encouraged in the *Urban Local Service Centres* of Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods.
  - Limited growth and investment is encouraged at the *Rural Local Service Centres* of Brinscall and Eccleston.
  - In other places, development would generally be small scale.
19. Chapter 8 Homes for All sets out the approach to housing and details the RSS requirement of 417 pa for Chorley. Policy 4 details housing delivery, including a 20% reduction in RSS targets from 2010-2012, pending the production of new local housing requirements. The Council's administration aspires to reduce housing requirements to ensure a more appropriate approach to managing growth. Policy 5 requires housing density to be in keeping with local areas etc
20. The core strategy requires Councils to consider a phasing approach to help bring forward or hold back uncommitted developments to manage the performance of housing delivery. A phasing policy is addressed later in this report.

21. Chapter 9: 'Delivering Economic Prosperity' sets out the approach to economic matters, with Chorley expected to deliver 129ha of employment land, and policy 9 sets out the how economic growth and employment will be provided for. For Chorley, office development will be located in Chorley Town, with regionally significant schemes at Buckshaw Village, and sub-regional development at Botany/Great Knowley.
22. Members should note that while the core strategy details a predicted percentage of housing development for the settlement hierarchy (table 5, page 42), this is not intended as a specific target. However, officers have used this table as a guide to inform the allocation process. The overall requirements, taking account of the position at April 2011, and the predicted percentage by settlement for housing is set out later in this report.

### **Sustainability Assessment**

23. Each site has been subject to a sustainability assessment, which assesses the likely social, environmental and economic effects of proposals in order to predict and evaluate effects and necessary mitigation measures. The methodology was endorsed by the three partner Councils, and generally assesses each site's performance against a number of indicators e.g. proximity to a railway station and a local centre, access to water, gas and electricity.
24. Banding each site's performance against all the indicators gives a clear overview of the sustainability of each site. An overall banding is made to enable comparisons between sites. A schedule detailing each assessment will be published for consultation.

### **Commitments**

25. Sites that benefit from an extant planning permission (including those subject to a section 106 agreement; or an expired permission which is considered to support the principle of development), are considered to be commitments, unless material considerations suggest otherwise. Such sites are proposed to be allocated for development.

### **Existing Allocations**

26. In terms of existing allocations for development, national planning policy requires them to be reviewed and only carried forward if there is evidence of need and a reasonable prospect of their take-up. However, on a site by site basis, if there is no reasonable prospect of take-up, the Council has re-allocated, subject to sustainability, need and deliverability, for wider economic uses, alternative uses and softer end uses (such as the delivery of green infrastructure networks), or a mix of uses.

### **Open Space**

27. In terms of open space the 2010 Central Lancashire Open Space Study was not completed by the consultants as they entered into administration. An incomplete draft has been published. Further work (together with a Playing Pitch Strategy) is currently being commissioned to inform open space standards and options for existing/new open space, but this will not be complete before our scheduled Preferred Option Consultation in August.
28. It is therefore not yet certain whether sites currently subject to open space protection policies should continue receive that protection. Nor is it certain what specific open space provision standards and policies may be applied to proposals for new development, nor the approach to be taken towards on/off site provision for a particular allocated site.. A precautionary approach has been taken by rolling forward protection policy to existing protected open space in the local plan, and to apply protection to any open space added since the local plan was adopted.

### **Existing Safeguarded Land**

29. Some of the existing Safeguarded Sites will be needed to meet development requirements within the plan period. Further consideration of safeguarded sites have highlighted those that are not sustainable; are likely to require significant infrastructure development; have significant constraints; are in multiple ownership or are in an active

use; which may suggest they are genuinely available to meet needs in the plan period. Such sites are proposed to remain safeguarded.

### **Selection of Sites to meet Employment & Housing Requirements**

30. The pool of potential sites suitable for employment is relatively small compared to the pool of sites suitable for housing, and it is considered appropriate to take the employment land as a starting point for consideration of suggested sites. Good quality employment sites need to be relatively flat with good access. However, older existing premises (e.g. old mills) are often less well located and less suited to modern uses but they offer a valued source of supply of more affordable accommodation and are close to local labour supplies, with better travel to work patterns and may therefore be proposed to be retained.
31. Existing employment uses need to be considered for retention, in keeping with the Core Strategy Policy 10 – Employment Premises and Sites, which seeks to protect the better employment sites for employment use, and only release poorer sites for housing/alternative uses where they are supported by a viability assessment and a marketing period of 12 months. If there is robust evidence on viability/marketing to justify release now, it is proposed to release these sites for housing, but in all other cases, they are protected for employment use.
32. Where a site is considered to be good quality employment land, the preference is for employment, unless material considerations suggest otherwise. Existing employment allocations in the local plan have been reviewed, and only those that are truly suitable, available and deliverable are proposed to be carried forward for a purely employment allocation. The viability of other sites for an element of employment use has been enhanced with proposals for mixed use. Other sites have been de-allocated.
33. After taking the above factors into account, the remaining sites were assessed for their suitability for housing.

### **District/Town/Neighbourhood Centre Boundaries**

34. The centre boundaries will remain as those proposed at the issues & options stage, with three exceptions, following comments made at the issues & options stage, and to take account of proposed allocations. Members are asked to endorse the boundaries as detailed in appendix 8 for the preferred option document as follows:
35. *Mawdesley* – a minor change to the centre boundary to that proposed in the issues & options document in response to concerns that the Council was too restrictive in reducing the boundary. The boundary is now proposed to include the rear of the public house.
36. *Adlington* – an extension to the centre is proposed in the light of the sustainability assessment for sites, and the proposed allocations for mixed use.
37. *Carrington Centre* – changes to the centre are proposed as a consequence of the proposed allocation for mixed use to the rear and side of the existing centre.

### **Consultation with Members**

38. Before formulating possible allocations, officers presented a session on the site allocations process as part of the Member Development Programme. In particular, members were informed of the overall findings of sustainability appraisal, and the current position on housing and employment land supply and other evidence matters, and the requirements of the test of soundness.
39. The draft sustainability assessment for each suggested site has been provided to all members to assist their consideration of sites for the preferred option stage. Information on suggested sites and officer views was made available to all members, and a number of member drop-in sessions were held at which members attended on an individual basis. Discussions were also held with the LDF Member Working Group, with Political Groups / Groups of Ward Councillors on request, and at the Informal Cabinet. A final schedule of officer recommendations for allocation was presented to Informal Cabinet.

40. Member views have contributed to a 'preferred' recommendation as to how each of the suggested sites should be treated at the preferred option stage e.g. allocate, safeguard, protect for employment or open space etc.

#### **PREFERRED SITES**

41. Appendix 1 details the predicted housing and employment requirements for each element of the settlement hierarchy, and details the total predicted supply based on existing commitments and proposed allocations.
42. Appendix 2 details the sites proposed for allocation by settlement, and appendix 3 details the sites rejected for allocation at this time, with a summary of reasons and the site's sustainability band.
43. In total, land proposed to be allocated is expected to provide 6,310 housing units against the predicted requirement of 6,141 units. A total of 113.5ha is proposed to be allocated for employment. This includes 70.38ha from commitments and from existing local plan allocations to be rolled forward, plus a further 50.80 ha of proposed new allocations.
44. The safeguarded land proposed amount to about 25ha which is considered sufficient to meet the potential needs that may arise at the end of the DPD.

#### **PREFERRED OPTION BY SETTLEMENT**

##### **Chorley Town**

45. The proposed allocations will mean that Chorley town will accommodate 33.6% of the core strategy housing requirement.
46. There is a slight deficiency of land to meet the Core Strategy requirement which is proposed to be met by the Urban Local Service Centres. Land proposed for allocation includes greenfield land which is an accepted approach in the core strategy for Chorley Town. Not all of the existing safeguarded land or suggested greenfield sites are proposed to be allocated. The Botany Bay/Great Knowley site is allocated for development which conforms to the Core Strategy which proposes this area as a sub-regional employment site.
47. Members should note that in respect of land East of the M61 (band B) although it scores well in sustainability terms, it has significant constraints, notably in terms of deliverability (some of the land is in Flood Zone 3 and there are access problems); and there may be impacts in terms of being proximate to the open countryside. It is therefore proposed to be safeguarded. Conversely, the safeguarded land at Eaves Green (band D) scores less well in terms of sustainability but is deliverable. It is proposed to be allocated subject to significant improvements in infrastructure to overcome sustainability issues. The land is owned by the HCA and Taylor Wimpey, and a masterplan can be prepared to secure appropriate development.

##### **Buckshaw**

48. The proposed allocations will mean that Buckshaw will accommodate 28.2 % of the core strategy housing requirement. Existing commitments at Buckshaw are sufficient to meet requirements.

##### **Urban Local Service Centres**

49. The proposed allocations will mean that the six Urban Local Service Centres will accommodate 31.4 % of the core strategy housing requirement.
50. Within Urban Local Service Centres land for 1,854 units need to be found for housing after commitments are taken into account. A total of 3,600 units could arise from the pool of suggested sites, and all of those sites fall within sustainability bands B and C.
51. However, not all settlements can contribute what might be considered to be a fair share (about 300 units). The Core Strategy does not prescribe that the share should be equal, but members should note that the issue of fair share may be a matter for the Core Strategy inspector.

52. Clayton Brook/Green can only make a very small contribution, while Whittle-Le-Woods, Adlington and Clayton-le-Woods have a much larger pool of sites from which to allocate. Accordingly, the following percentages of proposed growth have been arrived at after carefully considering the characteristics of each settlement, the sustainability assessment for each site, and issues of deliverability:
- Adlington 6.3%
  - Clayton Brook/Green 1.8%
  - Clayton-le-Woods 9.2%
  - Coppull 3.5%
  - Euxton 4.4%
  - Whittle-le-Woods 6.2%
53. On the larger sites, it is proposed to apply a phasing policy in order to ensure that the development occurs is appropriate and sustainable, and that any infrastructure and mitigation measures are adequately secured in a timely manner.

### **Rural Local Service Centres**

54. The proposed allocations will mean that the Rural Local Service Centres will accommodate 2.3% of the core strategy housing requirement.
55. Brinscall/Withnell & Eccleston contribute through existing commitments (86 units) and further land can be allocated for 58 units but there is more local availability in Eccleston. A key issue is the pending planning application for the Carrington Centre, which is expected to come before the Development Control committee in September. The application site has been suggested for allocation.

### **Other Rural Settlements & Major Development Sites in the Green Belt**

56. The proposed allocations will mean that Other Rural Settlements will accommodate 4.4% of the core strategy housing requirement, with 290 units from commitments. No further land can be identified.
57. Existing major developed sites in the green belt will be carried forward, while the recent approval at Washington Hall means that the site can be regarded as a commitment.

### **PHASING**

58. A proposed Phasing Policy is included at appendix 4. The intention is that this policy is used to control the release of land and ensure that the necessary infrastructure can be secured in advance of the sites being developed. Phasing will also allow a review of land allocations in light of any additional evidence e.g. rural housing needs survey, open space review, and land take-up, to be taken into consideration and inform how land allocations towards the end of the plan period are taken forward.

### **DELIVERING INFRASTRUCTURE**

59. Work will continue in cooperation with infrastructure providers to assess the transport (roads, railways), utilities/energy (water, energy), green (parks etc) and social (schools, community uses) needs associated with bringing the preferred sites forward in order that these can be secured in advance of development coming forward, under Community Infrastructure Levy and /or section 106 contributions. The consultation at preferred option stage will assist in further work on the Central Lancashire infrastructure delivery schedule.

## **SECTION 2 - DEVELOPMENT MANAGEMENT POLICY FORMULATION**

60. In addition to the consideration of sites, development management policies are being formulated to support National Government Guidance, strategic policies set out in the Core Strategy, and allow Chorley Council to respond to local issues.
61. The issues & options document listed some 95 policies, the majority of which were saved policies in the Chorley Local Plan Review, September 2007 (when the Council was

required to notify the secretary of state of the local plan policies it wished to save at the start of the new LDF arrangements). The document highlighted policies:

- considered to be no longer needed as they were covered by strategic policies contained in the Core Strategy e.g. GEN1 Settlement Policy - main settlements
- proposed to be included in the Site Allocations or other DPD, SPDs e.g. HT7 - Conservation Areas
- proposed to be deleted as the issues are adequately covered by government guidance e.g. EP20 Noise
- proposed to be deleted as they are no longer required/appropriate/capable of implementation e.g. SP9 Local Shops on housing development sites

62. As part of this DPD, all proposed policies are re-visited with a view to changing the emphasis from development control to development management i.e. managing/promoting sustainable development/growth. In addition, all policies are being re-assessed against new or updated national planning guidance since September 2007. Some of the policies are no longer needed as it is not appropriate for local planning authorities to repeat policies contained in national planning policy. Alternatively, national policy guidance may only cover part of the issue to be addressed in which case it will be necessary to supplement this with a policy that 'goes further' and responds to local issues. Similarly, policies may also be partly or fully covered by the core strategy.
63. An updated list of 'preferred' policies is included in Appendix 4 together with existing policies to be deleted and the rationale. Appendix 5 details new policies for endorsement:
- housing allocations
  - employment allocations
  - designation of locally important areas - areas considered to be historically significant at a local level
  - protection of local shops - in order to protect existing local shops in local areas outside retail centres from other forms of development (such as being changed into a house)
  - private residential garden development - to resist inappropriate development of garden areas for housing
  - general car parking standards – to ensure that development meets necessary standards for parking provision
  - residential car parking standards – to allow flexibility in the provision of residential parking standards in response to local issues
  - phasing policy – to ensure that the development occurs is appropriate and sustainable, and that any infrastructure and mitigation measures are adequately secured in a timely manner
64. For information, Appendix 6 details new or modified national planning guidance since 2007, together with a commentary on how the guidance can be incorporated into the development management policies within this DPD.
65. Those policies being proposed to be taken forward are subject to a sustainability appraisal which assesses the likely social, environmental and economic effects of the proposals in order to predict and evaluate effects, and necessary changes to the policy including any mitigation measures or altering of wording/emphasis needed to ensure that the policy will promote sustainable development.
66. To date an overview of all the policies has been undertaken and new policies have been drafted and key 'existing' policies revised. Work will continue over the forthcoming weeks on policy formulation in cooperation with Members in order to ensure that Member views help shape these policies and ensure that local issues are adequately covered in the preferred options document.
67. When adopted, the DPD will form part of the development plan. The preferred option document will give an early indication of the likely direction of the Council's planning policies and allocations. As such it will be a material consideration in the determination of

planning applications, but the weight to be applied in decision making will be limited because the document is still at an early stage.

## **CONSULTATION**

68. An important factor in the test of soundness of the DPD is how the Council demonstrates public engagement in its preparation. Public consultation is required under regulation 25 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008.
69. Whilst the preferred option stage is a significant one, it is not the final stage, and the views of the public will be important in considering the way forward, and shaping the final document before submission.
70. It is intended that the consultation period for the preferred option document will run from August until September 2011 and will include; member drop-in sessions, parish council liaison meetings, road shows/exhibitions, presentations to local groups, a leaflet, website information, a map interface system and the availability of all information in Council offices and libraries.
71. In addition to the preferred option document, a general sustainability appraisal will be consulted on, which will append the sustainability assessment of each site. The purpose of the sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of plans. The sustainability appraisal tests the plan's objectives and policies against an established framework. All reasonable alternative policy options are tested to identify the differing sustainability implications of different policy approaches. Other documents that will accompany the preferred option document include a Health Impact Assessment, an Equality Impact Assessment, a Habitats Regulations Assessment and a Rural Proofing document.
72. This engagement will seek endorsement of the preferred approach taken and further views on the sites and uses proposed. In addition issues and proposed development management policies will be discussed further.
73. Following consideration of representations received on the preferred options document, the next stage will be the 'publication' stage in January/February 2012 and then the submission stage in March 2012, with the final adoption in December 2012. This timetable has been endorsed by members and published in the Council's Local Development Scheme.

## **RISK MANAGEMENT**

74. The failure to secure the timely adoption of this DPD carries the risk that the remaining saved Local Plan Policies and Allocations will become increasingly out of date. This could result in decision on planning applications being overturned on appeal.
75. Members should note that there are also risks associated with progressing this document in line with the published timetable.

### **National Planning Policy & Legislative Framework:**

76. Members will be aware that significant changes to national planning guidance and legislation are expected in the form of a National Planning Policy Statement and the Localism Bill. In particular, the localism bill is expected to enable the abolition/revocation of Regional Spatial Strategy, which (inter alia) sets the context for the Core Strategy and the requirements for housing and employment land. The bill is also expected to introduce neighbourhood plans. A single National Planning Policy Statement covering all aspects of national guidance is expected to replace the series of existing guidance notes/statements later this year. Officers currently hold the view that changes to the DPD are likely to be required in the light of these changes.

### **Evidence Base:**

77. As has already been explained above, a PPG17 compliant open space audit is required to inform open space policy. However, the study is not yet complete as the consultants went

into administration. It is intended to commission consultants to finish this study and supplement it with a playing pitch strategy. The timescale for such work is up to 6 months from the date of commission.

- 78. Similarly, Chorley’s rural housing needs study is currently being finalised. Its findings may require consideration of the need to allocate rural exception sites for affordable housing.
- 79. The evidence base is material to passing the test of soundness, and the issues arising from these matters will be reported to members in due course.

**Infrastructure / Service Providers:**

- 80. The DPD is reliant upon the input from statutory consultees e.g. Natural England in respect of the Habitats Regulations, United Utilities, Lancashire County Council for Highways and Education advice, the PCT and other service/infrastructure providers. Timescales for their input to the DPD can be difficult to predict e.g. Natural England is currently undergoing a re-structure and their normal ‘turnaround’ time is being affected. Sport England is also being re-structured which will have an input on how quickly they can participate.

**Central Lancashire Core Strategy:**

- 81. Members will be aware that the core strategy has been subject to an examination in public, the results of which will be published in an Inspector’s report expected in September 2011. A number of objections to the Core Strategy have therefore yet to be resolved and any issues arising from the inspector’s report will need to be addressed.

**CONCLUSIONS**

- 82. The Site Allocations and Development Management Policies DPD is a key element in the delivery of the Core Strategy. Consultation on the preferred option document in accordance with the agreed timetable is not without risk as outlined above. However, set against the risks that can arise is a local plan is considered out of date, it is considered to be appropriate to progress to preferred option stage.

**IMPLICATIONS OF REPORT**

- 83. This report has implications in the following areas and the relevant Directors’ comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal	/	No significant implications in this area	

**COMMENTS OF THE HEAD OF GOVERNANCE**

- 84. The procedure and consultation exercise detailed in the report are appropriate. The delegations proposed in the recommendations at paragraph 3 allow for a timely preparation and presentation of a draft consultation document.

**LESLEY-ANN FENTION  
DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY**

Report Author	Ext	Date	Doc ID
Peter McAnespie Jennifer Moore	5286 5571	July 2011	



**APPENDIX 1 a : PREDICTED HOUSING BY CORE STRATEGY HIERARCHY & SETTLEMENT**

Core Strategy Hierarchy	Settlements	A	B	C	D	E	F
		Predicted Core Strategy Settlement Housing Target 2010 - 2026	Housing Under-Supply to be made up 2010-26	Housing Completions 2010 - 2011	Predicted Residual Requirement (A + B - C)		
Key Service Centre (approx 2,200 dwellings)	Chorley Town	2321	58	187	2192	2113	-79
Buckshaw Strategic Site (approx 1,800 dwellings)	Buckshaw	1883	46	237	1692	1694	2
<b>SUBTOTAL - Chorley Town &amp; Buckshaw</b>		<b>4204</b>	<b>104</b>	<b>424</b>	<b>3884</b>	<b>3807</b>	<b>-77</b>
Urban Local Service Centres (approx 1,800 dwellings)	Adlington	314	8	5	317	426	109
	Clayton Brook/Green	314	8	11	311	117	-194
	Clayton-le-Woods	314	8	11	311	616	305
	Coppull	314	8	42	280	197	-83
	Euxton	314	8	4	318	296	-22
	Whittle-le-Woods	314	8	5	317	417	100
<b>SUBTOTAL</b>	<b>Urban Local Service Centres</b>	<b>1884</b>	<b>48</b>	<b>78</b>	<b>1854</b>	<b>2069</b>	<b>215</b>
Rural Local Service Centres	Brinscall	31	1	2	30	19	-11
	Eccleston	92	2	11	83	125	42
<b>SUBTOTAL</b>	<b>Rural Local Service Centres</b>	<b>123</b>	<b>3</b>	<b>13</b>	<b>113</b>	<b>144</b>	<b>31</b>
Other Places & Major Developed Sites in the Green Belt		295	7	12	290	290	0
<b>TOTAL</b>		<b>6506</b>	<b>162</b>	<b>527</b>	<b>6141</b>	<b>6310</b>	<b>169</b>



**APPENDIX 1 b : PREDICTED EMPLOYMENT SUPPLY BY CORE STRATEGY HIERARCHY & SETTLEMENT**

Core Strategy Hierarchy	Settlements	Requirement 2009-26 (ha)	Completions 2009-11 (ha)	Residual Requirement (A-B)	Commitments on Unallocated Sites (ha)	Commitments on Allocated Sites (ha)	Existing Allocations Carried Forward (ha)	Proposed Allocations	Surplus or Deficit
Key Service Centre	Chorley				0.54	4.99	28.96	21.80	
Buckshaw Strategic Site	Buckshaw				0.00	28.20	0.00		
Urban Local Service Centres	Adlington				0.09	0.00	0.00	4.00	
	Clayton Brook				0.00	0.00	0.00	0.00	
	Clayton-le-Woods				0.00	0.00	0.00	20.00	
	Coppull				0.09	0.00	0.00	2.00	
	Euxton				0.00	0.00	0.00	3.00	
	Whittle-le-Woods				0.03	0.00	0.00	0.00	
Rural Local Service Centres and elsewhere	Brinscall				0.01	0.00	0.00		
	Eccleston				0.00	0.00	0.00		
	Other Rural Settlements				12.77	0.00	0.60		
<b>TOTAL</b>		<b>129.00</b>	<b>3.37</b>	<b>125.63</b>	<b>13.53</b>	<b>33.19</b>	<b>29.56</b>	<b>50.80</b>	<b>1.45</b>

Note: Washington hall is an existing Major Developed Site in the Green Belt, but has recently received planning permission and is therefore included as a commitment.

## APPENDIX 2 – PREFERRED ALLOCATIONS FOR DEVELOPMENT

NB – Small site commitments are not included in this table.

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Chorley	CH0001, CH0220	Chancery Way/West Way	C	Safeguarded Land & Open Space	Allocate for Housing (part) & Protect as Open Space (part)	Some greenfield required to meet Chorley requirement, Band C.	6.00	50	0.00
Chorley	CH0006, CH0113	Park Mills, Deighton Road	B	Within Settlement	Commitment - Allocate for Housing	Commitment	1.40	68	0.00
Chorley	CH0052	Bankside House and Weldbank Training Centre, Weldbank Lane	B	Within Settlement & Open Space	Allocate for Employment & Protect Open Space	Historic Suggestion, Brownfield site, remainder protect as open space	1.00	0	1.00
Chorley	CH0080	Land off Duke Street	B	Open Space	Commitment - Allocate for Housing	Commitment	1.50	71	0.00
Chorley	CH0112, CH0206	Land off Quarry Road	B	Within Settlement	Commitment - Allocate for Housing	Commitment	1.50	59	0.00
Chorley	CH0118	Land Adjacent to and Surrounding 135/139 Blackburn Road	B	Safeguarded Land	Allocate for Housing	Some greenfield required to meet Chorley requirement, Band B. Adjacent to CS0025 Blackburn Road.	1.70	51	0.00
Chorley	CH0129	Talbot Mill, Froom Street	B	Housing	Commitment - Allocate for Housing	Commitment	4.50	149	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Chorley	CH0150, CH0208, CH0275	31 Blackburn Brow & Land to the rear	A	Within Settlement	Allocate for Mixed Use - Housing, Leisure & Recreation (part) & Retain existing employment use.	Highly sustainable : Band A. Employment component would be boatyard (small), and leisure uses canal based. A masterplan should be required. Some greenfield required to meet Chorley requirements.	2.80	42	0.00
Chorley	CH0156	Railway Road	A	Within Settlement & Open Space	Commitment - Allocate for Housing	Commitment	0.60	14	0.00
Chorley	CH0162	Cowling Mill, Cowling Brow	B	Employment (Redevelopment)	Allocate for Housing	Site ="Other Urban", which should be retained, but viability information suggests otherwise, so can release now.	2.10	63	0.00
Chorley	CH0173	Eaves Green, off Lower Burgh Lane	D	Safeguarded Land	Allocate for Housing	Some greenfield required to meet Chorley requirement, but Band D due to poor access to social infrastructure, notably proximity to shopping, PO, GP. Adjacent to Burgh Way. S106 contribution would be important.	3.50	79	0.00
Chorley	CH0174	Chorley Training and Conference Centre, Little Carr Lane (Red	B	Employment	Commitment - Allocate for Mixed Use - Housing & Employment	Commitment	7.70	135	3.40

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
		Bank)							
Chorley	CH0202	Land to North East of M61 Junction (Gale Moss)	C	Safeguarded Land	Allocate for Employment	Good quality employment land	6.90	0	6.90
Chorley	CH0221	Woodlands Centre, Southport Road	B	Employment	Allocate for Mixed Use - Employment & Education	Rolled forward allocation. Band B	2.20	0	2.20
Chorley	CH0222	Rydal House, Chorley Hall Road	A	Within Settlement	Commitment - Allocate for Housing	Commitment	0.50	19	0.00
Chorley	CH0225	Land off Froom Street	B	Within Settlement	Allocate for Housing	Some greenfield required to meet Chorley requirement, Band B	2.40	36	0.00
Chorley	CH0253	North Side, Euxton Lane	B	Safeguarded Land	Allocate for Employment	Good quality employment land	10.10	0	10.10
Chorley	CH0263	Land North of Euxton Lane	C	Safeguarded Land	Allocate for Employment	Good quality employment land	3.00	0	3.00
Chorley	CH0268, CH0353	Land off Lower Burgh Way, Eaves Green	D	Safeguarded Land	Allocate for Housing	Some greenfield required to meet Chorley requirement, but Band D due to poor access to social infrastructure, notably proximity to shopping, PO, GP. Adjacent to Eaves Green. S106 contribution would be important.	10.00	225	0.00
Chorley	CH0352	Land at Worthy Street/Buchanan Street	A	Within Settlement & Open Space	Allocate for Housing & Protect Open Space	Mostly brownfield. Some greenfield required to meet Chorley requirement. Band A - highly	0.40	10	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
						sustainable.			
Chorley	CH0358	Initial Textile Services, Harpers Lane	A	Within Settlement	Allocate for Housing	Brownfield. Band A - highly sustainable. Site cleared and suitable for housing.	1.20	48	0.00
Chorley	CH0359	Lyons Lane Mill, Townley Street	A	Within Settlement	Allocate for Mixed Use - Housing & Employment	Brownfield. Highly sustainable : Band A. Partly cleared site. Suitable for employment and housing.	1.10	14	0.80
Chorley	CS0003	Hodder Avenue	B	Within Settlement	Allocate for Housing	Brownfield. Band B - sustainable. Site cleared and suitable for housing.	0.40	12	0.00
Chorley	CS0025	West Of Blackburn Road	B	Safeguarded Land	Allocate for Housing	Some greenfield required to meet Chorley requirement, Band B. Adjacent to CH118 Blackburn Road.	4.80	144	0.00
Chorley	CS0027	Cowling Farm	B	Employment	Allocate for Mixed Use - Housing & Employment	Rolled forward allocation. Band B. PPS4 requires us to reconsider existing allocations that have not come forward. Releasing part of the site for housing may make the employment part	7.50	150	3.50

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
						more viable.			
Chorley	CS0041	Cabbage Hall Fields	B	Housing	Allocate for Housing	Some greenfield required to meet Chorley requirement, Band B. Existing Housing allocation.	1.00	12	0.00
Chorley	CS0042	Gillibrand	C	Housing	Allocate for Housing	Some greenfield required to meet Chorley requirement, Band C. The remainder of the Gillibrand Housing allocation.	1.50	42	0.00
Chorley	CS0045	Commercial Premises, Cottam Street	A	Housing	Commitment - Allocate for Housing	Commitment	0.30	15	0.00
Chorley	CS0048	Martindales Depot, Cowling Brow	B	Employment (Redevelopment)	Allocate for Employment	Commitment -part (1.3ha) Site ="Other Urban" - retain under Core Strategy	3.80	0	3.80
Chorley	n/a	Stump Lane	n/a	Employment	Commitment - Allocate for Employment	Commitment	0.16	0	0.16
Chorley	n/a	Former Lex Auto Logistics Site Pilling Lane	n/a	Within Settlement	Commitment - Allocate for Housing	Commitment	10.10	276	0.00
Chorley	n/a	Crosse Hall Farm	n/a	Housing	Commitment - Allocate for Housing	Commitment	7.83	93	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Chorley	n/a	Eaves Green Housing Site	n/a	Housing	Commitment - Allocate for Housing	Commitment	5.00	102	0.00
Chorley	n/a	Land at Ackhurst Business Park, Chorley	n/a	Employment	Allocate for Employment	Part Commitment - Rolled forward allocation	0.68	0	0.68
Chorley	n/a	Cross Hall Street	n/a	Employment	Allocate for Employment	Good quality, rolled forward allocation	0.21	0	0.21
Chorley	CH0083, CH0119	Great Knowley/Botany	C	Employment	Allocate for Employment (part) & Retain as Green Belt (part), Recreational suggestion is for canalside activity, which could be included	Good quality employment land. Sub-regional location for employment.	17.90	0	14.10
Chorley	CH0194	Botany Bay	B	Employment	Allocate for Employment (part)	Good quality employment land. Sub-regional location for employment.	7.80	0	5.90
<b>Chorley Total</b>								1979	55.75
Buckshaw	CH0038	Group 1, Former Royal Ordnance Site, Euxton Lane	B	Royal Ordnance Site	Commitment - Allocate for Mixed Use - Housing & Employment	Commitment	30.80	761	5.40
Buckshaw	CH0039	Group 4N, Royal Ordnance Site, Euxton Lane	C	Major Developed Site in Green Belt	Commitment - Allocate for Housing	Commitment	8.40	93	0.00
Buckshaw	n/a	Southern Commercial Area	n/a	Royal Ordnance Site	Commitment - Allocate for Employment	Commitment	10.40	0	10.40
Buckshaw	n/a	The Revolution	n/a	Major Developed Site in Green Belt	Commitment - Allocate for Employment	Commitment	12.40	0	12.40
Buckshaw	n/a	Buckshaw Village Housing Parcels	n/a	Royal Ordnance Site	Commitment - Allocate for Housing	Commitment	n/a	840	0.00
<b>Buckshaw Total</b>								1694	28.20



SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Adlington	CH0036	Land at Babylon Lane	C	Safeguarded Land	Allocate for Housing	Required to meet overall requirement for Urban Local Service Centres	1.20	18	0.00
Adlington	CH0064	Remainder of Fairview Farm	B	Housing	Commitment - Allocate for Housing	Commitment	1.20	37	0.00
Adlington	CH0147, CH0190, CH0237	Grove Farm, Railway Road	B	Employment & Park & Ride	Commitment - Allocate for Mixed Use - Housing and Park & Ride	Commitment	2.50	75	0.00
Adlington	CH0154, CH0180, CH0179	Land Adjacent to Bolton Road	C	Safeguarded Land & Proposed Open Space	Allocate for Mixed Use - Housing and Employment	Required to meet overall requirement for Urban Local Service Centres. Good quality employment land, even though slightly sloping, and therefore required to meet overall employment requirement.	11.90	179	3.00
Adlington	CH0157	Weldbank Plastics co Ltd	B	Within Settlement	Commitment - Allocate for Housing	Commitment	0.70	20	0.00
Adlington	CH0283	Land off Babylon Lane	C	Safeguarded Land	Allocate for Housing	Required to meet overall requirement for Urban Local Service Centres	0.80	18	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Adlington	CH0340	Fairport, Market Place	B	Within Settlement	Allocate for Mixed Use - Retail & Employment	Brownfield. Band B. Other urban. Next to local centre, and presents opportunity for extending centre boundary to improve overall sustainability score for Adlington Sites. Housing is not necessary for viability of a scheme.	3.60	0	1.00
<b>Adlington Total</b>								347	4.00
Clayton Brook / Green	CH0175	Back Lane Reservoir, Back Lane	C	Within Settlement	Commitment - Allocate for Housing	Commitment	0.40	8	0.00
Clayton Brook / Green	CH0198	Radburn Works, Sandy Lane	B	Within Settlement	Commitment - Allocate for Housing	Commitment	2.80	62	0.00
Clayton Brook / Green	CH0259	Westwood Road	B	Within Settlement & Open Space	Allocate for Housing	Existing open space. Await open space study	1.30	29	0.00
<b>Clayton Brook / Green Total</b>								99	0.00
Clayton-Le-Woods	CH0109, CH0163, CH0167, CH0168, CH0172, CH0197, CH0267, CH0369	Land to east of Wigan Road	B (part C)	Safeguarded Land & Open Space	Allocate for Mixed Use - Housing & Employment	Band B. Suitable for housing and employment. Some Safeguarded Land needed to meet Clayton-Le-Woods fair share, and overall for ULSCs. Required to meet employment requirement. Masterplan would be required.	47.30	600	20.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Clayton-Le-Woods	CH0111	Land East of Wigan Road	B	Safeguarded Land	Allocate for Housing	Band B. Suitable for housing. Some Safeguarded Land needed to meet Clayton-Le-Woods fair share, and overall for ULSCs. Masterplan would be required.	0.90	0	0.00
Clayton-Le-Woods	CH0167, CH0168	Woodcocks Farm, Wigan Road	B	Safeguarded Land	Allocate for Mixed Use - Housing & Employment	Band B. Suitable for housing and employment. Some Safeguarded Land needed to meet Clayton-Le-Woods fair share, and overall for ULSCs. Required to meet employment requirement. Masterplan would be required.	2.60	0	0.00
Clayton-Le-Woods	CS0021	Land off Wigan Road	C	Safeguarded Land	Allocate for Housing	Band B. Suitable for housing. Some Safeguarded Land needed to meet Clayton-Le-Woods fair share, and overall for ULSCs. Masterplan would be required.	1.90	0	0.00
<b>Clayton-Le-Woods Total</b>								600	20.00
Coppull	CH0011	Coppull Enterprise Centre, Mill Lane	B	Within Settlement	Commitment - Allocate for Housing	Commitment	2.30	49	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Coppull	CH0128	Land at Northenden Road	B	Housing	Commitment - Allocate for Housing	Commitment	1.40	25	0.00
Coppull	CH0274, CH0292	Clancutt Lane	C	Safeguarded Land	Allocate for Housing	Mostly greenfield. Deliverable. Could contribute to overall requirement for ULSCs.	1.00	30	0.00
Coppull	CH0280	Discover Leisure, Chapel Lane	B	Employment	Allocate for Mixed Use - Housing & Employment	Brownfield. Band B. Existing employment and rolled forward employment allocation. PPS4 requires review of allocations, and releasing part of site for housing could support delivery of employment use on the remainder - Good Urban.	3.90	59	2.00
Coppull	CH0301	Regent Street	B	Within Settlement	Allocate for Housing	Brownfield. Band B. In active use but surrounded by residential properties.	0.50	15	0.00
<b>Coppull Total</b>								178	2.00
Euxton	CH0070	37-41 Wigan Road	B	Within Settlement	Commitment - Allocate for Housing	Commitment	0.60	10	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Euxton	CH0078, CH0160, CH0262, CH0264	Land at Sylvesters Farm	B	Safeguarded Land	Allocate for Mixed Use (part) - Housing & Employment & Designate as Safeguarded Land (part)	Band B. Good quality employment land, required to meet overall employment requirement. Housing release to meet overall requirement for ULSCs. Proposed to allocate northern parcel (6.6ha) & central parcel (7.4ha). Southern parcel to remain Safeguarded.	23.30	248	3.00
Euxton	CH0230	Land at end of Dunrobin Drive	C	Safeguarded Land & Green Belt	Allocate for Housing & Retain as Green Belt	Band C, Required to meet overall requirement for ULSCs.	1.70	26	0.00
<b>Euxton Total</b>								284	3.00
Whittle-Le-Woods	CH0004	Hill Top Lane	C	Safeguarded Land	Allocate for Housing	Band C. Required to meet overall requirements for ULSCs.	0.50	15	0.00
Whittle-Le-Woods	CH0030	Rear of 243-281, Preston Road	B	Within Settlement	Commitment - Allocate for Housing	Commitment	0.70	10	0.00
Whittle-Le-Woods	CH0033	Land to the Rear of 114 to 138 Chorley Old Road	C	Safeguarded Land	Allocate for Housing	Band C. Required to meet overall requirements for ULSCs.	0.40	12	0.00
Whittle-Le-Woods	CH0146	Land rear of 23 Birchin Lane	C	Within Settlement	Commitment - Allocate for Housing	Commitment	0.40	11	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Whittle-Le-Woods	CH0229	Land fronting Moss Lane	C	Safeguarded Land	Allocate for Housing	Band C. Required to meet overall requirements for ULSCs. Not suitable for employment due to difficult access issues, and also topography.	1.20	36	0.00
Whittle-Le-Woods	CS0020	Land off Moss Lane	C	Safeguarded Land & Open Space	Allocate for Housing, Retain Open Space/Reassess Open Space Needs	Band C. Required to meet overall requirements for ULSCs. Not suitable for employment due to difficult access issues, and also topography.	4.20	75	0.00
Whittle-Le-Woods	CH0195	Croston's Farm, Lucas Lane	C	Safeguarded Land	Allocate for Housing	Band C. Required to meet overall requirements for ULSCs. Not suitable for employment due to difficult access issues, and also topography.	0.40	12	0.00
Whittle-Le-Woods	CH0196	Land Rear of Croston's Farm, Lucas Lane	C	Safeguarded Land	Allocate for Housing	Band C. Required to meet overall requirements for ULSCs. Not suitable for employment due to difficult access issues, and also topography.	6.30	95	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Whittle-Le-Woods	CH0016	Land to West of Lucas Lane	C	Safeguarded Land	Allocate for Housing	Band C. Required to meet overall requirements for ULSCs. Not suitable for employment due to difficult access issues, and also topography.	9.90	130	0.00
<b>Whittle-Le-Woods Total</b>								396	0.00
Brinscall/Withnell	CH0169	Land at Drinkwater Farm, Windsor Drive	C	Within Settlement	Allocate for Housing	Band C. Within Settlement and surrounded by housing. Unlikely to be needed for open space	0.40	9	0.00
<b>Brinscall/Withnell Total</b>								9	0.00
Eccleston	CH0076, CH0207	Land at the Carrington Centre & to the east of the Carrington Centre	C	Within Settlement & Safeguarded Land	Allocate for Mixed Use (Retail, Housing, Library & Employment)	Mostly brownfield, close to existing centre. Existing employment units in poor condition and not in full use.	3.00	40	0.00
Eccleston	CH0077	Sagar House, Langton Brow	C	Within Settlement	Commitment - Allocate for Housing	Commitment	2.80	70	0.00
Eccleston	CH0148, CH0224	75 Towngate	C	Within Settlement	Allocate for Housing	Band C. Within Settlement and flanked by housing on three sides. Unlikely to be needed for open space.	0.40	9	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Officer Recommendation	Justification	Site Area (ha)	Housing Units	Employment (ha)
Eccleston	CH0201	Land North of Bradley Lane	D	Safeguarded Land & Open Space	Allocate for Housing (Part) & Safeguarded Land (part) & Protect Open Space (part)	Some land required to meet RLSC housing requirements. Housing figure included as part of S/S CH0076 & CH0207	1.20	0	0.00
<b>Eccleston Total</b>								119	0.00
Other Rural	n/a	Rear of New Street Mawdesley	n/a	Employment	Allocate for Employment	Existing employment allocation	0.60	0	0.60
Other Rural	n/a	Land Adjacent 32 Moor Road, Croston	n/a	Within Settlement	Commitment - Allocate for Housing	Commitment	0.57	24	0.00
Other Rural	n/a	Croston Timber Works Goods Yard, Station Road, Croston	n/a	Within Settlement	Commitment - Allocate for Housing	Commitment	0.75	45	0.00
Other Rural	n/a	Dog And Partridge, 30 Chorley Lane, Charnock Richard	n/a	Within Settlement	Commitment - Allocate for Housing	Commitment	1.00	28	0.00
<b>Other Rural Total</b>								97	0.60
<b>Overall Total</b>								5802.0 0	



**APPENDIX 3 – PREFERRED POSITION ON ALL OTHER SUGGESTED SITES**

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Chorley	CH0009	Bagganley Lane	B	Safeguarded Land	Designate as Safeguarded Land	Although band B, land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint.	2.10	0	0.00
Chorley	CH0018	Former Phoenix MG Rover Dealership, Bengal Street	B	Within Settlement	Protect as Employment	Site was sold after initial suggestion made and is still in active employment use as showroom. Protect as per core strategy.	0.50	0	0.00
Chorley	CH0031, CH0365	Lower Healey Works, Froom Street	B	Safeguarded Land	Designate as Safeguarded Land	Although band B, land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint. A small part of the site is a small business park with low occupancy.	3.20	0	0.00
Chorley	CH0056	Chorley Social Club, Friday Street	A	Within Settlement	Do not Allocate (Within Settlement)	Highly sustainable : Band A, but site area amended. Now 0.12 ha. Too small to allocate.	0.80	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Chorley	CH0164	FDC (Holdings) Ltd & Ferax Premises, Moorland Gate, Cowling Brow	B	Within Settlement	Protect as Employment	Band B. Other urban, in active use. Protect as per Core strategy.	6.00	0	0.00
Chorley	CH0185	Yarrow Mill, Yarrow Road	B	Within Settlement	Protect as Employment	Band B. Other urban, in active use. Protect as per Core strategy.	1.50	0	0.00
Chorley	CH0199	Land at Bagganley Lane	B	Safeguarded Land & Area of Other Open Countryside	Designate as Safeguarded Land & AOC	Although band B, land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint. A large proportion of this site is within existing local plan as area of open countryside, and rises steeply to the east..	19.70	0	0.00
Chorley	CH0282	St Georges Institute, Trinity Road	A	Within Settlement & Open Space	Do not Allocate (Within Settlement) & Protect as Open Space	Highly sustainable : Band A. Existing Social Club in active use, with associated open space. Detailed open space survey results awaited.	0.50	0	0.00
Chorley	CS0004	Buckingham Street Yard	A	Housing	Protect as Employment	Band A. Protect as per Core strategy.	0.40	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Chorley	CS0026	East of M61	C	Safeguarded Land	Designate as Safeguarded Land	Band C. Land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint.	2.10	0	0.00
Chorley	CS0038	Land off Froom Street	B	Safeguarded Land	Designate as Safeguarded Land	Although band B, land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint.	0.80	0	0.00
Chorley	CS0038	Land off Froom Street	B	Safeguarded Land	Designate as Safeguarded Land	Although band B, land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint.	0.80	0	0.00
Chorley	CS0040	Land South of Crosse Hall Lane	B	Within Settlement	Do not Allocate (Within Settlement)	Although band B, unsuitable for development as too steep, and access is poor.	2.70	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Chorley	CH0028	Land at Botany Bay, Off Bagganley Lane	B	Safeguarded Land	Designate as Safeguarded Land	Although band B, land is east of the M61 and would have significant impact on open countryside, and there is a significant access constraint.	1.60	0	0.00
<b>Chorley Total</b>								0	0.00
Adlington	CH0114	Red Rose Garage, Westhoughton Road	B	Within Settlement	Protect as Employment	Other Urban, In active use	0.50	0	0.00
Adlington	CH0219	Land off 1 The Common	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all Safeguarded Land in Adlington - Access issues along Park Road	1.30	0	0.00
Adlington	CH0349	Land at/adjacent to White Bear Marina, Park Road	B	Within Settlement	Do not allocate & Protect as Employment	Rely on brownfield policy controls and policies for canalside, tourism, rural business. Possible negative impact on car parking arrangements for residential moorings recently approved.	2.30	0	0.00
Adlington	CS0002	Land off Westhoughton Road	B	Within Settlement	Do not Allocate (Within Settlement)	Currently in use as private gardens/allotments. Await open space study.	0.50	0	0.00
Adlington	CS0049	Brook Mill, Brook Street	B	Employment (Redevelopment)	Protect as Employment	Poor quality employment site, but in active use. Not	0.40	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
						suitable for housing.			
Adlington	CS0014	Land off The Common	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all Safeguarded Land in Adlington - Access issues along Park Road	10.10	0	0.00
Adlington	CS0015	Land off Park Road	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all Safeguarded Land in Adlington. Site used for allotments and horsiculture. No land owner interest in development.	4.10	0	0.00
<b>Adlington Total</b>								0	0.00
Clayton Brook / Green	CH0019	Land to the Rear of Ley Inn, Back Lane	B	Within Settlement	Do not Allocate (Within Settlement)	In active use as pub car park and bowling green. Await open space study.	0.60	0	0.00
Clayton Brook / Green	CH0367	The Pines Hotel, 570 Preston Road	B	Within Settlement	Protect as Employment/Leisure	In active use.	1.40	0	0.00
<b>Clayton Brook / Green Total</b>								0	0.00
Clayton-Le-Woods	CH0120	Burrows (GM) Premises, Wigan Road	B	Within Settlement	Protect as Employment	Brownfield. Band B. In active use.	0.80	0	0.00
<b>Clayton-Le-Woods Total</b>								0	0.00
Coppull	CH0047, CH0251, CS0024	Land off Blainscough Lane	C	Safeguarded Land & Green Belt	Designate as Safeguarded Land (part) & Retain as Green Belt (part)	Protect existing employment site - high occupancy level. Access issues on to Spendmore Lane.	7.55	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Coppull	CH0054	Land at Mountain Road	C	Protected Open Space	Protect as open space	Open space study awaited.	1.20	0	0.00
Coppull	CH0140	Land off Hewlett Ave	C	Safeguarded Land	Designate as Safeguarded Land	Band C - accessibility constraints.	2.60	0	0.00
Coppull	CH0141	Orchard Heys Farm, Off Park Rd	C	Within Settlement & Green Belt	Do not Allocate (Within Settlement & Green Belt)	Green belt release not required. Existing farm buildings, could be dealt with through usual policy framework on rural conversions etc.	1.10	0	0.00
Coppull	CH0216	263 Spendmore Lane	B	Housing & Within Settlement	Protect as Employment	Band B, In active use. Part of site is residual allocation for housing.	0.60	0	0.00
<b>Coppull Total</b>								0	0.00
Euxton	CH0249	Land at Junction of Balshaw Lane/Wigan Road	B	Open Space	Protect as Open Space	Open space study awaited. Domestic Curtilage (Garden)	0.40	0	0.00
Euxton	CS0047	Concrete Works, Wigan Road	B	Housing (Redevelopment)	Protect as Employment	Brownfield. Band B. In active use.	0.30	0	0.00
<b>Euxton Total</b>								0	0.00
Whittle-Le-Woods	CH0121	Kem Mill, Kem Mill Lane	C	Within Settlement	Protect as Employment	Other Urban, In active use	1.10	0	0.00
Whittle-Le-Woods	CH0210	Swansey Mill between Swansey Lane and Mill Lane	C	Within Settlement	Protect as Employment	Other Urban, In active use	1.00	0	0.00
Whittle-Le-Woods	CS0007	Land off Watkin Road	C	Within Settlement	Do not Allocate (Within Settlement)	Access constraints, some land used for back gardens	0.40	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Whittle-Le-Woods	CS0018	Land north of Town Lane	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all safeguarded land in Whittle - poorer accessibility and topography on northern safeguarded sites. More impact on adjacent green belt and countryside.	1.50	0	0.00
Whittle-Le-Woods	CH0017	Land to the North of Town Lane	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all safeguarded land in Whittle - poorer accessibility and topography on northern safeguarded sites. More impact on adjacent green belt and countryside.	15.10	0	0.00
Whittle-Le-Woods	CH0133	Town Lane	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Wooded sloping site with poorer topography. Retain character of Town Lane.	0.70	0	0.00
Whittle-Le-Woods	CS0019	Land south of Town Lane	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all safeguarded land in Whittle. Retain character of Town Lane.	1.10	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Whittle-Le-Woods	CH0227, CH0238	Land to the Rear of Dolphin Farm, Off Chorley Old Road	C	Safeguarded Land	Designate as Safeguarded Land	Listed Building and existing/planned low density dwellings on significant part of site make site too small to allocate.	0.50	0	0.00
Whittle-Le-Woods	CS0017	Land off Birchin Lane/Land at Hill Top Lane	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all safeguarded land in Whittle - poorer accessibility and topography on northern safeguarded sites. More impact on adjacent green belt and countryside.	30.80	0	0.00
Whittle-Le-Woods	CH0261	Little Quarries/Whittle Hill Quarry, Hill Top Lane	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all safeguarded land in Whittle - poorer accessibility and topography on northern safeguarded sites. More impact on adjacent green belt and countryside.	13.50	0	0.00



SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Whittle-Le-Woods	CH0366	Land off Birchin Lane	C	Safeguarded Land	Designate as Safeguarded Land	Not necessary to release all safeguarded land in Whittle - poorer accessibility and topography on northern safeguarded sites. More impact on adjacent green belt and countryside.	5.20	0	0.00
<b>Whittle-Le-Woods Total</b>								0	0.00
Brinscall/Withnell	CS0030	Land off Heather Lea Drive	C	Within Settlement & Open Space	Protect as Open Space	Final Detailed Open Space Study awaited. Existing Park - unlikely to be surplus to open space requirements.	2.80	0	0.00
Brinscall/Withnell	CS0043	Commercial Premises, Hartington Road	C	Housing (Redevelopment)	Protect as Employment	In active use	0.10	0	0.00
<b>Brinscall/Withnell Total</b>								0	0.00
Eccleston	CH0081	Land off Parr Lane	D	Safeguarded Land	Designate as Safeguarded Land	Poor sustainability score - will need significant infrastructure. Sufficient land identified elsewhere.	1.50	0	0.00
Eccleston	CH0093, CH0094, CH0095, CH0287	Land at Tincklers Lane	D	Safeguarded Land	Designate as Safeguarded Land	Poor sustainability score - will need significant infrastructure, Sufficient land identified elsewhere.	5.60	0	0.00

SETTLEMENT	Site Suggestion Ref	Site Address	SA Band	Current Local Plan	Recommendation	Justification	Site Area	Housing Units	Employment ha
Eccleston	CH0165	Bygone Times (Grove Mill)	C	Within Settlement	Protect as Employment	In active use. Also in Flood Zone 3.	2.40	0	0.00
Eccleston	CS0012	Land off Bradley Lane	D	Safeguarded Land	Designate as Safeguarded Land	Poor sustainability score. Sagar House as an existing employment site was not viable or suitable for continuing employment use, so unlikely to be necessary to allocate further land for employment in Eccleston. Outside planning application for Carrington Centre, but adjacent. No interest. Sufficient land identified elsewhere.	0.80	0	0.00
<b>Eccleston Total</b>								0	0.00

**APPENDIX 4 – POLICY SCHEDULE****Key**

	<b>Action</b>
<b>CS</b>	Replaced by Core Strategy
<b>SA</b>	Proposed to be included in Site Allocations
<b>DG</b>	Proposed to be deleted: apply government guidance
<b>SPD</b>	Proposed to be included in SPD
<b>D</b>	Proposed to be deleted: no replacement

**General Policies**

<b>Policy no.</b>	<b>Policy title</b>	<b>Decision</b>
GN1	Settlement policy: main settlements	CS
GN2	Royal Ordnance/Buckshaw	CS
GN3	Development in Ecclestone	CS
GN4	Development in various settlements	CS
GN5	Design and impact of development	CS; SPD
GN6	Priority urban fringe areas	D
GN9	Transport accessibility	D

**Development in the Countryside**

<b>Policy no.</b>	<b>Policy title</b>	<b>Decision</b>
DC1	Green Belt	DG; SA; SPD
DC2	Other Open countryside	CS; SA; SPD
DC3	Safeguarded land	SA; SPD
DC4	Rural infilling	CS; SPD
DC5	Rural affordable housing	CS; SA; SPD
DC6	Major developed sites in Green Belt	CS; SA; SPD
DC7A	Rural conversions in Green Belt	CS; SPD
DC7B	Rural conversions elsewhere	CS; SPD
DC8A	Rural replacement dwellings and extensions in the Green Belt	CS; SPD
DC8B	Rural replacement dwellings and extensions elsewhere	CS; SPD
DC9	Landscape character areas	CS; SPD
DC10	Rural community facilities	CS; SPD

**Environmental Protection**

<b>Policy no.</b>	<b>Policy title</b>	<b>Decision</b>
EP1	Sites of Special Scientific Interest	CS
EP2	County Heritage Sites and LNRs	CS
EP3	Nature geological sites of local importance	CS
EP4	Species protection	CS
EP5	Wildlife corridors	CS
EP7	Agricultural development	CS
EP8	Development involving horses	CS
EP9	Trees and woodland	CS
EP10	Landscape assessment	CS
EP11	Structural landscaping belts	D
EP12	Environmental improvements	D
EP13	Under-used, derelict and unsightly land	D
EP15	Unstable land	DG
EP17	Water resources and quality	CS; SA



EP18	Surface water run-off	CS
EP20	Noise	DG
EP21	Air pollution	CS
EP21A	Light pollution	DG
EP22	Energy conservation	CS; SPD
EP23	Energy from renewable resources	CS; SPD
EP24	Wind farms	CS; SPD

### Heritage

Policy no.	Policy title	Decision
HT7	Conservation areas	SA
HT8	Control of demolition in conservation areas	SA
HT9	Trees in conservation areas	SA
HT10	Locally important buildings	SA
HT11	Archaeological sites	SA
HT12	Sites of regional and local archaeological importance	SA
HT13	Historic parks and gardens	SA
NEW	Locally Important Areas	SA

### Housing

Policy no.	Policy title	Decision
HS1	Housing allocations	CS; SA
HS2	Highway improvements	CS; SA
HS4	Design and layout	CS; SPD
HS5	Affordable housing	CS; SA; SPD
HS6	Housing windfall sites	SA
HS7	Redevelopment for housing	D
HS8	Local needs housing within rural settlements excluded from Green Belt	CS; SA; SPD
HS9	Residential extensions in settlements excluded from the Green Belt	CS; SA; SPD
HS10	Multiple occupancy	SA
HS11	Flats above retail and commercial premises	SA
HS12	The inclusion of flats in retail and commercial schemes	SA
HS13	Protection of existing flats and the potential for flats	SA
HS16	Removal of agricultural occupancy conditions	SA
HS17	Special needs housing	CS; SA
HS19	Public open space requirements in housing developments	CS; SA; SPD
HS20	Ornamental open space requirements	CS; SA,SPD
HS21	Playing space requirements	CS;SA SPD
HS22	Established residential areas	D
NEW	Private residential garden development	SA
NEW	Residential Phasing	CS; SA

### Shopping

Policy no.	Policy title	Decision
SP1	Locations for major retail development	CS
SP2	Retail allocations	CS; SA
SP4	Primary shopping area	SA
SP5	Secondary shopping area	SA

SP6	District, neighbourhood, local shopping areas	CS; SA
SP9	Local shops on housing development sites	D
SP10	Shopfronts	CS; SA; SPD
NEW	Existing local shops	SA
NEW	Development in Edge-of-Centre & Out-of-Centre locations	SA

### Employment

Policy no.	Policy title	Decision
EM1	Employment land allocations	CS; SA
EM1A	Royal Ordnance/Buckshaw	CS
EM2	Development criteria for industrial and business development	CS
EM3	Diversification of the rural economy	CS; SA
EM4	Protection of employment sites in rural settlements	CS; SA; SPD
EM4A	Additional employment in rural areas	CS; SA
EM5	Extensions to rural enterprises	CS
EM6	Financial and professional services	SA
EM7	Employment development in residential areas	SA
EM8	Redevelopment of identified employment sites	CS; SA; SPD
EM9	Redevelopment of employment sites for non-employment uses	CS; SA; SPD

### Transportation

Policy no.	Policy title	Decision
TR1	Major development tests	D
TR3	Road schemes	SA
TR4	Highway development control criteria	D
TR13	Rail facilities	CS; SA
TR14	Rail electrification and improvement	CS; SA
TR17	Cycle routes	CS; SA
TR18	Pedestrian and cycle facilities in new development	D; SA
TR19	Improved cycling and pedestrian facilities	CS; SA
TR22	Development Access Points	SA

### Leisure and Tourism

Policy no.	Policy title	Decision
LT2	Leisure allocations	SA; SPD
LT3	Small scale tourism and visitor facilities	CS
LT4	Caravan and camping sites	CS
LT5	Farm based visitor attractions	CS
LT6	Visitor facilities at historic buildings	CS
LT7	Historic Parks and Gardens	D*
LT8	Valley Parks	CS
LT9	Leeds and Liverpool canal	CS; SA; SPD
LT10	Public rights of way	CS; SA; SPD
LT11	Allotments	CS; SA
LT12	Outdoor sport and related development	CS; SA; SPD
LT13	Playspace allocations	SA; SPD
LT14	Playing fields, parks and recreational open space	CS; SA; SPD

LT15	Amenity open space	SA; SPD
LT16	Dual use of education facilities	CS

### Public Services

Policy no.	Policy title	Decision
PS1	Hospital land allocation	D
PS2	Community centres and village halls	CS
PS3	Community facilities change of use	CS
PS4	Pre-school playgroups and nurseries	CS
PS5	Nursery education	CS
PS6	Primary school allocations	SA
PS7	Further and higher education facilities	SA
PS10	Chorley Town Hall extension	SA
PS11	Crematoria and burial facilities	SA
PS12	Utility services development	CS
PS12A	Hazardous installations	DG
PS12B	Development near hazardous installations	DG
PS13	Travelling showpeople	CS
PS14	Gypsies and other travellers	CS
PS15	Church and related uses	D

\* = Policy duplication. Please refer to Policy HT13.

**APPENDIX 5 – NEW POLICIES****Housing Phasing Policy**

Allocated housing sites will be released in accordance with the following phasing in this policy. This phased approach to housing development will give priority to the development of brownfield sites and maintain a sufficient supply of housing land throughout the Borough over plan period.

Housing site allocations are included in the phasing programme as set out in XXX (to be inserted). Three phases are proposed, 2011-2016, 2016-2021 and 2021-2026. Development will be permitted in order to achieve the general sequence of development set out in XXX (to be inserted) and deliver the annual rate of supply proposed under Core Strategy Policy 4: Housing Delivery.\*

If monitoring shows that:

- (a) more dwellings are coming forward from windfall sites than anticipated then consideration will be given to moving greenfield sites into later phases; or
- (b) sites are not coming forward for development then consideration will be given to moving sites into earlier phases or carrying out an alteration to this plan to allocate further sites.

*\*Note : Phase requirement is calculated by dividing the number of dwellings left to complete by the number of years in the remaining plan period. XX is the annual average completion rate necessary to meet the housing requirement. This figure is then multiplied by the number of years in each phase to give the requirement for each phase.*

**Private Residential Garden Development**

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

- (a) Agricultural workers dwellings/dependents where there is a proven need and where they need to be located in a specific location.
- (b) Appropriately designed and located replacement dwellings where there is no more than one for one replacement.
- (c) The conversion and extension of buildings, provided they are not allocated for, currently used for, or their last use was for, employment uses

**Residential Car Parking Provision (C3: Dwellings)**

Proposals for residential development will need to make car parking provision in accordance with the following standard:

Dwellings with 1 bedroom	1 space
Dwellings with 2-3 bedrooms	2 spaces
Dwellings with 4 or more bedrooms	3 spaces

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.

### **Car Parking Policy- Car Parking Provision Levels**

Proposals for development will need to make car parking provision in accordance with the policy standards as currently used (to be inserted).

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.

### **Locally Important Areas**

Many buildings are of significance, particularly to the local area, even though they may not be protected by law. The Council recognises this and 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 the Council's web site.

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 map at appendix \*\*):

- Gillibrand Walks, Chorley adjacent to Trinity Methodist Church (p.116)
- Top o' th' Lane, Brindle (p.117)
- Sections of Queens Road and Windsor Road with adjacent elements of Southport Road, Chorley (p.118)

Additional "Locally Important Areas"

This list (above) is not exhaustive and the Council will continue to survey areas and give consideration to the creation of further locally important areas.

Selection Criteria

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?

Any designation will be preceded by a period of consultation using the same format as that used for the designation of conservation areas.

### **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 relevant to the hierarchy of the centre and can be accessed in its catchment by walking, cycling and public transport; and
- b. The Sequential test and Impact test where required by PPS4 is satisfied setting out how proposals do not detract from the function, vitality and viability of the Borough's hierarchy of centres.

### **Protection of Existing Local Shops**

Development proposing the change of use or loss of any premises or land currently or last used as a shop 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; and
- b) It has been demonstrated through an active 12 month marketing process that the property has been offered for sale on the open market at a realistic price and that no reasonable offers have been refused.

### **Housing Allocations Policy**

The following sites shown on the Proposals Map are allocated and protected for housing development in the period 2010- 2026. The Council will require a masterplan or development brief on sites identified with an \*(M/DB):

Key Service Centre: Chorley Town  
(Sites to be determined by Council)

Strategic Sites: Buckshaw Village:  
(Sites to be determined by Council)

Urban Local Service Centres  
(Sites to be determined by Council)

- 1) Adlington
- 2) Clayton Brook/Green
- 3) Clayton-le-Woods
- 4) Coppull
- 5) Euxton
- 6) Whittle-le-Woods

Rural Local Service Centres and In Other Places  
(Sites to be determined by Council)

**Employment Allocations Policy**

The following sites shown on the Proposals 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. The Council will require a masterplan or development brief on sites identified with an \*(M/DB):

Key Service Centre: Chorley Town  
(Sites to be determined by Council)

Buckshaw Village:  
(Sites to be determined by Council)

Urban Local Service Centres  
(Sites to be determined by Council)

- 1) Adlington
- 2) Clayton-le-Woods
- 3) Coppull
- 4) Euxton

Rural Local Service Centres and In Other Places  
(Sites to be determined by Council)

**APPENDIX 6: CHANGES TO NATIONAL PLANNING POLICY GUIDANCE SINCE 2007****Planning Policy Statement PPS1 – Supplement - Planning & Climate Change**

1. In December 2007 the Government published a supplement to PPS1 on climate change which set out how planning should contribute to reducing carbon emissions and stabilising climate change. It requires planning authorities to provide a framework in their LDDs that promotes and encourages renewable and low carbon energy generation.
2. In accordance with the PPS1 Supplement the Council produced a Sustainable Resources DPD which was adopted in September 2008. This replaced Local Plan policies EP22 – Energy Conservation, EP23 – Energy from Renewable Resources and EP24 – Wind Farms. Climate Change is a strategic objective of the Core Strategy, and a cross cutting themes relevant to all the policies contained within it. Policies specifically relating to climate change include: Policies 27-Sustainable Resources and New Developments, Policy 28-Renewable and Low Carbon Energy Schemes, and Policy 30-Air Quality. Policies 17-Design of New Buildings and Policy 18-Green Infrastructure also relate to tackling climate change. Accordingly, this issue is adequately covered by the Core Strategy and the Sustainable Resources SPD can be updated to reflect current policies therefore no specific local policies are proposed within the Site Allocations DPD.

**Planning Policy Statement 3: Housing**

3. PPS3 replaced Planning Policy Guidance Note 3 (PPG3) on housing in November 2006. It places greater emphasis on delivering high quality housing, providing a mix of housing, providing a sufficient supply of housing, ensuring housing is in suitable locations and delivering a flexible responsive supply of land. It also omits the maximum residential parking standards of PPG3 (1.5 spaces per dwelling on average) to give greater flexibility to Local Planning Authorities. These changes are considered under PPG13: Transport.
4. Since publication in 2006 PPS3 has been subject to a number of further revisions. Of particular significance are the revisions of June 2010 which changed the definition of brownfield land to exclude private residential gardens and also removed the minimum housing density requirement of 30 dwellings per hectare.
5. In response to the change of private residential gardens from brownfield to greenfield the Council produced an Interim Policy on Garden development in order to restrict the development of housing in private residential gardens. As an interim policy statement this carries less weight than a DPD policy, therefore it is proposed to include it in the Site Allocations and Development Management Policies DPD.
6. The removal of the national indicative minimum density target of 30 dwellings per hectare gives local authorities greater freedom to decide what density levels are appropriate for their localities in response to the character of the area and the nature of the land being developed. However, when dealing with planning applications regard will still need to be given to the efficient and effective use of land as well as local character and the local context. Policy 5 of the Core Strategy adequately sets out the Council's approach to housing density and it is not proposed to include any additional policy in the Site Allocations DPD. The dwelling capacity of sites included in the Site Allocations process has been estimated by applying a density figure to the estimated net developable area of each site, taking into account the principles of Policy 5.
7. PPS3 was subject to further revisions in June 2011. These revisions expand the definition of affordable housing to include affordable rented housing and have been taken into account in a revision of the housing chapter wording.

**Planning Policy Statement 4: Planning for Sustainable Economic Growth**

8. In December 2009 the Government issued PPS4 which cancelled PPG4: Industrial, commercial development and small firms; and PPS6: Planning for Town Centres. PPS4 also replaced the economic development sections of PPS7 and parts of PPG13. PPS4 is accompanied by a practice guidance note on need, impact and the sequential test. It

combines town centre and economic development policy into a single document. PPS4 reinforces the 'town centres first' policy; retains the important 'sequential test' that requires developers to seek the most central sites first ; and creates a new 'impact test' that assesses economic, social and environmental criteria so councils can better assess the impacts on the town centre. It tests whether impact is positive or negative on climate change, town centre consumer choice and retail diversity; investment and town centre trade and gives councils powers to cap the size of big retail developments where this is justified; requires local authorities to plan positively for sustainable economic growth; requires local authorities to make markets an integral part of the vision for their town centres, enhancing existing markets and, where appropriate, re-introducing or creating new ones and allows rural authorities to plan for economic development in rural areas subject to the need to protect the countryside.

9. In addition, PPS4 brings together planning policies relating to the economy in both urban and rural areas into one single PPS. The key features of which are local authorities should plan to achieve sustainable economic growth through flexible and pro-active policies aimed at supporting the start up and growth of businesses, attracting inward investment and increasing employment, particularly in deprived area; and a recognition of the need to protect local services and rural economies. Councils should consider the importance of services such as village shops and pubs to their local communities; this might involve protecting existing facilities and responding positively to proposals to convert shops where this will improve their viability and a recognition that rural areas have an important contribution to make to national and regional economies.
10. In response to PPS4, a health check of Chorley town centre reviewed as part of the Central Lancashire Retail and Leisure Study has re defined the boundary of Chorley Town Centre. Existing Policies SP2, SP4 and SP5 are proposed to be carried forward/amended to protect retail allocations in Chorley Town centre and control uses in the Primary Shopping Area and define uses in the Primary Frontage Area and Secondary Frontage. All district and local centre boundaries have been reviewed to reflect existing uses and Local Plan Policy SP6 will be amended and carried forward to control uses in these centres. Two new policies are proposed to protect existing local shops outside the town centre, district and local centre boundaries which will be subject to a 12 month marketing period; and a policy to cover development in edge –of –centre and out-of- centre locations.
11. Policies will identify new employment allocations and protect existing employment allocations. In accordance with Core Strategy Policy 10 : Employment Premises and Sites, all employment premises and land last used for employment will be protected with a presumption that “Best Urban” and “Good Urban” sites will be retained for B use class employment use, while employment sites that come forward for housing will be subject to a 12 month marketing period and an assessment of the viability of employment.

#### **Planning Policy Statement 5: Planning for the Historic Environment**

12. PPS5 replaced PPGs 15 and 16 in March 2010. It changed emphasis from the narrow definition of the impact on the building to the 'significance' of the building/structure/site and that of their setting. Applicants are now required to clearly demonstrate their understanding of significance, how their proposal impacts upon it and how any negative impact has been mitigated against. They are required, for validation, to submit a PPS5 or heritage statement (which can be part of the D & A statement) to achieve this objective.
13. It also introduced the term 'heritage asset', for which definitions are provided in the PPS and the presumption that non-designated asset may emerge as a part of the development process and that they will in turn be afforded proportionate protection by legislation as a result.
14. Furthermore the guidance placed all heritage assets within the protection regime, albeit attaching to each a considered and proportionate level of importance. Thus locally important buildings, parks and gardens and previously undiscovered archaeology are all considered under the same framework as listed buildings, World Heritage Sites or Scheduled Monuments (amongst other statutory designations).

15. A response to the needs of the climate change agenda is embodied within the PPS, as is a need to recognise the needs of the greater good – the wider community or area and that of economic regeneration. The PPS has additionally separated policy from guidance. The latter is covered by a companion document produced by English Heritage.
16. This shift in emphasis has been considered in the ‘refresh’ of existing policies and has resulted in the addition of a proposed policy on ‘Locally Important Areas’. This is intended to apply to areas where the character and distinctiveness of the buildings and spaces is worthy of extra protection from development pressures.

#### **Planning Policy Statement 7: Sustainable Development in Rural Areas**

17. PPS7 sets out the Government's planning policies for rural areas, including country towns and villages and the wider, largely undeveloped countryside up to the fringes of larger urban areas. It replaced *PPG7: The Countryside - Environmental Quality and Economic and Social Development*. The economic development sections of PPS7 have been replaced by *Planning Policy Statement 4: Planning for Sustainable Economic Growth* (PPS4) published on 29 December 2009.
18. PPS7 continues to cover housing in rural areas applying the policies in PPS3; cover countryside protection and the need to protect natural resources and conserve specific features and sites of landscape, wildlife and historic or architectural development in the countryside. PPS7 also covers agriculture, farm diversification, equine-related activities and forestry. It is considered that Core Strategy Policies and the proposed Supplementary Planning Documents to Control the re-use of Employment Premises and Rural Development adequately cover these issues and no additional Development Management Policies are proposed in the Site Allocations DPD.

#### **Planning Policy Guidance 13:Transport (PPG13)**

19. In January 2011 the Government changed some text in PPG13 to better reflect localism
20. (paragraphs 49-56). The Government's position on parking standards is that local authorities are best placed to take account of local circumstances and are able to make the right decisions for the benefit of their communities. Accordingly, the central requirement to express ‘maximum’ parking standards for new residential development was deleted.
21. An Interim Residential Car Parking Policy was approved by Executive Cabinet for public consultation in March 2011 which seeks more flexible, locally responsive residential car parking standards. It is proposed that this policy be included in the Preferred Options document and, in anticipation of the revocation of the Regional Spatial Strategy, supplemented with parking standards for all use classes.

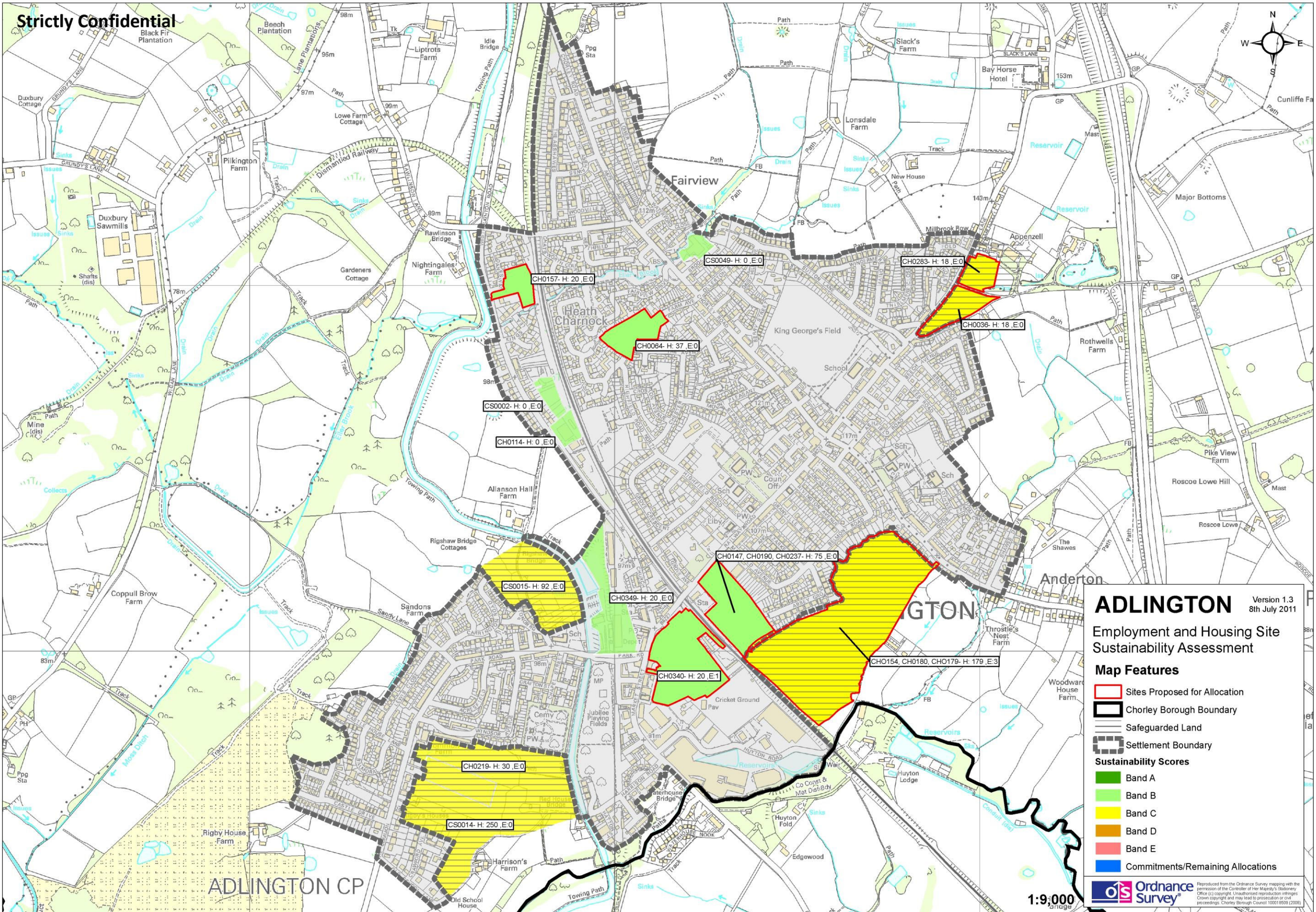
**APPENDIX 7: SETTLEMENT PLANS – PROPOSED ALLOCATIONS**

**See attached plans**

**APPENDIX 8: CENTRE BOUNDARIES**

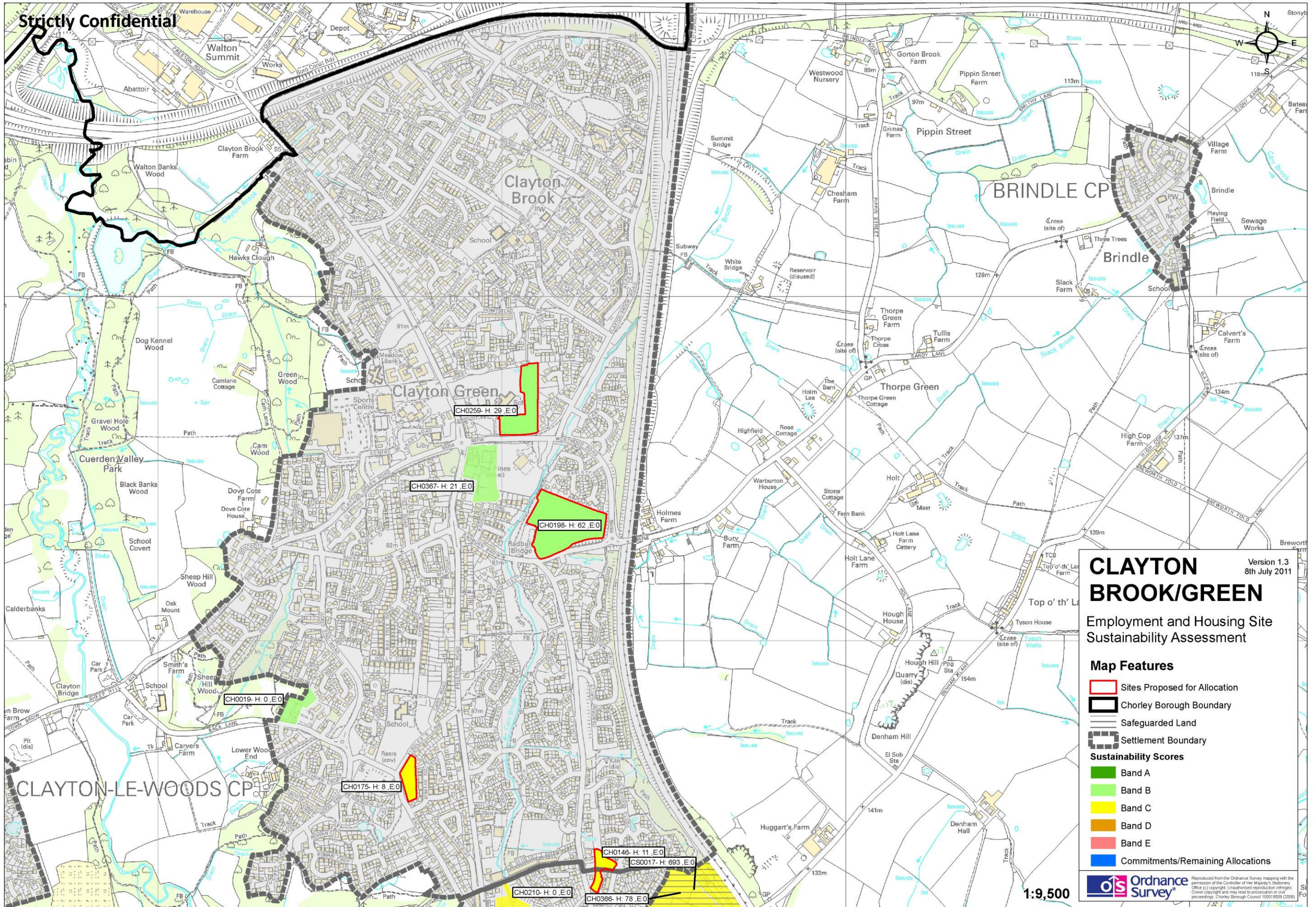
**See attached plans**



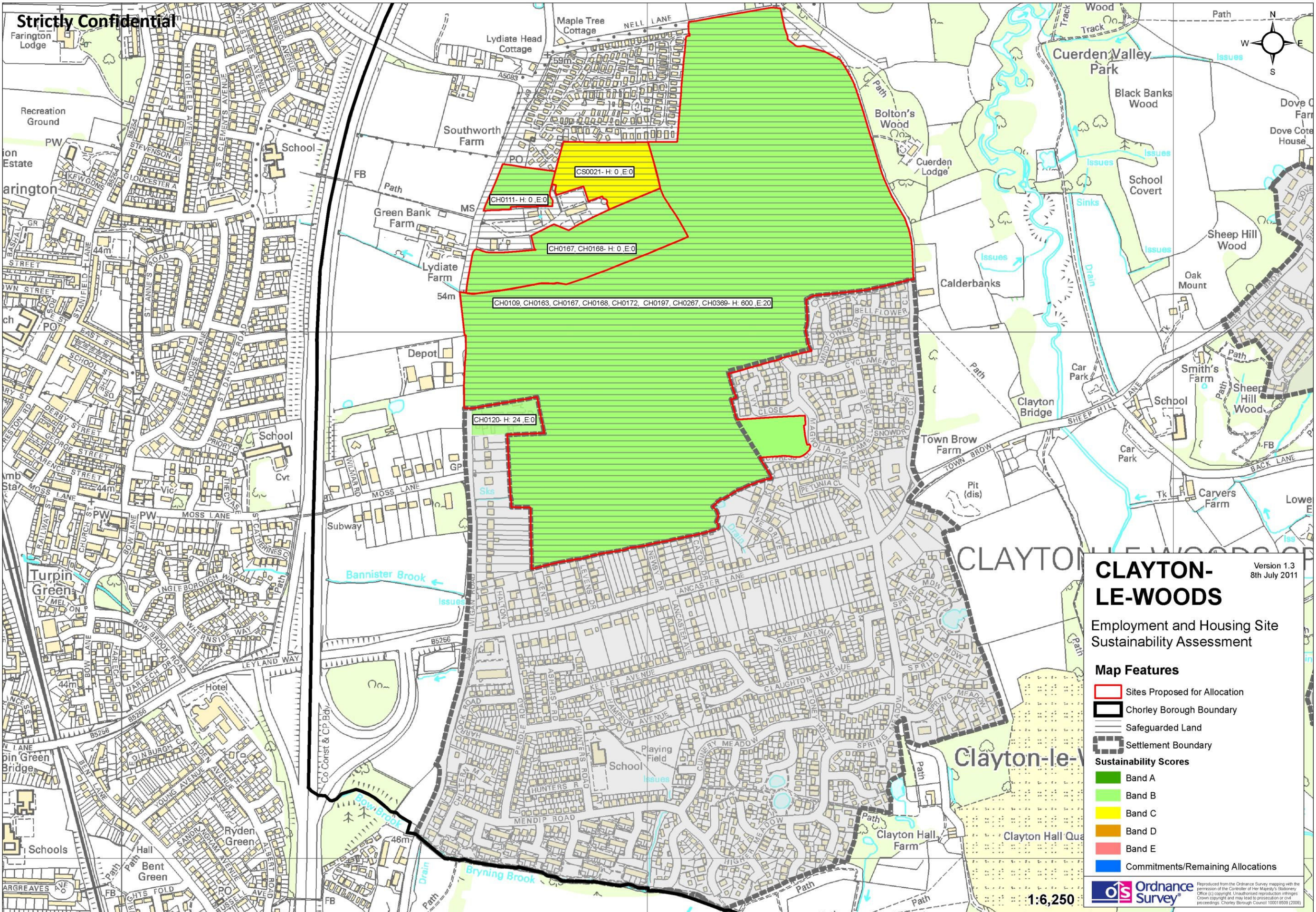




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# CLAYTON-LE-WOODS

Employment and Housing Site Sustainability Assessment

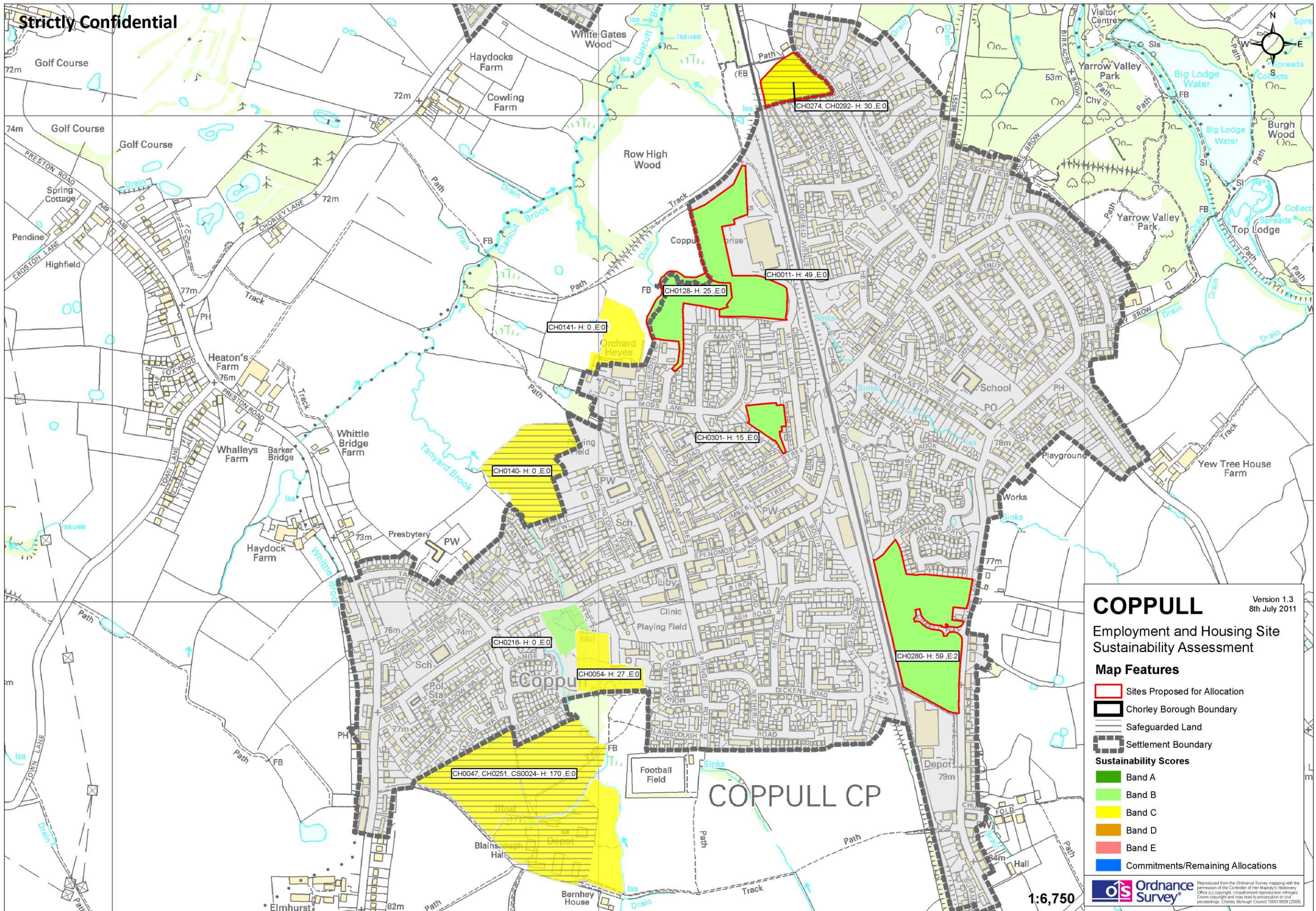
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  - Safeguarded Land
  - Settlement Boundary
- Sustainability Scores**
- Band A
  - Band B
  - Band C
  - Band D
  - Band E
  - Commitments/Remaining Allocations

Ordnance Survey

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8th July 2011

Employment and Housing Site  
Sustainability Assessment

**Map Features**

- Sites Proposed for Allocation
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- Safeguarded Land
- Settlement Boundary

**Sustainability Scores**

- Band A
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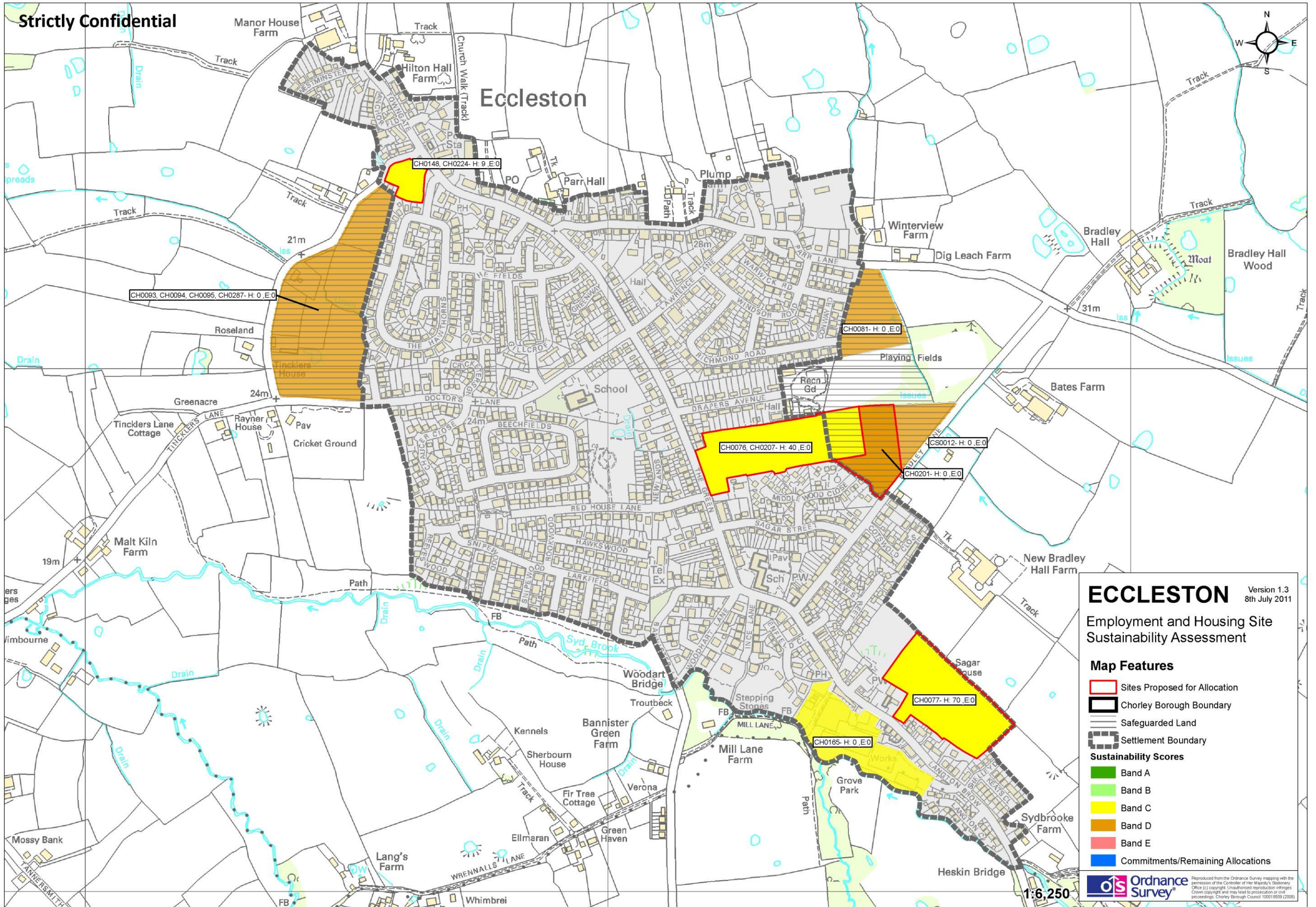
Commitments/Remaining Allocations

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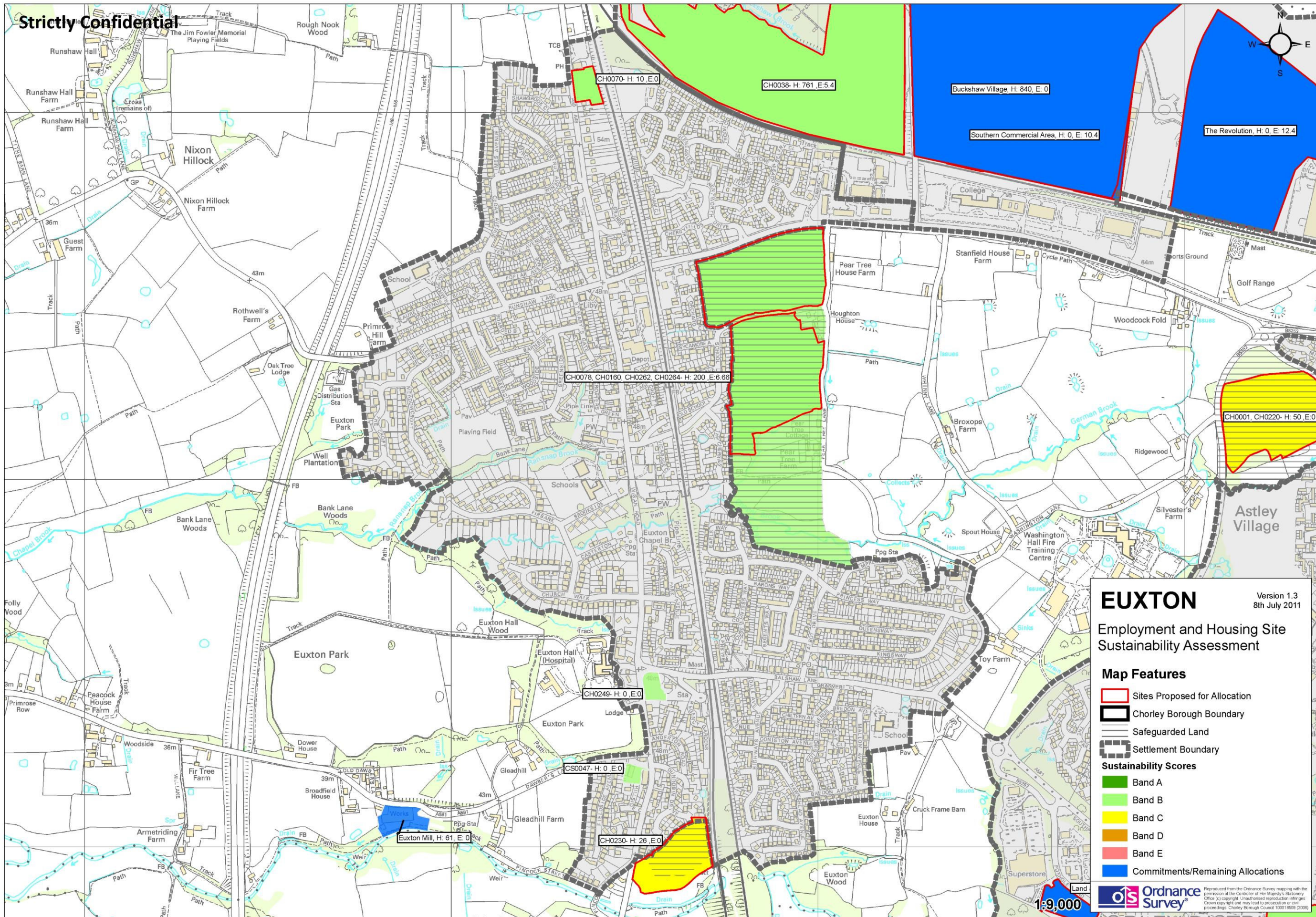


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8th July 2011

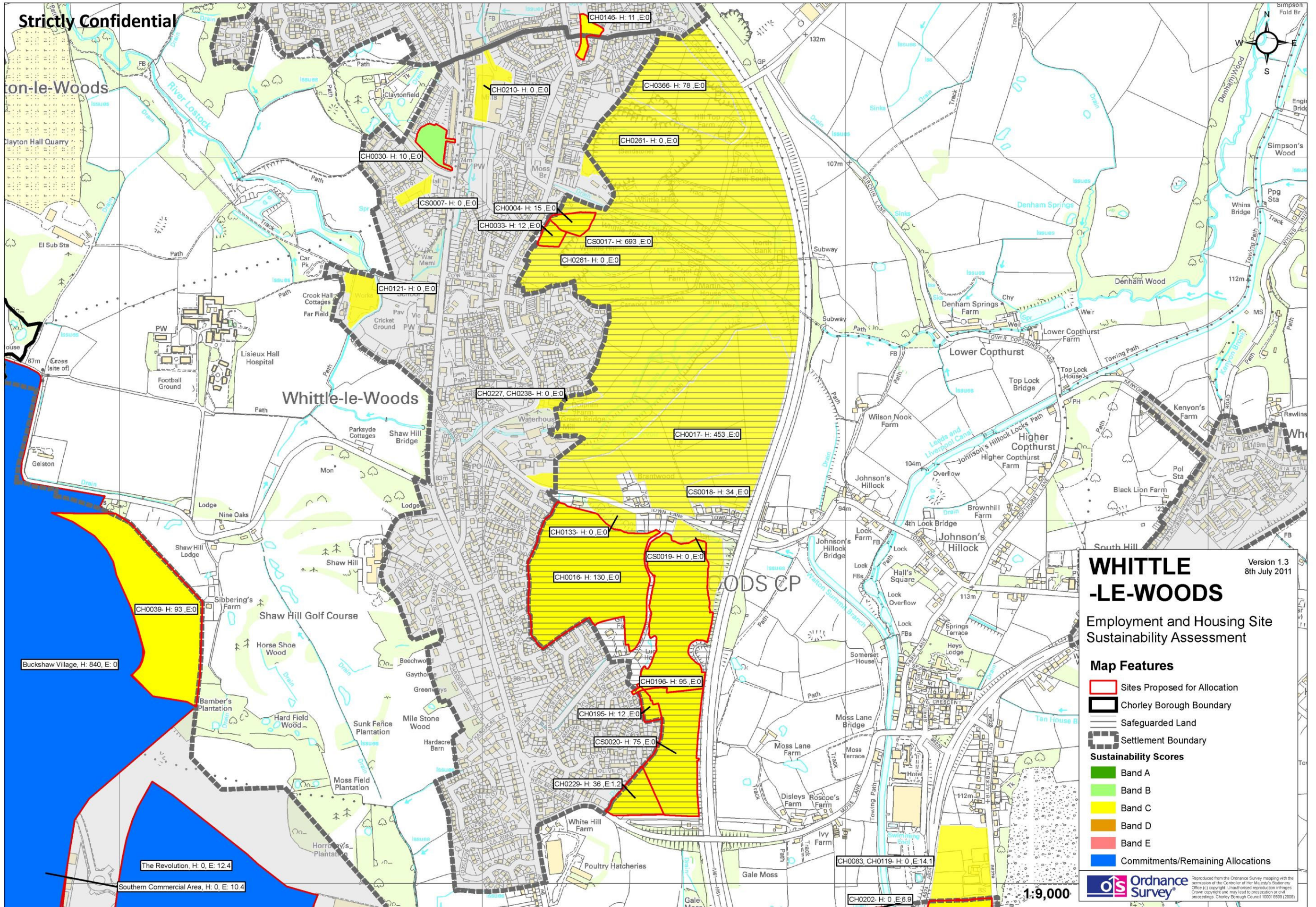
Employment and Housing Site  
Sustainability Assessment

- Map Features**
- Sites Proposed for Allocation
  - Chorley Borough Boundary
  - Safeguarded Land
  - Settlement Boundary
- Sustainability Scores**
- Band A
  - Band B
  - Band C
  - Band D
  - Band E
  - Commitments/Remaining Allocations

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**WHITTLE -LE-WOODS**  
Employment and Housing Site Sustainability Assessment

Version 1.3  
8th July 2011

**Map Features**

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- Chorley Borough Boundary
- Safeguarded Land
- Settlement Boundary

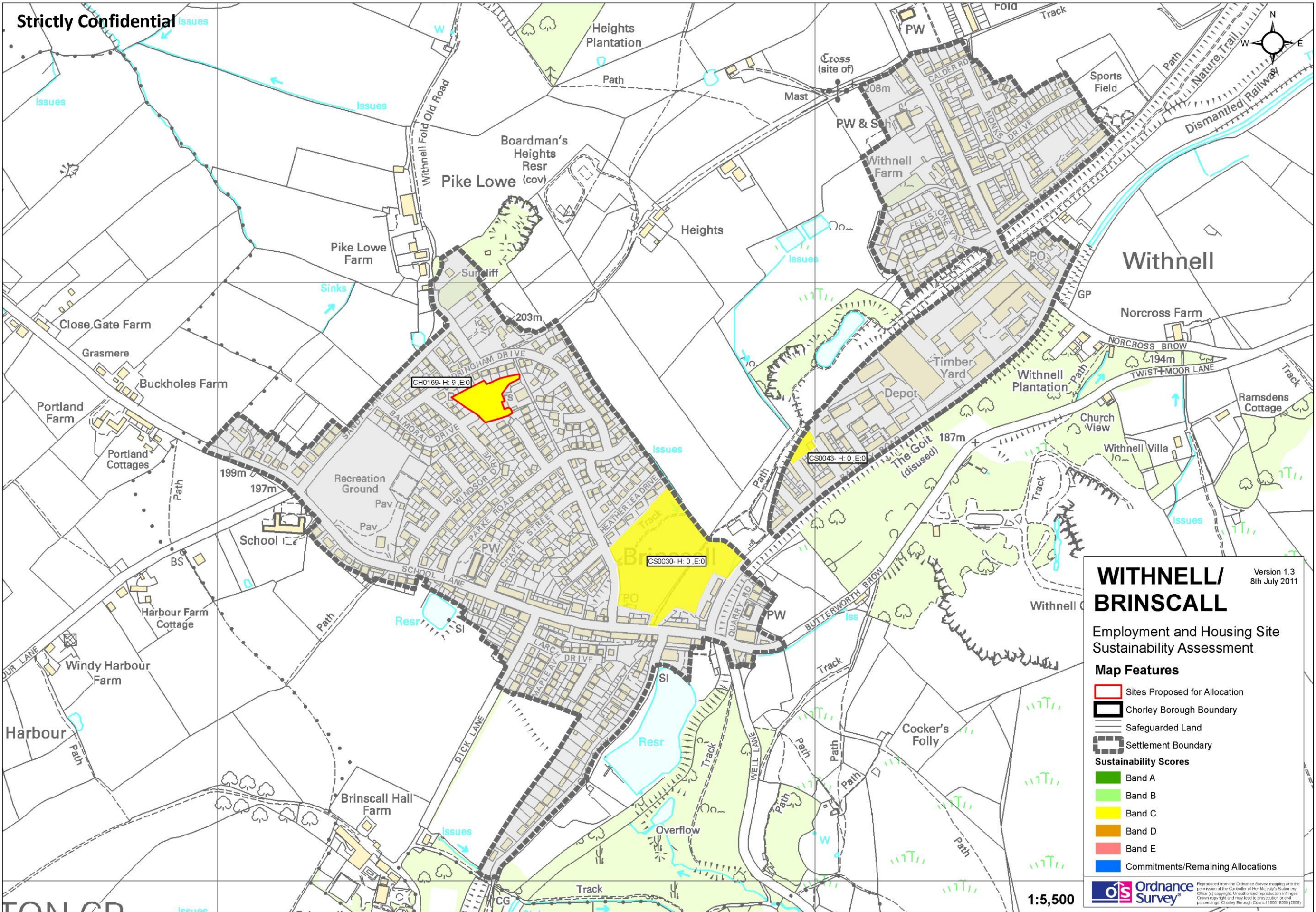
**Sustainability Scores**

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- Band C
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- Commitments/Remaining Allocations

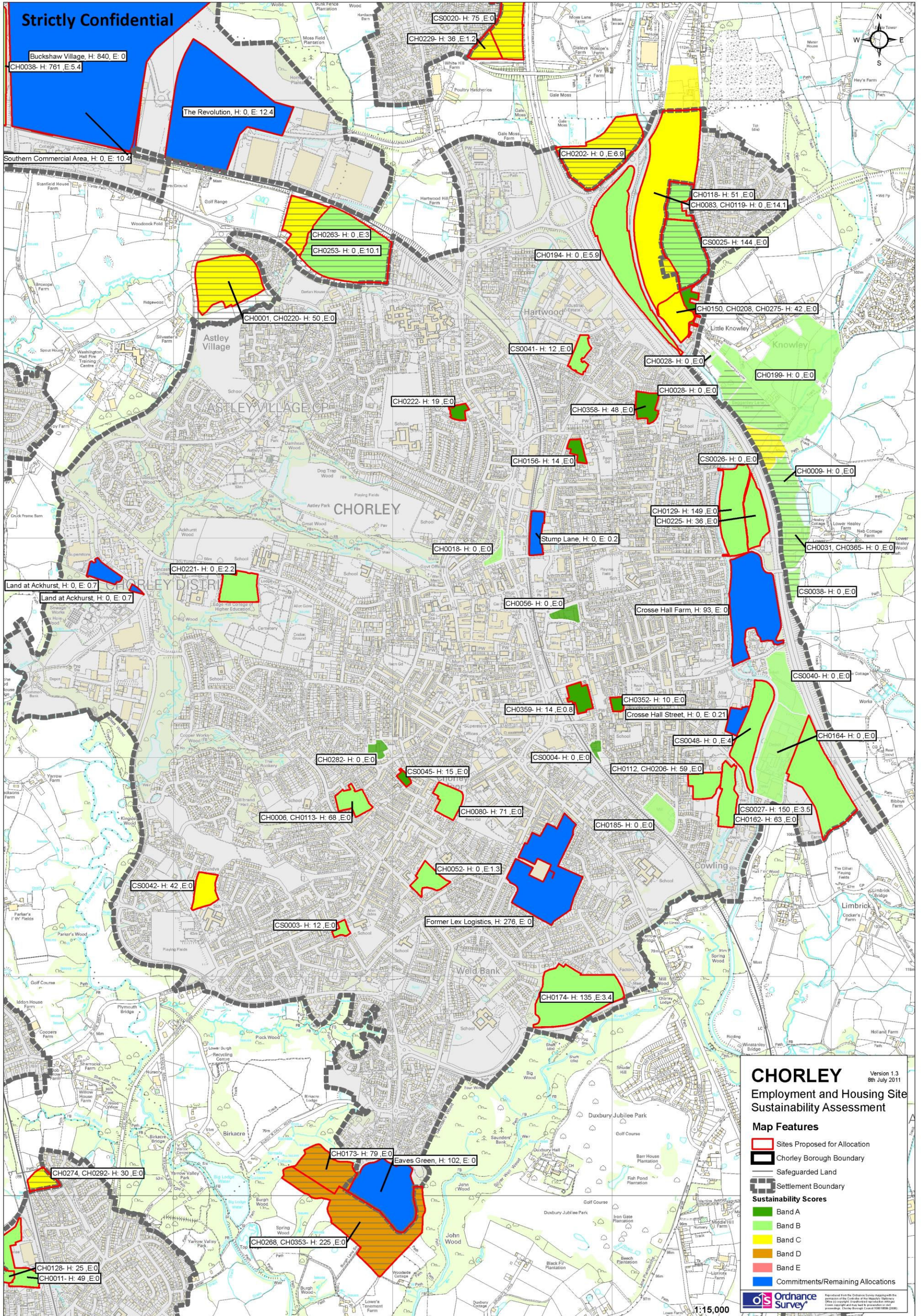
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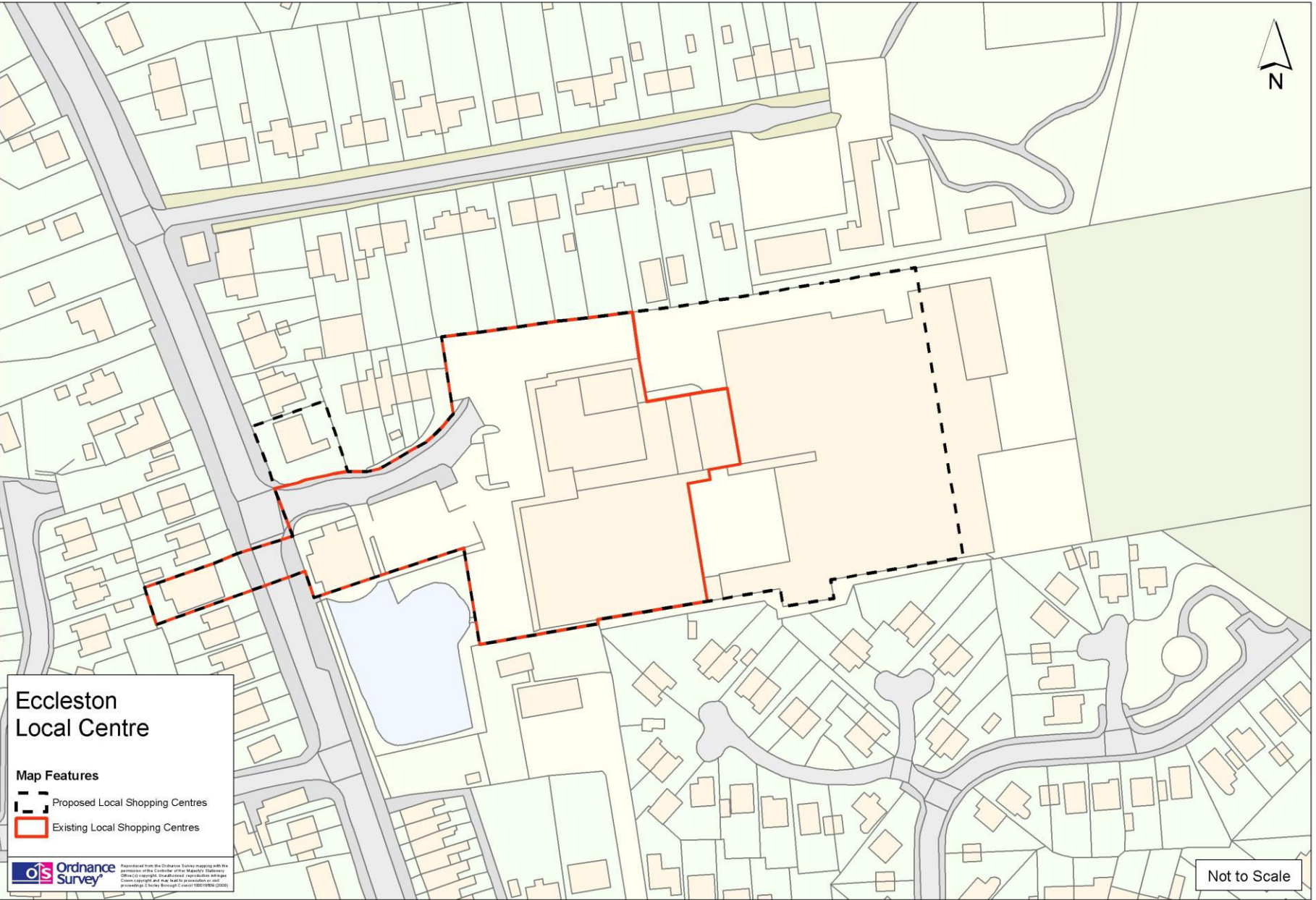


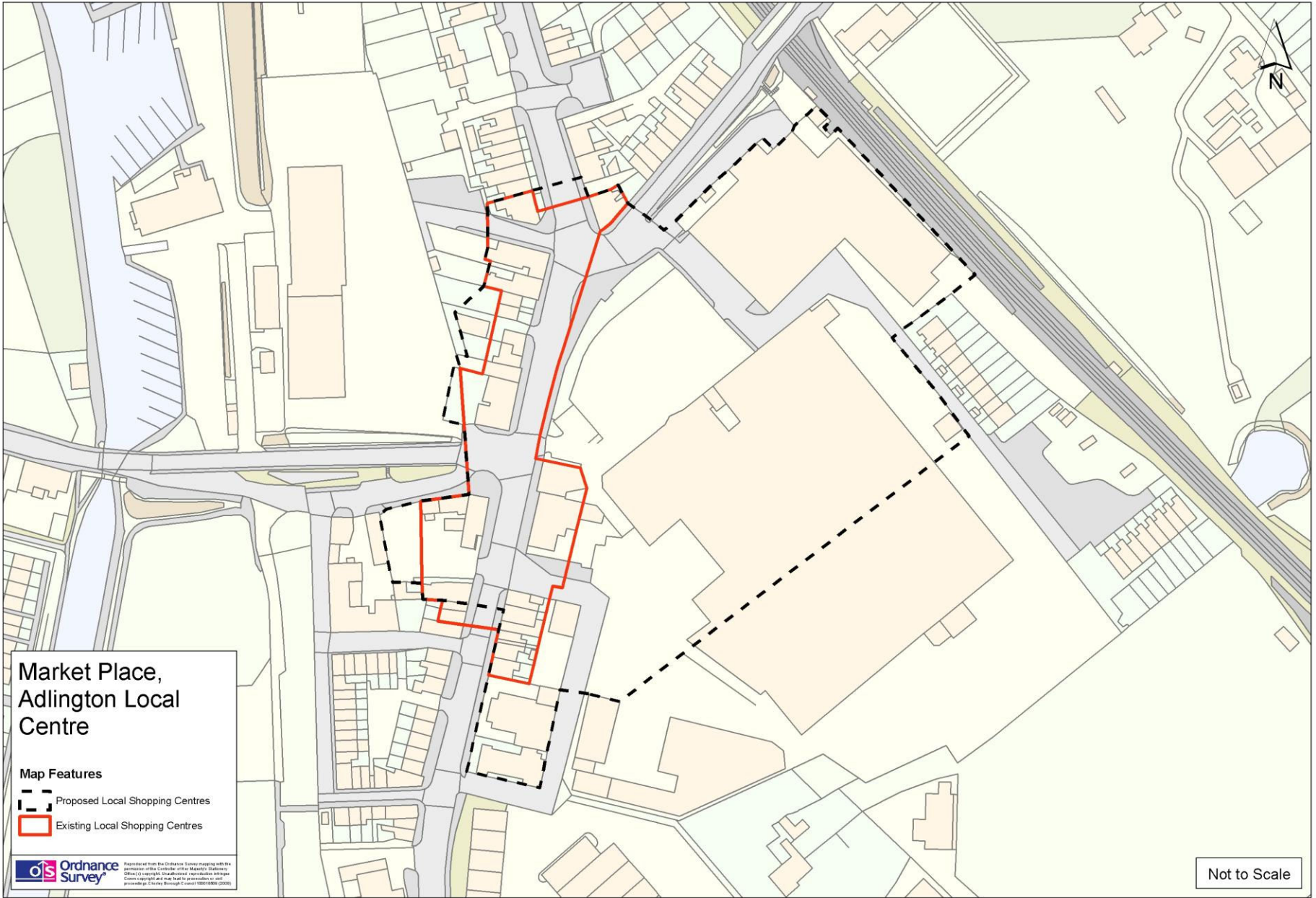




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