

13 November 2013

Executive Cabinet

You are invited to attend a meeting of the Executive Cabinet to be held in Council Chamber, Town Hall, Chorley on Thursday, 21st November 2013 commencing at 6.00 pm.

AGENDA

1. **Apologies for absence**

2. **Minutes (Pages 5 - 12)**

To confirm as a correct record the minutes of the meeting of the Executive Cabinet held on 24 October 2013 (enclosed).

3. **Declarations of Any Interests**

Members are reminded of their responsibility to declare any pecuniary interest in respect of matters contained in this agenda.

If you have a pecuniary interest you must withdraw from the meeting. Normally you should leave the room before the business starts to be discussed. You do, however, have the same right to speak as a member of the public and may remain in the room to enable you to exercise that right and then leave immediately. In either case you must not seek to improperly influence a decision on the matter.

4. **Public Questions**

Members of the public who have requested the opportunity to ask a question(s) on an item(s) on the agenda will have three minutes to put their question(s) to the respective Executive Member(s). Each member of the public will be allowed to ask one short supplementary question.

ITEM OF DEPUTY EXECUTIVE LEADER AND EXECUTIVE MEMBER (RESOURCES, POLICY AND PERFORMANCE) (INTRODUCED BY COUNCILLOR PETER WILSON)

5. **Revenue and Capital Budget Monitoring 2013/14 Report 2 (End of September 2013) (Pages 13 - 30)**

To receive and consider the report of the Chief Executive (enclosed).

6. **Chorley Partnership Performance Monitoring Quarter Two 2013/14** (Pages 31 - 36)

To receive and consider the report of the Chief Executive (enclosed).

7. **Chorley Council Performance Monitoring Quarter Two 2013/14** (Pages 37 - 46)

To receive and consider the report of the Chief Executive (enclosed).

ITEM OF EXECUTIVE MEMBER (PEOPLE) (INTRODUCED BY COUNCILLOR BEV MURRAY)

8. **Sports Village Feasibility Study - Review** (Pages 47 - 52)

To receive and consider the report of the Director of People and Places (enclosed).

ITEM OF EXECUTIVE MEMBER (PLACES) (INTRODUCED BY COUNCILLOR ADRIAN LOWE)

9. **Private Rented Sector Housing - Policy for Enforcement of Standards** (Pages 53 - 64)

To receive and consider the report of the Director of People and Places (enclosed).

ITEM OF EXECUTIVE MEMBER (LDF AND PLANNING) (INTRODUCED BY COUNCILLOR DENNIS EDGERLEY)

10. **Chorley Local Plan 2012-2026 - Inspector's Partial Report** (Pages 65 - 152)

To receive and consider the report of the Director of Partnerships, Planning and Policy (enclosed).

11. **Exclusion of the Public and Press**

To consider the exclusion of the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972.

ITEM OF DEPUTY EXECUTIVE LEADER AND EXECUTIVE MEMBER (RESOURCES, POLICY AND PERFORMANCE) (INTRODUCED BY COUNCILLOR PETER WILSON)

12. **Approval for the Contract Award procedure and Evaluation Criteria for Car Park Enforcement and Cash Collection** (Pages 153 - 156)

To receive and consider the report of the Director of People and Places.

13. **Any other item(s) that the Chair decides is/are urgent**

Yours sincerely



Gary Hall
Chief Executive

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Distribution

1. Agenda and reports to all Members of the Executive Cabinet (Alistair Bradley (Executive Leader), Peter Wilson (Deputy Executive Leader) and Beverley Murray, Terry Brown, Dennis Edgerley and Adrian Lowe for attendance.
2. Agenda and reports to Gary Hall (Chief Executive), Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jamie Carson (Director of People and Places), Chris Moister (Head of Governance) and Ruth Rimmington (Democratic and Member Services Officer) for attendance.

If you need this information in a different format, such as larger print or translation, please get in touch on 515151 or chorley.gov.uk

PROCEDURE FOR PUBLIC QUESTIONS/SPEAKING AT EXECUTIVE CABINET MEETINGS

- Questions should be submitted to the Democratic Services Section by midday, two working days prior to each Executive Cabinet meeting to allow time to prepare appropriate responses and investigate the issue if necessary.
- A maximum period of 3 minutes will be allowed for a question from a member of the public on an item on the agenda. A maximum period of 30 minutes to be allocated for public questions if necessary at each meeting.
- The question to be answered by the Executive Member with responsibility for the service area or whoever is most appropriate.
- On receiving a reply the member of the public will be allowed to ask one supplementary question.
- Members of the public will be able to stay for the rest of the meeting should they so wish but will not be able to speak on any other agenda item upon using their allocated 3 minutes.

PROCEDURE FOR 'CALL-IN' OF EXECUTIVE DECISIONS

- Each of the executive decisions taken at the Executive Cabinet meeting are subject to the adopted 'call-in' procedure within 10 working days of the Executive Cabinet meeting at which the decision is made, unless the decision has been implemented as a matter of urgency.
- Guidance on the 'call-in' procedure can be accessed through the following internet link: <http://chorley.gov.uk/Pages/AtoZ/K-O/Overview-and-Scrutiny.aspx>
- If you require clarification of the 'call-in' procedure or further information, please contact either:
Ruth Rimmington (Tel: 01257 515118; E-Mail: ruth.rimmington@chorley.gov.uk) or
Carol Russell (Tel: 01257 515196, E-Mail: carol.russell@chorley.gov.uk)
in the Democratic Services Section.

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Executive Cabinet

Minutes of meeting held on Thursday, 24 October 2013

Present: Councillor Alistair Bradley (Executive Leader in the Chair), Councillor Peter Wilson (Deputy Leader of the Council) and Councillors Beverley Murray, Terry Brown, Dennis Edgerley and Adrian Lowe

Also in attendance

Lead Members: Councillors June Molyneaux, Graham Dunn, Julia Berry, Danny Gee and Kim Snape

Other Members: Councillors John Dalton, Marie Gray, Alison Hansford, Harold Heaton, Steve Holgate, Hasina Khan, Roy Lees, Marion Lowe, Greg Morgan, Mick Muncaster and Alan Platt

Officers: Gary Hall (Chief Executive), Lesley-Ann Fenton (Director of Partnerships, Planning and Policy), Jamie Carson (Director of People and Places), Cath Burns (Head of Economic Development), Simon Clark (Head of Health, Environment and Neighbourhoods), Jamie Dixon (Head of Streetscene and Leisure Contracts), Asim Khan (Head of Customer, ICT and Transactional Services), Chris Sinnott (Head of Policy and Communications), Jane McDonnell (Interim Head of HR and OD), Andrew Daniels (Communications Manager), Conrad Heald (Town Centre and Markets Manager), Alex Jackson (Senior Lawyer), Michael Coogan (Strategic Housing Officer) and Ruth Rimmington (Democratic and Member Services Officer)

Members of the public: Twelve.

13.EC.89 APOLOGIES FOR ABSENCE

No apologies for absence were submitted.

13.EC.90 MINUTES

RESOLVED - The minutes of the meeting of the Executive Cabinet held on 12 September 2013 be confirmed as a correct record and signed by the Executive Leader.

13.EC.91 DECLARATIONS OF ANY INTERESTS

No Members declared an interest in respect of items on the agenda.

13.EC.92 PUBLIC QUESTIONS

The Executive Leader reported that there had been no requests from members of the public to speak on any of the meeting's agenda items.

He advised that following the presentation on the Town Centre Masterplan there would be time for questions, including from members of the public who were in attendance for that item.

13.EC.93 CHORLEY TOWN CENTRE MASTERPLAN

The Executive Member for Resources, Policy and Performance) presented the report.

The Economic Development Strategy had been adopted in November 2012 with a key priority "to create a vibrant town centre that attracts people from both the local community and visitors in the day and evening, for shopping, eating and entertainment". A key action was to develop a town centre masterplan.

Deloitte were appointed in February 2013 to define the changing town centre offer and the required retail element, identify significant land/property owners, define land use

zones, masterplan investment ready locations, target investment in the public realm and ensure adequate provision for car parking.

The report highlighted the main messages, and detailed the suggested phasing and delivery of three investment opportunities and a public realm framework to achieve the vision of the town centre masterplan.

Cath Burns, Head of Economic Development, gave a presentation. Following the presentation several queries were raised, including the results of the car parking survey. Cath confirmed that the survey had been undertaken at all car parks during each Saturday between 17/11/12 and 09/01/13 and had shown an average 49% spare capacity within the town centre. Councillor Wilson noted that the location of the car parking spaces was a key factor. It was noted that parking would still be available by Chorley Little Theatre.

Buildings such as the Saint John's Ambulance premises were raised and Cath advised that information relating to the ownership of land within the "character areas" and detailed master planning would now commence.

Cath clarified that, alongside the proposed community building there was an aim to utilise existing community spaces, such as the library.

A detailed impact assessment had been undertaken in relation to the ASDA development, but that the ASDA development was separate to this masterplan.

Fazackerly Street was included within the priority areas, although it was not one of the top priorities.

Members discussed the potential impact of the civic square on the vehicular access to Market Street, but agreed that this would be considered when detailed plans had been drawn up.

Discussions would continue to be held with the Town Centre Team as the plans developed.

Decision made

That the contents of the report be noted, the recommended actions be endorsed, and approval granted to undertake further work to determine which elements of the masterplan be prioritised and progressed to delivery.

Reason(s) for decision

To realise our Corporate Strategy outcome to create 'A strong local economy' and to deliver a key priority within the 2012 Economic Development Strategy which aims 'to create a vibrant town centre that attracts people from both the local community and visitors in the day and evening, for shopping, eating and entertainment'.

Alternative option(s) considered and rejected

None.

Councillor Bradley left the meeting at 6.40.

Councillor Peter Wilson took the Chair.

13.EC.94 REVISED CAR PARK TARIFFS

The Executive Member for Resources, Policy and Performance) updated Members on the results of trial on the change of car park tariffs in the town centre car parks.

The report considered the merits of the trial and recommended the permanent introduction of the trial tariffs and parking conditions.

Due to the formal consultation periods required the existing trial would be extended until 7 December after which the permanent schedule would be in place.

It was noted that the Town Centre Team, the Traders Alliance and individual businesses had been consulted with.

The increase in churn of vehicles on the Flat Iron was supported by the increase in footfall within the Town Centre and Market Walk.

Decision made

1. That the trial tariffs be adopted permanently from 8 December 2013.
2. That the temporary trial tariff scheme be extended until 7 December 2013.
 - On short stay car parks, 1 hour parking reduced to 50p
 - On short stay car parks, the facility to park for up to 4 hours (rather than 3 hours)
 - On all car parks free parking after 5pm on weekdays
 - On all car parks, free parking after 1pm on Saturday
3. The Revised Tariffs during the trial were:
 - a. Flat Iron:

Up to	Existing Charge	New Charge
1 hour	70p	50p
2 hour	Not available	£1.00
3 hours	£1.00	£2.00
4 hours	Not Available	£4.00

b. Short Stay:

Up to	Existing Charge	New Charge
1 hour	70p	50p
2 hour	Not available	80p
3 hours	£1.00	£1.00
4 hours	Not Available	£2.00

c. Long Stay:

Up to	Existing Charge	New Charge
3 hours	£1.00	£1.00
4 hours	£1.40	£1.40
All Day	£3.50	£3.50

4. The changes to conditions trialled were:
 - Consecutive ticketing will be prohibited.
 - No return to the same car park within 2 hours.
 - Tickets not transferable between car parks.
5. The trial re-designated Portland Street car park as Short Stay and Farrington Street as Long Stay which were both previously 'Mixed' stay car parks.

Reason(s) for decision

1. The objectives of the trial were met:
 - a. Make Chorley an affordable destination.
 - b. Increase the churn of vehicles on the Flat Iron car park, thus increasing its capacity.
 - c. Make visitors aware of alternative car parks to the Flat Iron.
 - d. Increase the number of visitors to Chorley town centre.
2. Findings of the trial show that:
 - a. The Flat Iron car park is the primary destination for shoppers.
 - b. Over 60% of visitors say that pricing does influence their decision on where to park.
 - c. Many shoppers commented that our car parks were cheaper than neighbouring towns such as Bolton, Preston & Wigan.
 - d. Availability of spaces on the Flat Iron has improved.
 - e. The vast majority (66%) of businesses have seen an increase in business on Saturday afternoons with only 20% having seen no difference.

- f. 20% of businesses have seen an increase in business across the rest of the week.
 - g. 40% of businesses say their customers haven't changed the car park they use compared to 31% who say they had.
 - h. 34% of businesses say the new tariffs increased the time their customers stayed whilst only 20% say that their customers didn't stay as long.
 - i. 46% of businesses feel that their customers consider both price and availability of spaces when choosing to come to Chorley whereas 51% consider it is on price alone.
 - j. Footfall figures from both Market Walk and Booths show that more visitors have stayed longer on a Saturday afternoon.
 - k. The Chorley Traders Alliance has commented that many of their members have different ideas on how parking should be managed but in general trade has been more resilient since the trial tariffs were introduced.
3. The underlying anecdotal evidence from businesses and visitors is that the trial has been worthwhile and should continue to be promoted as a positive attractor to visiting Chorley.

Alternative option(s) considered and rejected

1. Reverting back to the original tariffs – neither as attractive to shoppers and visitors nor guaranteed to restore lost revenue.
2. Withdraw the 'free after 1pm' on the Flat Iron car park only – could confuse visitors by having different offers on different car parks but revenue would increase.
3. Changing the free period to another day / time – promote confusion in the tariff system to the consumer with potentially little improved benefit on the trialled scheme.
4. Invest in ANPR (Automatic Number Plate Recognition) system to enable pay-on-exit – would require investment of ~£100k to include a barrier on exit system. No PCN's would be issued.
 - a. Due to the fact that Chorley Council operates its car parks under Traffic Management Act (TMA) 2004 it means that we cannot issue PCN's off-site i.e. by post as required by standalone ANPR systems. Systems in place elsewhere operate under the 1994 TMA which is contract law and we cannot revert back to that act.
 - b. By introducing a barrier system on exits it prohibits vehicles from leaving without paying hence, nobody would receive a PCN because they couldn't physically leave without payment being made. If payment is made the ANPR system would automatically raise the barrier upon approach thus reducing queues. No barrier / ticket would be required upon entry as ANPR would record entry times.

13.EC.95 ICT STRATEGY 2014-17

The Executive Member for Resources, Policy and Performance presented the ICT strategy for consideration and approval. The report set out the results of consultation undertaken with Councillors, services and ICT staff. The report also gave an overview of the progress made in delivering changes and improvements to ICT over the past few years.

The strategy had four strategic objectives with associated long term outcomes, including high quality customer experience, robust and reliable infrastructure, accessible and well-managed information and coordinated and appropriately resourced support for ICT.

Members noted the importance of utilising technology to provide easy access to high quality services.

Decision made**Approval granted to the ICT strategy 2014-2017.****Reason(s) for decision**

The new ICT strategy sets the aims and objectives for ICT over the coming three years. As a critical support service, it is important that the organisation has in place a clear plan which links with the corporate strategy and ensures that the organisation is well-served by technology and information.

Alternative option(s) considered and rejected

To not have an updated ICT strategy. This was rejected because it would mean that the organisation did not have an up-to-date and useful strategy to prioritise and inform the development of ICT.

13.EC.96 CONSULTATION - DRAFT PLAY AREA, OPEN SPACE AND PLAYING PITCH STRATEGY

The Executive Member for People advised that the Play, Open Space and Playing Pitch Strategy had been completed in draft. The Strategy included a five year action plan to protect, manage, enhance and secure sites and identify deficiencies and future priorities.

The report outlined the proposed consultation process which would be undertaken over a ten week period from 11 November until 17 January 2014. Consultation drop-in sessions would be undertaken for each of the eight neighbourhood areas with the relevant elected Members and Parish / Town Councils. Other key stakeholders and groups would also be consulted, including amateur football leagues.

Members would be given the opportunity to respond to the consultation via intheknow and via the ongoing Overview and Scrutiny Task Group.

Decision made**That the draft Play, Open Space and Playing Pitch Strategy be noted and approved for consultation as detailed in the report.****Reason(s) for decision**

To seek approval for consultation on the draft Play, Open Space and Playing Pitch Strategy.

Alternative option(s) considered and rejected

Not to seek approval for consultation on the draft Play, Open Space and Playing Pitch Strategy.

13.EC.97 SCRAP METAL DEALERS ACT 2013

The Executive Member for Places advised that new legislation had come into force relating to the scrap metal industry. The report set out arrangements to enable the Council to discharge its functions.

The Act introduced a new and arguably tougher regulatory regime for scrap metal dealing and vehicle dismantling, with new powers permitting Local Authorities to refuse, review, suspend and revoke a licence for this purpose and to enter and inspect such premises.

The Act also provided Local Authorities with the power to set locally different charges for different type of metal dealers, on a cost recovery basis.

Decision made

1. That the Director of People and Places be authorised to:-
 - grant or renew a licence of a Scrap Metal Dealer under the Scrap Metal Dealers Act 2013.
 - serve Notice of a proposal to refuse or cancel a licence of a Scrap Metal dealer under the Scrap Metal Dealers Act 2013.
 - serve notice of a proposal to vary a licence of a Scrap Metal Dealer under the Scrap Metal Dealers Act 2013.
 - determine applications for a licence of a Scrap Metal Dealer under the Scrap Metal Dealers Act 2013 where it is the intention to refuse or cancel a licence or to vary a licence under section 4 of the Act where the applicant has not served notice requiring the opportunity to make representations to the authority in respect of the proposal to refuse or cancel a licence, or to impose conditions on a licence.
 - institute legal proceedings in respect of any breaches of the provisions of the Act.
2. Where the Director of People and Places proposes to refuse or to cancel a licence or to vary a licence under section 4 of the Act and the applicant has given notice to the authority within the prescribed time that they require the opportunity to make representations about that proposal, the relevant Cabinet Member be authorised to conduct the hearing and determine the application on the Cabinet's behalf.
3. Approval granted to the fees set out in paragraph 53 of the report in respect of Scrap Metal Dealers Licences.
4. Council be recommended to amend the Constitution to incorporate the approved changes in the Officer Delegation Rules contained in part 4 of the Constitution consequent to the decisions at (1)to (3) above.

Reason(s) for decision

In order for the Council to meet its statutory obligations under the 'Act'.

Alternative option(s) considered and rejected

The Cabinet could choose not to delegate its powers to the Director of People and Places and/or the relevant Cabinet Member and determine all matters arising under the legislation.

13.EC.98 EXECUTIVE'S RESPONSE TO THE OVERVIEW AND SCRUTINY TASK GROUP INQUIRY INTO THE ADOPTIONS OF ESTATES

The Executive Member for LDF and Planning responded to the report of the Overview and Scrutiny task group report that examined the Adoption of Estates and had been presented to Executive Cabinet on 20 June 2013.

The Executive Cabinet agreed all fourteen recommendations, but noted that further scoping would be required relating to recommendation j relating to the development of a map based system.

Members noted that adoption issues would not be a reason to refuse a planning application and would be controlled by the use of conditions.

Councillor Wilson thanked the Members and officers who had contributed to the inquiry.

Decision made

Approval granted to the responses in Section 8 of the report.

Reason(s) for decision

If the recommendations are approved they provide a response to the Overview and Scrutiny task group and also, when implemented, will result in an improvement to the way estates are adopted in the future.

Alternative option(s) considered and rejected

Not to respond.

13.EC.99 EXCLUSION OF THE PUBLIC AND PRESS

RESOLVED – To exclude the press and public for the following items of business on the ground that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Schedule 12A to the Local Government Act 1972.

13.EC.100 CHORLEY COUNCIL'S PROPERTY SERVICE

The Executive Member for Resources, Policy and Performance presented the confidential report.

Decision made

Approval granted to the recommendations as set out within the report.

Reason(s) for decision

As set out within the report.

Alternative option(s) considered and rejected

As set out within the report.

13.EC.101 HEALTH ENVIRONMENT AND NEIGHBOURHOODS REVIEW

The Executive Member for Places presented the confidential report.

Decision made

- 1. Approval granted to implement the establishment changes proposed in the body of the report, subject to the statutory staff and Union consultation period.**
- 2. Delegated power granted to the Executive Member Places and Executive Member People through an Executive Member Decision to sign off any amendments to the proposals contained within the report as a result of the consultation since the proposals impact on service areas across two portfolios.**
- 3. Approval granted to the budgetary changes proposed with the report.**

Reason(s) for decision

1. The recommendations ensure that the frontline services provided by the Health Environment and Neighbourhoods Team continue within a structure that is focussed on communities, neighbourhoods whilst meeting our statutory and regulatory obligations.
2. The recommendations ensure that our corporate objectives in relation to integrated service delivery, operating within a transactional service model and financial savings are met.

Alternative option(s) considered and rejected

The review document attached as Appendix 1 considered a number of alternative options.

13.EC.102 SINGLE HOMELESSNESS INITIATIVE: APPROVAL TO AWARDS CONTRACTS FOR PRE-TENANCY TRAINING, ACCOMMODATION FINDING AND PILOT OF HOUSESHARES SERVICES

The Executive Member for Homes and Business presented the confidential report.

Decision made

That following an open, transparent, competitive tendering exercise using The Chest and following procurement guidelines, the chosen contractors be appointed for the reasons specified in the report.

Reason(s) for decision

The tendering process was fair and transparent following the required procurement procedure, and the recommended providers have demonstrated their capability to meet the contract specifications as well as scoring the highest on the 40/60 Cost/Quality assessment model.

Alternative option(s) considered and rejected

All tenders were given fair and equal consideration.

Executive Leader



Report of	Meeting	Date
Chief Executive (Introduced by the Executive Member for Resources, Policy and Performance)	Executive Cabinet	21 November 2013

REVENUE AND CAPITAL BUDGET MONITORING 2013/14 REPORT 2 (END OF SEPTEMBER 2013)

PURPOSE OF REPORT

1. This report sets out the provisional revenue and capital outturn figures for the Council as compared against the budgets and efficiency savings targets set for the financial year 2013/14.

RECOMMENDATION(S)

2. Note the forecast position for the 2013/14 revenue budget and capital investment programme.
3. Note the forecast position on the Council's reserves.
4. Request Council approve the use of funds held on the Council's balance sheet, in the Council's role as trustee of The Avondale Library Trust, to contribute £24k to the Home Start Children's Play Area.
5. Request Council approve the transfer of £50k from the Hut Lane earmarked reserve to the Local Development Framework reserve to cover the additional budget requirement in 2013/14 as detailed in paragraph 36.
6. Request Council approve an £80k budget transfer of Council resources – carried over from the former Regional Housing Pot and currently within the disabled adaptations capital programme – to fund improvements at Cotswold House.
7. Request Council approve the proposed re-profiling of the Capital Programme to better reflect delivery in 2013/14.

EXECUTIVE SUMMARY OF REPORT

8. The projected revenue outturn currently shows a forecast underspend of £78k against budget. No action is required at this stage in the year.
9. The £40k virement previously reported from revenue to fund capital works at Bengal Street has been reversed due to the envisaged revenue savings having been re-phased to 2014/15 and the availability of alternative capital resources.
10. In year underspends from within Customer, ICT & Transactional Services have been re-directed to fund £150k of the upfront costs of ERVS this financial year.
11. There is forecast capital expenditure in year of £4.276m, proposed re-phasing of £8.307m into future years and £391k falling out of the programme.

- 12. The Council expected to make overall target savings of £200k in 2013/14 from management of the establishment. A total saving of £150k has been achieved in the first half of the year. Further savings should be made as the year progresses and more vacancies occur but if the remaining target is not achieved, budget efficiencies will be identified elsewhere to ensure the target for the year is achieved.
- 13. The Council’s Medium Term Financial Strategy proposed that working balances were to be maintained at a level no lower than £2.0m due to the financial risks facing the Council. The current forecast to the end of September shows that the General Fund balance will be £2.102m.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)
(If the recommendations are accepted)

- 14. To ensure the Council’s budgetary targets are achieved.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 15. None.

CORPORATE PRIORITIES

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

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy communities		An ambitious council that does more to meet the needs of residents and the local area	√

Ensuring cash targets are met maintains the Council’s financial standing.

BACKGROUND

- 17. The latest revenue budget is £15.748m.
- 18. Set out in Appendix 1 is the provisional outturn position for the Council based upon actual spend in the first six months of the financial year and adjusted for future spend based upon assumptions regarding vacancies and service delivery.

19. In addition to the £805k savings already achieved, and reported to Cabinet in August, the Council set a saving target of £200k from management of the establishment. As at 30 September £150k has been achieved and Directorate budgets have reduced accordingly.
20. Earlier in the year a £40k virement was approved from expected savings within the Head of Governance’s Bengal Street Depot revenue budget to fund capital works on site to deliver the recycling business with Recycling Lives Limited. The envisaged savings will now substantially materialise in 2014/15 and the original transfer has had an adverse effect on the revenue budget. Therefore reversal of the original virement has been actioned and the capital works will instead be funded from savings from the Asset Management capital budget.
21. The Council recently approved the funding required for proposed enhancements to deliver a more comprehensive ICT Disaster Recovery solution that will also support more effective Business Continuity for the Council. The required sum of £220k was identified from in-year underspends within Customer, ICT & Transactional Services. A review has identified £70k of commitments this financial year. The remaining £150k has been re-directed to fund in-year ERVS costs. A further £100k from current year underspends will be transferred to an earmarked reserve to support ICT Business Continuity in 2014/15.
22. The 2013/14 budget included significant additional revenue and capital investment which focused on the Council’s corporate priorities. A sum of £1.349m (revenue) and £1.475m (capital) was approved for investment in the following areas:

INVESTMENT AREA – REVENUE	Amount £000
Neighbourhood working:	
• Proactive clean up team	50
• Neighbourhood working pot	100
• Community development and volunteering	70
Support to the VCFS Network – Increasing volunteering in the borough	15
Chorley Community Bank	50
16/17 year old drop in scheme	15
Tree Policy	30
Extension and improvement of street furniture	65
Active Generation	31
Street Games	50
Play area improvements	100
Free Swimming	8
Employee health scheme	20
Campaigns and events	40
Regeneration Projects	40
Car park pay and display income reduction	75
Inward investment delivery	350
Town Centre Masterplan	30
Support the expansion of local businesses	110
Implement a joint employment initiative with Runshaw College	50
Private Property Improvement Scheme Trial	50
TOTAL NEW INVESTMENT – REVENUE	1,349

INVESTMENT AREA – CAPITAL	Amount £000
Regeneration Projects	1,000
Astley Hall Development Works	250
Astley Hall Farm	30
Clayton Brook Village Hall Extension	135
Yarrow Valley Country Park reservoir works	60
TOTAL NEW INVESTMENT – CAPITAL	1,475

Details of the costs incurred and expenditure committed to date against these new investment areas can be seen in Appendix 2.

23. The latest forecast of capital expenditure is £4.276m. Explanations for the changes to the previously reported position are expanded on in Section B of this report. The latest three year capital programme is shown in Appendix 4 based upon actual and committed expenditure during the first six months of the financial year and adjusted for future spending based upon the latest timescales for project delivery.

SECTION A: CURRENT FORECAST POSITION – REVENUE

24. The projected outturn shown in Appendix 1 forecasts a £78k underspend compared to budget; a £43k favourable movement compared to the position reported at the end of the first quarter. The significant variances from the position previously reported are shown in the table below. Further details are contained in the service unit analysis available in the members’ room.

ANALYSIS OF MOVEMENTS

Table 1 – Significant Variations from the last monitoring report

Note: Savings/underspends are shown as ().

	£’000	£’000
Expenditure:		
Staffing costs	(30)	
Council Tax Support Grant – New Burdens	(34)	
Bengal St Depot	45	
Vehicles & Plant – Lease/Hire/Maintenance	27	
Mailroom Services (Revenues & Benefits)	(13)	
Pensions Account	<u>(11)</u>	(16)
Income:		
Legal Fees income	(16)	
Non-Domestic Rates (Gillibrand St Offices)	(27)	
Rental Income (Gillibrand St Offices)	(110)	
Parking Fees	<u>50</u>	(103)
Other:		
Housing & Council Tax Benefits	(21)	
Other minor variances	<u>(3)</u>	(24)
Use of underspends for ICT Business Continuity		100
Net Movement		(43)

25. The forecast saving of £30,000 on staff salaries shown in the table above is in addition to the contribution of £50,000 already made to the corporate savings target in quarter 2. The additional saving comes from within the Chief Executive & Transformation Directorate.
26. The Council received a sum of around £59,000 in 2013/14 for additional new burdens funding relating to Council Tax Support. Against this grant it was anticipated that the Council would spend up to a total of £44,000 on updating software and other related items. As a result of significant investment in software in 2012/13 it is now envisaged that only minor updates will be required this year and a budget of around £10,000 should cover this work, giving a saving of £34,000.
27. A report to Executive Cabinet earlier this year outlined the benefits of sharing the Bengal St Depot site with registered charity Recycling Lives. The proposals at the time detailed the potential budget savings going forward from both shared costs and rental income. The lease of the site to Recycling Lives now includes an initial rent free period so the savings will not be realised in the first year. This together with the initial set-up costs for the site has resulted in a reduction in income of around £45,000 in 2013/14.
28. Another area where the Council is forecast to overspend against the budgets for 2013/14 is for the lease, hire and maintenance of vehicles and plant in the Streetscene department. The major issue has been the use of hired vehicles and plant whilst the fleet replacement strategy is being worked up. Savings in vehicle maintenance have been taken into account. However, this is very much a reactive budget so the full effect won't be known until later in the year. The current forecast is for an overspend against the budget of around £27,000.
29. The Council recently negotiated a new contract with Northgate Information Solutions for providing mailroom services relating to the on-line scanning and indexing of Housing & Council Tax benefits documents. This has resulted in a saving to the Council of around £13,000 for 2013/14.
30. The 2013/14 revenue budget for compensatory added years pension costs was based on an estimate of the charges due from both Lancashire County Council and Tameside Council, and also included a provision for additional pension costs arising from any future early retirements. Details of the actual charges for 2013/14 have now been received from LCC and are lower than anticipated in budget. This should result in a budget underspend of around £11,000 in the current year.
31. The Council's budget for legal fees income was set at £30,000 for 2013/14 and was based on actual income received in 2012/13 of £29,550. Income levels for the period April to September of this year are significantly higher than budgeted, mainly as a result of S106 related issues. The current forecast is for a surplus of around £16,000 for the year but if current income levels are maintained for the remainder of the year, the forecast will be revised and Members advised accordingly.
32. One issue that has recently been resolved is the lease to Asda of the Gillibrand Street Offices. Agreement has now been reached on the rent and other charges payable in respect of the premises and I am pleased to report that both the rent and business rates have been backdated to 1 April 2012. The Council will now receive £55,000 rental income for both 2012/13 and 2013/14 giving a total of £110,000 receivable to date. Due to uncertainty at the time, this was not included in the base budgets for either year and is therefore additional income to the Council. Also recoverable is a sum of around £27,000 for business rates paid by the Council relating to 2012/13.
33. As part of the investment programme for 2013/14, £75,000 was added to the budget to allow the administration to continue with the revised car parking tariff that was introduced in October of last year. With nearly a full year of the revised tariff in place, it seems likely that

the full year effect from April 2013 to March 2014 will now be around £125,000, leading to a £50,000 shortfall in income.

34. As outlined in the last monitoring report, one budget that could have a significant impact on the Council's year-end position is the budget for housing benefit payments. Figures for the second quarter continued to show a slowdown in the anticipated demand compared to 2012/13 and as a result the revised forecast is for a further underspend against budget of around £21,000. This position will be monitored closely throughout the year and Members advised accordingly.
35. The Council previously approved the use of in-year underspends to fund the ICT Disaster Recovery and Business Continuity programme. A sum of £100,000 from the current year underspends will be transferred to an earmarked reserve to help fund this programme of work.
36. It was reported in the previous budget monitoring report that the Council had granted temporary planning approval for a residential Gypsy and Traveller site at Hut Lane, Heath Charnock for a period of two years. There is currently a balance of around £77k remaining in a specific earmarked reserve for use in relation to potential appeals and enforcement costs relating to the Hut Lane site.

The Local Development Framework has fully utilised the original earmarked reserve of £200k and an additional £50k is required to finance further expenditure in 2013/14, the majority of costs being the Programme Officer and Planning Inspector. Given the Hut Lane issue is now temporarily resolved following the grant of planning permission, it is proposed that a sum of £50k is transferred from the Hut Lane reserve to the LDF reserve to cover the additional requirement in 2013/14. A balance of £27k will be retained in the Hut Lane reserve and potential appeal costs will be assessed at the time the temporary planning permission finishes if needed.

RETAINED BUSINESS RATES

37. The calculation of Retained Business Rates included in the 2013/14 approved budget is attached as Appendix 3. These figures, with the exception of the estimated levy, were provided to the Government on the NNDR1 return for 2013/14. Of the estimated net rate yield of £26.027m, the Council would retain £2.740m after paying £20.685m to central Government, £2.342m to Lancashire County Council, and £0.260m to the Fire Authority. Much of the central Government share is reallocated to local authorities through other funding mechanisms.
38. Actual figures will be reported to the Government on the NNDR3 return. However, NNDR3 forecast figures can be produced throughout the year in order to review performance against estimated figures. Figures produced at the end of September suggest that we are broadly on target, with a projected net rate yield of £26.437m. However, there are a number of variances to arrive at that total, some of which could be of concern.
39. The NNDR1 included a £1m adjustment due to successful appeals by businesses. Pending an update on the latest appeals estimates at the end of November, the forecast figures have been adjusted to include £1m for appeals, and the net rate yield has been reduced to £25.437m as a consequence.
40. The current projection of empty and partly occupied premises reliefs is £0.699m, which is £0.276m higher than the £0.423m estimated for 2013/14. The total in 2013/14 will change as properties become occupied, void periods expire, and new voids arise.
41. Small business rate relief is forecast to exceed the estimate by £0.116m; and mandatory charity relief by £0.023m.

42. The net effect of all variances is a reduction in net rate yield of £0.590m, of which this Council's share would be a reduction of £0.118m. The impact of the reduction would be in 2014/15. Nevertheless this may be offset by an improved position in respect of appeals (see paragraph 39 above).
43. This is the first year of the new system of local retention of business rates, so monitoring of performance against the estimates is especially important. Figures for 2014/15 will have to be prepared before we have full year figures for 2013/14. The experience gained from regular monitoring of net rates yield should help to improve the accuracy of estimates for subsequent years.

GENERAL FUND RESOURCES AND BALANCES

44. With regard to working balances, and as per Appendix 1, we started the year with a balance of £2.060m. The approved MTFs proposes that working balances are to be no lower than £2.0m given the budgetary challenges facing the Council. The current forecast to the end of September shows that the General Fund closing balance will be around £2.102m as detailed in the table below.

Table 2 – Movement in General Fund Balance

General Balances	£m
Opening Balance 2013/14	2.060
Use of MRP saving to restructure debt.	(0.036)
Provisional revenue budget underspend	0.078
Forecast General Fund Balance 2013/14	2.102

45. Appendix 4 provides further information about the earmarked reserves and provisions that are currently available during 2013/14.

SECTION B: CURRENT FORECAST POSITION – CAPITAL

46. The Capital Budget for 2013/14 to 2015/16 as approved at Special Council in February and taking into account amendments reported to the Executive in June and August is as follows:
 2013/14: £12.956m
 2014/15: £1.170m
 2015/16: £1.184m
47. Capital expenditure to date as at 30 September 2013 is £1.040m.
48. The Council are transferring a contribution of £24k to Home Start as a contribution to a Children's Play Area. The Council is trustee for The Avondale Library Trust (proceeds from the sale of the former free library). The funds sit on the Council's balance sheet and will be transferred directly to Home Start.
49. A review of the capital programme with Heads of Service has taken place to focus on the likely expenditure for the remainder of the financial year and to bring forward schemes to utilise approved externally funding. The revised estimate of capital expenditure in 2013/14 is £4.276m.
50. The capital programme has an approved £6.75m budget for Chorley East Health Centre. This has been re-phased into 2014/15 to reflect the revised timescales for delivery.

- 51. A budget of £1m, financed by borrowing, was added to the capital programme to invest in the improvement of key potential business premises in the borough. To date £285k has been approved for the redevelopment of the former McDonalds building on (98 – 102) Market Street. A further £165k has been matched with funding of £143k from the Town Centre Reserve for the resurfacing of town centre car parks. The remaining £550k Regeneration budget has been re-profiled with £200k earmarked for the acquisition of strategic site(s) in 2013/14 and £350k currently uncommitted, transferring into 2014/15.
- 52. Officers estimate that expenditure on disabled adaptations in 2013/14 will be £366k, financed by £347k Disabled Facilities Grant and £19k from registered housing provider contributions. Of the remaining budget, financed from the Regional Housing Pot, it is proposed to transfer £80k to fund improvements at Cotswold House and carry forward £107k to 2014/15.
- 53. A residual budget of £391k, funded from Council Resources which was carried forward at year end, is to be removed from the capital programme following project completion. The revenue budget will be adjusted accordingly for the saving in the costs of borrowing.
- 54. If the proposals in this report are approved, £7.1m of capital expenditure financed by borrowing will be re-phased into 2014/15. This will in turn reduce the budgeted revenue consequences of borrowing in 2014/15 and transfer them into 2015/16. The next budget monitoring report will be updated to show the full consequences of all the approved amendments to the capital programme and their impact on the revenue budget.
- 55. When the capital budget for 2013/14 was approved an element of the investment programme was to be funded by a £360k capital receipt from ASDA following the sale of land to the south of Market Street. The proposal regarding the transfer of land has changed and instead the Council will receive a £100k capital receipt and a land swap. This means that the original capital funding needs to be revised.
- 56. Other capital receipts received to date this financial year total £120k. This is likely to be sufficient to fund the capital expenditure expected this financial year from the original £360k budget. The remainder will be delivered in 2014/15 and further receipts received this financial year and in 2014/15 will be reserved for first call to fund this investment.
- 57. If all the recommendations above and outlined in Appendix 4 are approved the revised capital programme will be:
 2013/14: £4.276m
 2014/15: £9.476m
 2015/16: £1.184m

DEVELOPER CONTRIBUTIONS

- 58. The Council’s balance of Section 106 and similar contributions from developers currently stands at £2.663m. The current capital programme has approved budget to utilise an allocation of £2.293m.
- 59. Further details of the budgets funded from external contributions are highlighted in the schedule of the capital programme in Appendix 4. A review of the balance of contributions available and any new proposals will be included in the next update to Executive Cabinet.

IMPLICATIONS OF REPORT

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

Finance	✓	Customer Services	
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Human Resources		Equality and Diversity	
Legal	✓	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

61. The financial implications are detailed in the body of the report.

COMMENTS OF THE MONITORING OFFICER

62. The Monitoring Officer has no comments.

GARY HALL
CHIEF EXECUTIVE

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Dave Bond	5488	28/10/13	Revenue and Capital Budget Monitoring 2013-14 Report 2

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General Fund Revenue Budget Monitoring 2013/14 Forecast to end of September 2013	Original Cash Budget	Impact of Council Restructure	Agreed Changes (Directorates)	Agreed Changes (Other)	Amended Cash Budget	Contribution to Corp. Savings (Staffing)	Contribution to Corp. Savings (Other)	Current Cash Budget	Forecast Outturn	Variance	Variance
	£	£	£	£	£	£	£	£	£	£	%
Chief Executive & Transformation	6,005,490			39,080	6,044,570	(50,000)		5,994,570	5,867,570	(127,000)	-2.1%
Partnerships, Planning & Policy	1,417,850			28,450	1,446,300			1,446,300	1,439,300	(7,000)	-0.5%
People & Places	6,560,040			255,080	6,815,120	(100,000)		6,715,120	6,869,120	154,000	2.3%
Directorate Total	13,983,380	-	-	322,610	14,305,990	(150,000)	-	14,155,990	14,175,990	20,000	0.1%
Budgets Excluded from Transformation Directorate Monitoring:											
Pensions Account	243,970				243,970			243,970	232,742	(11,228)	-4.6%
Benefit Payments	153,240				153,240			153,240	59,100	(94,140)	-61.4%
Corporate Savings Targets											
Management of Establishment	-			(200,000)	(200,000)	150,000		(50,000)	-	50,000	-100.0%
Reduction in Pension Rate	-			-	-			-	0	-	-
Efficiency/Other Savings	-			-	-			-	0	-	-
Total Service Expenditure	14,380,590	-	-	122,610	14,503,200	-	-	14,503,200	14,467,832	(35,368)	-0.2%
Non Service Expenditure											
Contingency Fund	-				-			-	0	-	-
Contingency - Management of Establishment	(200,000)			200,000	-			-	0	-	-
Efficiency/Other Savings	-				-			-	0	-	-
Revenue Contribution to Capital	-			435,950	435,950			435,950	435,950	-	-
Net Financing Transactions	261,350			17,000	278,350			278,350	235,400	(42,950)	-
Parish Precepts	530,240				530,240			530,240	530,234	(6)	-
Total Non Service Expenditure/Income	591,590	-	-	652,950	1,244,540	-	-	1,244,540	1,201,584	(42,956)	-
Total Expenditure	14,972,180	-	-	775,560	15,747,740	-	-	15,747,740	15,669,416	(78,324)	-0.5%
Financed By											
Council Tax	(6,340,200)				(6,340,200)			(6,340,200)	(6,340,200)	-	-
Grant for freezing Council Tax 2013/14	(64,570)				(64,570)			(64,570)	(64,570)	-	-
Revenue Support Grant	(3,861,960)				(3,861,960)			(3,861,960)	(3,861,957)	3	-
Retained Business Rates	(2,740,260)				(2,740,260)			(2,740,260)	(2,740,260)	-	-
Council Tax Transition Grant	(19,890)				(19,890)			(19,890)	(19,890)	-	-
New Homes Bonus	(1,805,030)				(1,805,030)			(1,805,030)	(1,805,040)	(10)	-
New Burdens Grant	(16,400)				(16,400)			(16,400)	(16,402)	(2)	-
Collection Fund (Surplus)/Deficit	(77,000)				(77,000)			(77,000)	(77,000)	-	-
Use of Earmarked Reserves - capital financing	-			(152,260)	(152,260)			(152,260)	(152,260)	-	-
Use of Earmarked Reserves - revenue expenditure	67,630			(563,020)	(495,390)			(495,390)	(495,390)	-	-
Conts in CGUA Reclassified as Revenue	-			(60,280)	(60,280)			(60,280)	(60,280)	-	-
Budgeted Contribution from General Balances	(114,500)				(114,500)			(114,500)	(114,500)	-	-
Total Financing	(14,972,180)	-	-	(775,560)	(15,747,740)	-	-	(15,747,740)	(15,747,749)	(9)	0.0%
Net Expenditure	-	-	-	-	-	-	-	-	(78,333)	(78,333)	-
General Balances Summary Position				Target	Forecast						
				£	£						
General Fund Balance at 1 April 2013				2,000,000	2,059,860						
Use of MRP for the reduction of debt.					(35,950)						
Provisional (Over)/Under Spend					78,333						
Forecast General Fund Balance at 31 March 2014				2,000,000	2,102,243						

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Appendix 2: New Investment approved in 2013/14 Revenue Budget

Directorate	INVESTMENT AREA	TOTAL NEW INVESTMENT £	2013/14 EXPENDITURE TO DATE £	COMMITMENTS £	TOTAL EXPENDITURE & COMMITMENTS £	BALANCE REMAINING £	NOTES
Chief Executive	Unify Credit Union	50,000	18,313	22,440	40,753	9,247	Committed spend: £14,250 half-year grant + £7,840 rent of 29 Market Street. Assume further £4k spend and £5k saving.
Chief Executive	Employee health scheme	20,000	10,352		10,352	9,648	Anticipated spend around £1,500 per month. Plus additional £6k for HMRC re 2012/13
Chief Executive	Campaigns and events	40,000	7,064	33,831	40,895	(895)	Balance remaining required for Christmas events.
Chief Executive	Private Property Improvement Scheme	50,000	0	50,000	50,000	0	Moved to reserve.
General Fund Below The Line	Regeneration of key town centre sites	40,000	23,000	17,000	40,000	0	To support the revenue costs associated with 98-102 Market Street
Partnerships Planning & Policy	16/17 year old drop in scheme	15,000	3,750	11,250	15,000	0	Service provided by the charity "Key" who will invoice quarterly.
Partnerships Planning & Policy	Support the expansion of local businesses	100,000	5,850	22,586	28,436	71,564	A number of projects are in the pipeline - encouraging SMEs to expand
Partnerships Planning & Policy	Support the expansion of local businesses	10,000	201	0	201	9,799	Commitment to an annual business event in Autumn 2013
Partnerships Planning & Policy	Inward investment delivery	350,000	22,564	16,436	39,000	311,000	Report to Exec Cabinet 20th June 2013 to approve the delivery of the recommended inward investment plan activities. Inward Investment Plan Photography £5,000 now commissioned Inward Investment Website £30,000 now commissioned Inward Investment Market St Consultation £4,000 now commissioned <u>Remaining allocations (not included in Commitments):</u> • Inward Investment Plan £78,500 • Choose Chorley Grant/Bringing forward employment sites/Market St Shop Fronts £196,000 • Chorley Works £35,000 Estimated likely carry over is £120,000
Partnerships Planning & Policy	Town Centre masterplan	30,000	33,873		33,873	(3,873)	Forecast overspend to be met from in year savings.
Partnerships Planning & Policy	Joint employment initiative with Runshaw College	50,000	20,625	0	20,625	29,375	Joint employment initiative with Runshaw College £50,000 (one off budget growth 13/14)
People & Places	Proactive clean up team	50,000	16,909	23,731	40,640	9,360	
People & Places	Tree Policy	30,000	14,535		14,535	15,465	Tree works went live in August. Budget expected to be fully spent in 2013/14.
People & Places	Play area improvements	100,000	0	0	0	100,000	Work will start after consultation, spend expected in quarter four.
People & Places	Community development and volunteering	70,000	13,775	27,550	41,325	28,675	There will be a saving in 2013-14. Work will be starting in August and update in quarter 3.
People & Places	Support to the VCFS Network	15,000	15,000	0	15,000	0	
People & Places	Neighbourhood Working	100,000	11,818	18,400	30,218	69,782	Awaiting final cost delivery before committing other priorities
People & Places	Extension & improvement of street furniture	65,000	20,199	35,957	56,156	8,844	The contract has been let and orders are being raised with spend expected in quarters two and three. The contract value is around £60k, with the remaining £5k for fitting and parts.
People & Places	Active Generation	31,000	19,053	536	19,589	11,411	
People & Places	Street Games	50,000	8,139	0	8,139	41,861	The programme for the remainder of 13/14 should fully utilise the budget. (miscellaneous employee costs)
People & Places	Free Swimming	7,500	7,500	0	7,500	0	Programme implemented with Active Nation for the summer period.
TOTAL		1,273,500	272,521	279,716	552,238	721,262	

Exclude from Growth Summary

People & Places	Car park pay and display income reduction	75,000	0	75,000	75,000	0	£50k overspend (loss of income) based on latest monitoring.
TOTAL		1,348,500	272,521	354,716	627,238	721,262	

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Appendix 3

Comparison of Business Rate Income to NNDR1 2013/14

	NNDR1 £000	NNDR3 Sep-13 £000	Variance From NNDR1 £000
Gross rate yield	31,521	31,519	(2)
Estimated change in receipts	(86)	(296)	(210)
Estimated adjustment due to appeals	(1,000)	(1,000)	0
Adjusted Gross Rate Yield	<u>30,435</u>	<u>30,223</u>	<u>(212)</u>
<i>Relief</i>			
Small Business Rate Relief	(1,612)	(1,728)	(116)
Charitable Relief	(1,846)	(1,869)	(23)
Empty / Partly Occupied Relief	(423)	(699)	(276)
Other Relief	(34)	(6)	28
Total Mandatory Relief	<u>(3,915)</u>	<u>(4,302)</u>	<u>(387)</u>
Discretionary Relief	(9)		9
Adjusted Gross Rate Yield (after reliefs)	<u>26,511</u>	<u>25,921</u>	<u>(590)</u>
Losses in collection	(350)	(350)	0
Cost of collection	(134)	(134)	0
Net Rate Yield (before transitional arrangements)	<u>26,027</u>	<u>25,437</u>	<u>(590)</u>
<i>Allocation of Net Rate Yield</i>			
Amount of NNDR to be paid to Central Government	13,014	12,719	(296)
Amount of NNDR to be retained by Chorley BC (before tariff/levy)	10,411	10,175	(236)
Amount of NNDR to be passed to LCC	2,342	2,289	(53)
Amount of NNDR to be passed to LFA	260	254	(6)
	<u>26,027</u>	<u>25,437</u>	<u>(590)</u>
<i>Calculation of Chorley BC retained NNDR</i>			
Amount of NNDR to be retained by Chorley BC (before tariff/levy)	10,411	10,175	(236)
Tariff to be paid to Central Government	(7,500)	(7,500)	0
Levy to be paid to Central Government	(171)	(53)	118
Estimated retained NNDR	<u>2,740</u>	<u>2,622</u>	<u>(118)</u>

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Appendix 4: Capital Programme

Capital Programme	2013/14			
	Year to Date Actual + Commitment	Full Year Budget (as at Aug-13)	Full Year Forecast (as at Oct-13)	Full Year Variance
	£'000	£'000	£'000	£'000
<i>Chief Executive's</i>				
Other Asset Improvements	21	38	38	0
Union Street refurbishment	11	11	11	0
White Hart	355	365	365	0
Demolition Clayton Brook Public House	43	74	74	0
Liberata Fees	31	0	0	0
Bengal Street Grant 2013-14	0	40	40	0
Chorley East Health Centre	0	6,650	0	-6,650
HR Management System	0	15	15	0
Regeneration Projects (other)	0	550	200	-350
Car Park Resurfacing	0	308	308	0
Market Street Refurbishment (98-102)	21	285	285	0
Thin Client Implementation	0	47	47	0
Unified Intelligent Desktop	25	28	28	0
Total Chief Executives	506	8,411	1,411	-7,000

2014/15		
Full Year Budget (as at Aug-13)	Full Year Forecast (as at Oct-13)	Full Year Variance
£'000	£'000	£'000
200	200	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	6,650	6,650
0	0	0
0	350	350
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
200	7,200	7,000

2015/16		
Full Year Budget (as at Aug-13)	Full Year Forecast (as at Oct-13)	Full Year Variance
£'000	£'000	£'000
200	200	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
200	200	0

Partnership Planning & Policy

Bengal Street Depot Accommodation	0	75	75	0
Affordable Housing Projects (s106)	0	74	74	0
Halliwell Street (s106)	0	153	153	0
St George's Street (s106)	0	272	272	0
Housing Renewal	0	54	0	-54
Disabled Facilities Grant	166	553	366	-187
Home Energy Repair Grants	0	3	3	0
Cotswold House Improvements	9	86	166	80
Climate Change Pot	11	20	20	0
Buckshaw Village Cycle Network (s106)	0	11	11	0
Buckshaw Village Rail Station (s106)	0	726	180	-546
Chorley Strategic Regional Site	0	391	0	-391
Eaves Green Link Road - contbn to LCC - (s106)	0	80	80	0
Highway Improvements Pilling Lane Area (s106)	0	150	0	-150
Puffin Crossing Collingwood Letchworth (s106)	0	48	48	0
Total Partnership Planning & Policy	186	2,695	1,447	-1,248

0	0	0
0	0	0
0	0	0
0	0	0
0	54	54
573	680	107
0	0	0
0	0	0
0	0	0
0	0	0
0	546	546
0	0	0
0	0	0
0	150	150
0	0	0
573	1,430	857

0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
585	585	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
585	585	0

People and Places

Pilling Lane CCTV (s106)	0	30	30	0
Adlington Play Facilities (s106)	0	103	20	-83
Astley Hall & Park Development	4	196	214	18
Cenotaph Footpath	3	0	0	0
Memorial Arch Astley Park	64	54	54	0
Astley Hall Farmhouse	4	30	30	0
Big Wood Reservoir	0	12	12	0
Clayton Brook Village Hall Extension	0	135	35	-100
Duxbury Golf Course Capital Works	89	95	95	0
Eaves Green Play Development (s106)	7	184	70	-114
Leisure Centres Improvements	191	364	364	0
Play & Recreation Fund (s106)	0	24	24	0
Play Recreation POS Projects (s106)	0	232	80	-152
Rangletts Recreation Ground (s106)	20	222	222	0
Recycling receptacles	74	110	110	0
Yarrow Valley Country Park Reservoir Work	47	60	60	0
Total People and Places	503	1,851	1,419	-432
Total Capital Programme	1,195	12,956	4,276	-8,680

0	0	0
0	83	83
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	100	100
0	0	0
0	114	114
282	282	0
0	0	0
0	152	152
0	0	0
115	115	0
0	0	0
397	846	449
1,170	9,476	8,306

0	0	0
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0	0	0
0	0	0
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0	0	0
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0	0	0
0	0	0
0	0	0
284	284	0
0	0	0
0	0	0
0	0	0
115	115	0
0	0	0
399	399	0
1,184	1,184	0

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Report of	Meeting	Date
Chief Executive (Introduced by the Executive Member for Resources, Policy and Performance)	Executive Cabinet	21 November 2013

CHORLEY PARTNERSHIP PERFORMANCE MONITORING QUARTER TWO 2013/14

PURPOSE OF REPORT

1. To update the Executive on the performance of the Chorley Partnership during the second quarter of 2013/2014, from 1 July to 30 September.

RECOMMENDATION(S)

2. That the report be noted.

EXECUTIVE SUMMARY OF REPORT

3. This report follows the new format of partnership performance reports. It sets out the priorities and performance of the Chorley Partnership for the second quarter of 2013/2014, from 1 July to 30 September.
4. The report presents to Members the priorities of the partnership groups and how successfully they have been delivering against those priorities. This is a move away from using performance indicators towards providing some contextual information regarding the work that has been delivered and what impact and outcomes this has achieved.
5. Overall progress against priorities is excellent, of the eighteen priorities identified across the partnership, fifteen are rated as green, one is amber and two are rated as not started.

Confidential report Please bold as appropriate	Yes	No
--	-----	-----------

Key Decision? Please bold as appropriate	Yes	No
--	-----	-----------

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

6. To facilitate the on-going analysis and management of the Chorley Partnership's performance.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. None.

CORPORATE PRIORITIES

8. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	✓	A strong local economy	✓
Clean, safe and healthy communities	✓	An ambitious council that does more to meet the needs of residents and the local area	✓

WHAT HAS BEEN ACHIEVED IN QUARTER TWO?**CHORLEY PARTNERSHIP EXECUTIVE**

9. During the second quarter of 2013/2014, the partnership have considered and progressed the following issues in conjunction with the sub-groups:
- i. Established clear links into the Lancashire Health and Wellbeing Board by co-opting Sakthi Karunanithi, Director of Population Healthcare at Lancashire County Council onto the Executive. The Chorley & South Ribble Health & Wellbeing Partnership have undertaken an exercise to map and link the priorities of the two groups to assess where they can support each other.
 - ii. Scoped and progressed a new Health Impact Assessment for Chorley and South Ribble to consider the provision of health services in relation to larger developments.
 - iii. Developed an action plan to target and decrease levels of alcohol harm in under 18s.
 - iv. Currently undertaking a review of local partnership arrangements in relation to the Chorley and South Ribble Community Safety Partnership including the responsible authorities and officer working group.
 - v. Developed links with partners into Chorley's Credit Union, in particular Lancashire Teaching Hospitals Trust and their 7,000 employees
 - vi. Agreed to be an area of best practice and a potential future pilot for looking at information sharing around vulnerable people in conjunction with Lancashire Fire and Rescue Service
10. The priority for the Executive for 2013/14 is to mitigate the impact of the welfare reforms on vulnerable people. In the second quarter, they have delivered the following;
- a. Developed an early support scheme to help families who are struggling financially in the light of Welfare Reforms. Partner organisations will complete a referral to Help Direct who will then provide tailored assistance and advice to the family.
 - b. Worked with the Department for Work and Pensions to secure funding for a project to help move unemployed people towards the job market.
 - c. Supported the DWP Work Programme in Chorley through sharing information on the programme and raising awareness of related services such as the Universal Job Match.
 - d. Discussed the Chorley Works project which will incentivise employers and support local people into sustainable jobs through a recruitment/wage subsidy with training and travel allowance – further discussions are on-going with specific partners.
 - e. Completed a review of the provision of hot meals for older people taking into consideration issues linked to social isolation.
 - f. Agreed a pilot programme to address gaps in provision of hot meals identified in relation to older people in rural areas.

11. A pilot programme led by the council has been developed to commence in Western Parishes from November 2013. The pilot will offer a meals on wheels service to residents who may be vulnerable and/or at risk of social isolation. The pilot will be reviewed in February 2014 to assess the level of take up of the service at which point options will be developed regarding the way forward.

SUB GROUP PERFORMANCE AGAINST PRORITIES

12. The following tables show the delivery of the sub groups against their priorities. It indicates if progress is green (progressing according to plan), amber (the priority has a problem with achieving the aims and action is being taken to resolve this), red (the priority has a problem with achieving the aims and requires action to achieve its objectives) and not started. It provides an update on the outputs of the work in the second quarter, and where possible provides a performance indicator to demonstrate progress against targets. There is work being done with the sub groups to attempt to match an indicator to every priority.

Chorley & South Ribble Health & Wellbeing Partnership		
Priority	Status	Activity
a. Accessibility – ensure high quality health services and interventions are readily available to our citizens	Green	<ul style="list-style-type: none"> The scoping work has been completed across the Chorley and South Ribble Local Strategic Partnerships to look at health infrastructure and provision necessary to meet demands of future population growth across Chorley and South Ribble. The progress of Friday Street Health Centre continues to be monitored and an update has been requested from the CCG.
b. Independence – provide services, interventions and support that enables of citizens to live independently in the community	Green	<ul style="list-style-type: none"> Chorley Council has secured funding, understood to be in the region of £40K, from LCC to run a Warm Homes Healthy People Programme this winter. Funding for Disabled Facilities Grants has been confirmed and LCC will control the budget. The partnership will need to ensure that the case for Chorley is made to ensure funding for our Disabled Facilities Grants programme is provided. The partnership is also undertaking a review with South Ribble to look at any improvements that can be made with the process. The Chorley time credit programme (SPICE) has now launched across Chorley and provides a wide range of opportunities for volunteering. In addition ‘time out’ opportunities are expanding for time credit earners to spend and experience new activities.
c. Activity – provide the infrastructure and incentives for citizens to undertake activities that promote good health and wellbeing	Green	<ul style="list-style-type: none"> A project is currently being developed to link in with GP surgeries to encourage patient take up of health check service. A project in Western Parishes to address impact of social isolation is being delivered. Initial survey of residents and service users undertaken (note links to Independence priority above)

Economic Development Partnership		
Priority	Status	Activity
a. Thriving town centre	Green	<ul style="list-style-type: none"> The Town Centre Masterplan has now been finalised and the key projects and priorities have been identified. Construction work has now started to re-open Market St. Following the car park pricing trial, this scheme has now been adopted. The tender has been awarded for Market St/Gillibrand St redevelopment. Consultation is underway for refurbishing Market St shop fronts.
b. Promote and increase inward investment	Green	<ul style="list-style-type: none"> The Inward Investment Plan has been finalised and an accompanying campaign has been developed including a launch plan and initial activity. The Inward Investment offer includes a soft landing scheme and Choose Chorley Grant which is now in place. The inward investment website has also been commissioned. The campaign should start to raise Chorley's profile as a potential location for business amongst investors and advisors, communicating the advantages of Chorley as a place to do business and the offer available.
		<p><i>Number of jobs created through Inward Investment:</i></p> <ul style="list-style-type: none"> Quarter two: 18 Year to date: 38
c. Business support to new and existing businesses	Green	<ul style="list-style-type: none"> Business Advisors are in place to support start-up and existing businesses. Support for businesses includes a programme of workshops, the Choose Chorley Business Network, Choose Chorley newsletter and a number of grant programmes.
d. Supporting young people through education, training and fostering entrepreneurship	Green	<ul style="list-style-type: none"> The Joint Employment Support Initiative with Runshaw College is now fully operational and Runshaw have supported a positive number of apprentices to date with further cases identified for support over the coming months. The project work delivered by the NEET task and finish group is now complete although the group continue to meet to ensure a coordinated approach.
e. Reducing the gap in our most deprived communities	Green	<ul style="list-style-type: none"> Work is on-going throughout the wider partnership to develop the Credit Union, to further develop the time credits volunteering programme in Chorley, and a host of initiatives with regards to welfare reforms are on-going.

Chorley & South Ribble Community Safety Partnership		
Priority	Status	Activity
a. Domestic Violence and Violent Crime	Green	<ul style="list-style-type: none"> All five of the actions for this priority in 2013/14 are rated as green. Projects have been initiated in order to reduce repeat offending in non-statutory perpetrators and improving multi-agency communication. Job shadowing opportunities between domestic abuse stakeholders have been identified and incorporated into core business. As part of the Select Move consultation, feedback has been provided in relation to the housing of perpetrators near to previous partners and it has been agreed that training will be provided to front line practitioners. Initial meetings have been carried out in relation to the development of the violent crime reduction plan.

		<p><i>Domestic Abuse</i></p> <ul style="list-style-type: none"> ○ Quarter two (compared to quarter two 2012/13): - 19.2%
b. Child Sexual Exploitation	Green	<ul style="list-style-type: none"> • Of the three actions for this priority in 2013/14, two are rated as green and one is rated as Red - this regards school safeguarding leads having access to level two Child Sexual Exploitation training by Lancashire Constabulary Public Protection Unit. <p>Due to recent changes within the Police Public Protection Unit, level two training is not going to be available this financial year. However developments have been made in creating a 'short session' which can be delivered in a multi-agency capacity. These sessions are likely to take place before December 2013. School safeguarding leads will be provided with the training as a priority.</p>
c. Reduce Anti-Social Behaviour	Green	<ul style="list-style-type: none"> • Both actions are green and projects are underway to reduce the number of ASB incidents especially in vulnerable groups and locations and reduce crime and ASB associated with fire setting during key periods. The borough wide ASB plan has been developed and will be implemented during quarter two and quarter three. <p><i>Anti-Social Behaviour</i></p> <ul style="list-style-type: none"> ○ Quarter two (compared to quarter two 2012/13): - 6.2%
d. Reoffending - Young Offenders	Not started	<ul style="list-style-type: none"> • There are three actions, one of which is green and two are not started. <p>This is because the actions relate to the youth offending conditional cautions and this will not be introduced into Lancashire until late autumn at the earliest. Once implementation plans have been agreed actions should commence by the end of quarter three.</p>
e. Acquisitive Crime (Burglary dwelling and vehicle crime)	Green	<ul style="list-style-type: none"> • Three actions have been identified, all of which are green. <p>Operations are in progress aiming to reduce thefts by insecurity and disrupting cross boarder criminals. Quarter two saw three ANPR operations conducted and three more are planned for quarter three. Initial meetings have been conducted with stakeholders to embed recurrent insecurity messages within core service delivery in the most cost effective way as possible.</p> <p><i>Burglary Dwelling</i></p> <ul style="list-style-type: none"> ○ Quarter two (compared to quarter two 2012/13): - 28.8%
f. Killed and Seriously Injured	Green	<ul style="list-style-type: none"> • Of the three actions, all are green. Work is on-going to increase participation in the promotion of road safety messages. <p>The 'Beats' road safety project is now actively being delivered in schools across the Borough and will be concluded in March 2014. The training of front line staff is progressing and a number of officers are already trained to offer advice on key road safety issues including the correct fitting of child seats.</p>

Chorley Children's Trust		
Priority	Status	Performance
a. Things to do and places to go for children, young people and families	Green	<ul style="list-style-type: none"> A programme of activities for children and young people aged 0-11 and 11-18 is now underway and postcode data is available to show who has attended activities and where. The Making It Happen Youth Ambassador project has been delayed to ensure that the launch is effective and mechanisms are in place to sustain engagement with young ambassadors.
b. Identify and respond to the emotional and social wellbeing of children and young people	Not started	<ul style="list-style-type: none"> Services for young carers have been examined in light of a recent decommissioning and the Trust is working with the Barnardos young carers project to ensure that young carers are directed towards this service. <p>Lancashire County Council has been identified as the lead for this work and the main bulk of this (to consider the data available in this area) is scheduled to commence in the second half of the year.</p>
c. Prevention & Early Intervention Support for Children, Young People and Families	Green	<ul style="list-style-type: none"> A range of prevention and early intervention initiatives are in place including the familywise project which is delivered by child action North West. These commissions came to an end in September at which point they were extended until December 2013 to enable the mini competition phase to be completed and the formal award of contracts.
d. Reducing Young People Not in Education, Employment or Training	Amber	<ul style="list-style-type: none"> Numbers of NEET young people have increased at quarter two due to school leavers and unknown destinations although figures published for Oct 2013 show that on receipt of destination records, the number has reduced to 4.7%. The Runshaw College project has also started to support positive numbers of young people in apprenticeship schemes.
		<p><i>Chorley NEET</i></p> <ul style="list-style-type: none"> September 2013: 7.5%

IMPLICATIONS OF REPORT

13. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	✓	Policy and Communications	

GARY HALL
CHIEF EXECUTIVE

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Sarah James	5348	25 Oct 2013	Chorley Partnership 2nd Quarter Report



Report of	Meeting	Date
Chief Executive (Introduced by the Executive Member for Resources, Policy and Performance)	Executive Cabinet	21 November 2013

CHORLEY COUNCIL PERFORMANCE MONITORING QUARTER TWO 2013/14

PURPOSE OF REPORT

1. This monitoring report sets out the performance against the delivery of the Corporate Strategy and key performance indicators during the second quarter of 2013/14, 1 July to 30 September.

RECOMMENDATION(S)

2. That the report be noted.

EXECUTIVE SUMMARY OF REPORT

3. This report sets out performance against the Corporate Strategy and key performance indicators for the second quarter of 2013/14, 1 July to 30 September 2013. Performance is assessed based on the delivery of key projects, against the measures in the 2012/13 – 2015/16 Corporate Strategy and key service delivery measures.
4. Overall performance of key projects is excellent, with the majority of the projects complete, on track or scheduled to start in quarter 3. One project, develop a youth ambassador scheme, has been rated amber due to issues relating to timescales in delivering initial actions however work is now underway to bring this project back on track.
5. Overall performance of the Corporate Strategy and key service measures remains strong. 73% of the Corporate Strategy measures and 71% of the key service measures are performing above target, within the 5% tolerance or have been presented for base lining purposes.
6. The Corporate Strategy measures performing below target are; the percentage of 16-18 year olds who are not in education, employment or training (NEET), the percentage of domestic violence detections and the percentage of customers dissatisfied with the way they were treated by the council. Action plans have been developed to outline what action will be taken to improve performance.
7. The key service delivery measures performing below target are: the time taken to process Housing benefit/Council Tax benefit new claims and change events, and the percentage of major planning applications determined within 13 weeks. Again, action plans have been included within the report to outline what actions are being taken to improve performance.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)
(If the recommendations are accepted)

8. To facilitate the on-going analysis and management of the Council’s performance in delivering the Corporate Strategy.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

9. None

CORPORATE PRIORITIES

10. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	x	A strong local economy	x
Clean, safe and healthy communities	x	An ambitious council that does more to meet the needs of residents and the local area	x

BACKGROUND

11. The Corporate Strategy is the key strategic document for the authority and includes performance indicators and key projects which focus on delivering the Council’s four priorities. The Corporate Strategy also continues to align to the priorities set out in Chorley’s Sustainable Community Strategy, delivery of which is taken forward by the Chorley Partnership.
12. This report includes an update on the key projects and targets set out in the 2012/13 – 2015/16 Corporate Strategy.

PERFORMANCE OF KEY PROJECTS

13. Following the refresh of the Corporate Strategy in November 2012, there are 20 key projects for 2012/13 – 2015/16. At the end of the second quarter overall performance of key projects is excellent with 19 of the 20 projects (95%) on track, complete or scheduled to start later in the year.
14. At the end of the second quarter, eighteen projects (90%) were rated green, meaning that they are either complete or progressing according to timescale and plan:
- Develop volunteering in the borough
 - Implement a programme to support the expansion of local businesses

- Trial re-opening of Market Street
- Migrate services into the front office
- Chorley sports village
- Deliver affordable homes through the use of Council assets
- Produce a development plan for Astley Park
- Support the development of Friday Street Health Centre

Complete:

- Introduce local solutions to address homelessness
- Develop and deliver a scheme to improve housing standards
- Launch the civic pride campaign
- Establish a process to deliver WTWF's
- Produce an inward investment plan
- Implement a joint employment initiative with Runshaw College
- Implement improvements to neighbourhood working
- Develop a Town Centre masterplan
- Deliver a project to improve the productivity of council services
- Tackling fuel poverty (Phase 2)

15. One project (5%) had not started by the end of the second quarter. It is scheduled to commence in quarter 3 in order to balance out project work with core business and manage staff capacity.

- Improving access to services

16. One project (5%) is currently rated as 'amber', which is early warning that there may be a problem with this project.

Project Title		Project Status
Develop a youth ambassador scheme		Amber
Explanation	The project is delayed as the initial launch resulted in limited take up by young people. Therefore, it was decided to wait until schools returned and the online form was finalised to ensure maximum impact. Initial issues in developing the online form and complying with information legislation when working with young people's email addresses have now been rectified. However, the first meeting of young ambassadors will be delayed in order to assess the level of interest that is generated from contact with schools and the overall number of young people signing up to the initiative. The title of the project has been amended so that it more accurately reflects the objectives of the project.	

Action Required	Progress of the sign up process will be assessed and future meeting dates confirmed including a date for a young people’s conference event. Next steps include identifying how best to achieve sustained engagement with Young Ambassadors and allocating the internal resources needed to deliver the different aspects of the project.
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PERFORMANCE OF CORPORATE STRATEGY MEASURES

17. At the end of the second quarter, it is possible to report on 11 of the key performance indicators within the Corporate Strategy. Seven indicators (63%) were performing on or better than target. The full outturn information for the performance indicators is included at Appendix A.
18. The following indicators are performing better than target:
 - Number of long term empty properties in the borough
 - The number of visits to Council's leisure centres
 - Number of young people taking part in 'Get Up and Go' activities
 - Number of Homelessness Preventions and Reliefs
 - Number of affordable homes delivered
19. Two indicators are baseline indicators in order to establish a meaningful target:
 - Number of jobs created through targeted interventions
 - Number of jobs created through inward investment
20. One indicator (9%) is performing slightly below target, but within the 5% tolerance threshold:
 - Overall employment rate
21. Three indicators (27%) performed below target; the percentage of 16-18 year olds who are not in education, employment or training (NEET); the percentage of domestic violence detections and the percentage of customers dissatisfied with the way they were treated by the Council.
22. The table below gives the reasons for this worse than anticipated performance, and the steps that are being taken to improve performance. A brief analysis of trend has also been provided to give some context to the performance value:

Performance Indicator		Target	Performance
%16-18 years olds not in employment, education or training (NEET)		5%	7.5%
Reason below target	The counting methodology has changed for 2013/14. LCC has a statutory responsibility to track young people and ascertain their destination on an ongoing basis. If however they are unsuccessful in contacting them then their destination will be updated to “Not Known”. From 2013/14 onwards, the Department for Education have announced that NEET young people will no longer become “not known” even if contact with them is lost. They will stay NEET until confirmation that they have moved into another destination is received. Therefore, the 8% not		

	<p>knowns who were previously EET have been counted back into the NEET numbers.</p> <p>Also between May and September there is generally a peak in the NEET figure due to College leavers and performance has improved significantly at the end of quarter 2.</p>
Action required	<p>As at September 2013, the enrolment lists for colleges and sixth forms, which confirm the destination of Year 11, 12 and 13 pupils, were not available. However, the outstanding information has now been received, and as at October 18, NEET has dropped to 4.7%</p>
Trend	<p>Performance at the end of quarter 1 2013/14 was 6.1%. Under the old counting methodology at the end of quarter 2 2013/14, performance would be 5.9% compared to 5.8% at the same time last year.</p>

Performance Indicator		Target	Performance
% of domestic violence detections		70%	64%
Reason below target	<p>There are a number of factors that limit the ability to influence performance in this area. A key reason is the police simply not having the breakthrough that they need to secure detection including insufficient evidence. This could be related to none cooperation of the victim due to numerous complex factors such as personal circumstances and relationship with the perpetrator. The recorded difference will be a handful of cases. Positively, the domestic violence and wider violent crime figures have shown a reduction which suggests that early intervention and repeat offender prevention measures are proving effective.</p>		
Action required	<p>Mechanisms are in place to make sure that officers follow the correct procedures to ensure that the chances of achieving detection are positive. It is understood that officers are doing this and the procedure is regularly reviewed at tasking meetings and via the input of stakeholders not limited to IDVA's. A number of wider interventions are also being developed including a programme aimed at preventing repeat incidents of domestic violence working with both perpetrators and victims.</p>		
Trend	<p>Quarter one 2013/14 was 68%. The year end figure for 2012/13 was 70.5%.</p>		

Performance Indicator		Target	Performance
% of customers dissatisfied with the way they were treated by the Council		20%	28.2%
Reason below target	<p>Although performance has seen a slight improvement in quarter 2, the main reason for dissatisfaction identified by customers continues to be that they did not receive a response or did not receive a response in a timely manner. Analysis of cases since January 2013 shows that around 30% of dissatisfaction relates to waste and keeping customers informed of requests in relation to collection and container delivery. Work has been undertaken with the contractor to ensure that cases aren't closed off before a container has been delivered. In around 5% of cases the dissatisfaction is related to a Lancashire County Council service or issue, primarily highways. Excluding these cases would reduce the overall level of dissatisfaction</p>		

	and bring us closer to the 20% target although Chorley Council still retain a level of responsibility and ownership for the customer enquiry.
Action required	Waste officers will continue to monitor the completion of requests by the waste contractor to ensure that customers are accurately kept informed of progress. Work is also underway to improve the hand off with Lancashire County Council including setting clear expectations at the first point of contact and identifying Lancashire County Council services on the Chorley council website so that customers are clear of the division of services.
Trend	In comparison at the end of quarter one 2013/14, dissatisfaction was 28.5%

PERFORMANCE OF KEY SERVICE DELIVERY MEASURES

23. There are some important indicators that are not included within the Corporate Strategy, but are measured locally as indicators of service performance. There are seven indicators that can be reported at the end of the second quarter. The full outturn information is included at Appendix B: Key Service Delivery Measures.

24. The following are performing better than target:

- Vacant town centre floor space - Town Centre Vacancy is now 4.76% in comparison to 7.15% last quarter.
- % other planning applications determined within 8 weeks
- Supplier Payment within 30 days
- Number of households living in Temporary Accommodation

25. One indicator is performing slightly below target, but within the 5% tolerance threshold:

- % minor planning applications determined within 8 weeks

26. There are currently two indicators that are performing worse than target:

- Average time taken to process housing and council tax benefit new claims and change events
- % major planning applications determined within 13 weeks

The table below gives the reasons for this worse than anticipated performance, and the steps that are being taken to improve performance:

	Performance Indicator	Target	Performance
	Time Taken to process HB/CT benefit new claims and change events	10 days	11.67days
Reason below target	Through the second quarter the service has continued to experience high volumes of work as well as increased pressure on resources with reduced capacity due to maternity leave. Welfare reforms changes have also placed increased demand on the service due to higher volumes of discretionary housing applications.		

Actions required	Performance has shown improvement and the service manager will continue to monitor demand and impact on resources. Revenues and benefits processes are continually being improved including a dedicated piece of work to develop technology and increase overall productivity. A significant improvement in performance is anticipated towards the end of the financial year.
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Performance Indicator	Target	Performance
% major planning applications determined within 13 weeks	70%	45.7%
Reason below target	Community Infrastructure Levy charging which commenced from 1 st September 2013 resulted in a rush of Section 106 sign-offs which had previously been left dormant by developers in the period to the end of August 2013.	
Actions required	Planning is working with developers to ensure that wherever possible developers submit future Major applications in the year ahead to meet the council's Development Control Committee cycle and is working with the legal team to try to expedite the successful resolution of any Section 106 Agreements required in order for permissions to be issued by the target date.	

IMPLICATIONS OF REPORT

27. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	✓	Policy and Communications	










GARY HALL
CHIEF EXECUTIVE

There are no background papers to this report.

Report Author	Ext	Date	Doc ID
Victoria Willett	5061	25 October 2013	Second Quarter Performance Report 2012/13



Appendix A: Performance of Corporate Strategy Key Measures








 Performance is better than target
  Worse than target but within threshold
  Worse than target, outside threshold

Indicator Name	Polarity	Target Value	Performance Value	Symbol	Trend
Overall employment rate	Bigger is better	80%	78.1%		↓
Number of jobs created through targeted interventions	None	0	102		NA
Number of jobs created through inward investment	None	0	18		NA
The % of 16-18 year olds who are not in education, employment or training (NEET)	Smaller is better	5%	7.5%		↓
% of domestic violence detections	Bigger is better	70%	64%		↓
The number of visits to Council's leisure centres	Bigger is better	500,000	543,695		↑
Number of young people taking part in 'Get Up and Go' activities	Bigger is better	7,500	13,771		↑
Number of affordable homes delivered	Bigger is better	50	58		↑
Number of Homelessness Preventions and Reliefs	Bigger is better	100	181		↑
Number of long term empty properties in the borough	Smaller is better	240	217		↑
% of customers dissatisfied with the service they have received from the council	Smaller is better	20%	28.2%		↑

Trend shown is for change from quarter 1.

Appendix B: Performance of key service delivery measures

 Performance is better than target
  Worse than target but within threshold
  Worse than target, outside threshold

Indicator Name	Polarity	Target Value	Performance Value	Symbol	Trend
Average time taken to process new claims and change events	Smaller is better	10Days	11.67Days		↑
Vacant Town Centre Floor Space	Smaller is better	7%	4.76%		↑
% MAJOR planning applications determined within 13 weeks	Bigger is better	70%	45.7%		↓
% MINOR applications determined within 8 weeks	Bigger is better	65%	64.9%		↓
% OTHER applications determined within 8 weeks	Bigger is better	80%	81.9%		↓
Supplier Payment within 30 days	Bigger is better	98%	100%		→
Number of households living in Temporary Accommodation	Smaller is better	25	15		↓

Trend shown is for change from quarter 1.

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Report of	Meeting	Date
Director of People and Places (Introduced by the Executive Member for People)	Executive Cabinet	21 November 2013

SPORTS VILLAGE FEASIBILITY STUDY - REVIEW

PURPOSE OF REPORT

- To inform members what has come out of a review of the 2007 Sports Village Feasibility Study and what actions are proposed for the future.

RECOMMENDATION(S)

- That Executive Cabinet;
 - Note the review of the feasibility study, and that there is no prospect of a Sports Village, as originally envisaged, being delivered at this point in time.
 - Note that various early discussions are taking place with partners to develop sports facilities in the Borough and that officers will bring reports to Executive Cabinet, as appropriate, when any decisions are required that involve the Council's input, eg funding, land etc.

EXECUTIVE SUMMARY OF REPORT

- The review of the 2007 Study has highlighted the following:
 - Sports clubs/organisations that have land want to keep it and enhance it, rather than pool resources in one site.
 - Clubs that are looking to lease land do not require the land to be on a single site.
 - There is an appetite amongst clubs, organisations and schools to work in partnership, on a site by site basis, to enhance the sporting offer in the Borough.
 - External funding for a large single site project is extremely limited.
 - Revenue funding, without the pooling of resources and the consolidation of assets, would be an impossible task, given the current financial climate. As mentioned above, there is no appetite for pooling and, in the case of the Council, there is no business case to support the consolidation of assets.
 - On a site by site basis, there are opportunities to work innovatively to enhance facilities. This is evidenced by the recent developments at Chisnell Playing Fields, Euxton Skatepark and Chorley Rugby Union Club, for example.
 - The draft Play, Open Space and Playing Pitch Strategy provides an improved strategic context for projects.
 - The review has opened up a number of opportunities for the Council to work with stakeholders on individual projects/developments. It is recommended that these continue and that reports be brought to the Executive if any of them progress and require the Council's input.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- 4. Although there are no plans to initiate a Sports Village project, as originally envisaged, there are opportunities to work with a variety of partners to enhance the sporting offer in the Borough. At this stage Executive Cabinet are asked to note these potential developments and that if any of them progress, and require the Council’s input, separate reports will be brought to the Executive.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 5. One option would have been not to revisit the Sports Village feasibility study. Members agreed, at the policy setting Council meeting, that the review of the previous study would be a corporate project.

CORPORATE PRIORITIES

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

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy communities	✓	An ambitious council that does more to meet the needs of residents and the local area	

BACKGROUND

- 7. In 2007, the Council commissioned Strategic Leisure Limited to undertake a feasibility study into the proposals for the development of a Chorley Sports Village. The study was funded by the former North West Development Agency.
- 8. For clarity a Sport Village typically comprises of a number of significant leisure facilities eg a stadium, athletics track, indoor sports hall etc, often with health\education facilities incorporated, and are based in the same location. Leigh Sports Village is a local example of such a facility.

2007 FEASIBILITY STUDY

- 9. The key recommendation from the 2007 feasibility study was:

‘Based on the work undertaken to address the scope of the study, the recommendation has to be that the project does not currently move forward due to a lack of funding (capital and revenue) and a lack of any identified strategic context.

However, the report went on to say:

‘However, we recognise and understand that there is a momentum behind the project and a great deal of local interest, support from the Chorley community and a need for a central base in the borough for field based sports with good quality changing facilities.’

REVIEW OF THE STUDY

- 10. In order to review the study, and the possibility of developing a Sports Village, numerous meetings have taken place with key stakeholders. This has involved meetings with sports clubs\bodies who have their own sites, land owners with land currently used or with the

potential to base sports activities, sports clubs with aspirations to grow their clubs and schools. These meetings have been in groups and then, when appropriate, have been followed up with individual meetings.

11. From the meetings, it is clear that many clubs/organisations are keen to see improved facilities they offer their existing, and potential members and users. However, all the clubs want to develop and enhance their own existing facilities. There was no evidence of clubs/organisations being willing to pool resources into one large facility. On a positive note, many clubs/organisations recognised the benefits of working in partnership and were willing to work with others to deliver improvements.
12. The consensus among partners with sports facilities is that they would prefer to develop and enhance their existing provision, and for some, to add to it. Likewise, those clubs without facilities are looking for a base to lease and it is not a requirement for this to be part of a larger complex.
13. Since 2007, a number of sports facility projects have come to fruition that has enhanced the sporting offer in the Borough. These include, for example:
 - Opening of the synthetic turf pitch at Buckshaw Village.
 - The Council's continued investment in All Seasons Leisure Centre, Clayton Green Leisure Centre and Brinscall Pool.
 - Significant improvements to Chisnell Playing Fields, by Chorley Panthers; involving a lease and funding from Chorley Council, plus a private donation and funding from the governing body.
 - The new Euxton Skatepark facility, by Euxton Parish Council; involving a lease and funding from Chorley Council, plus external funding and Parish Council funding.
 - Improvements following funding applications to various grant programmes at Chorley Cricket Club, Bretherton Parish Council bowling hut, Mawdsley Cricket Club pavilion and Brinscall JFC improvements to School Lane pitches, for example.
 - Chorley Rugby Union Club's development plans have recently received planning permission and will enhance provision for many clubs
14. The discussions have highlighted various potential projects. The Council's involvement varies with these projects. Some require the Council's advice and support, some would require the Council leasing land to clubs and some are more substantial and could require Council resources. At this stage all of the discussions are at an early stage. As and when the projects are worked up, any projects requiring Council input will be brought to the Executive for any approvals required.
15. The funding landscape has changed significantly since 2007. The opportunities to attract external capital funding for a project on the scale of the Sports Village have reduced. Members will recall that the capital funding, in addition to the revenue funding, was identified as an issue in 2007. Currently, for example, Sport England's Strategic Facilities Fund has £30m of lottery funding allocated for 2013/17. Applications are invited in a solicited-only basis and grants of between £0.5m and £2m will be considered. Competition for this funding will be extremely tough.
16. Given the very good condition of the Council's leisure centres and increasing attendances there is no business case for looking at consolidating provision. Initial financial appraisals do not provide any evidence that there would be any financial advantages of such an approach.

17. Revenue funding was also identified as an issue in the 2007 Study. Given the reduction in the Council, and potential partners, funding, this is even less viable now than it was 6 years ago.
18. The previous study also identified a lack of any identified strategic context. The review of the previous study has been included within the Council's Corporate Strategy. However, the allocation of land for a single site sports village does not feature in the Council's Local Development Framework. Chorley has not been identified as a strategic site within the development plans of sports governing bodies. That said, many governing bodies do include objectives about increasing the quality of facilities, including ancillary facilities, and innovative solutions that increase participation.. Although this does little to enhance the case for a sports village, it dose present opportunities for smaller projects to access funding, with their respective governing bodies strategic support.
19. At the last Executive Cabinet meeting, a draft Play, Open Space and Playing Pitch Strategy was approved for the purpose of consultation. The consultation runs until 17 January 2014. The Strategy provides the following visions:

“To secure the future provision, improvement and maintenance of play areas, open space and playing pitches in Chorley, supporting safe, healthy and sustainable communities and serving the needs and aspirations of the residents of Chorley.

Ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities promoting their usage and improving health and wellbeing of all.”
20. The Strategy provides an evidence base and rationale to help secure external funding future improvement and additional provision of facilities within the Borough. It will also provide strategic direction for the allocation of S106 resources in the future.
21. Although the strategic context does not highlight the need for a large single site sports village, there is a strategic context to support individual sites.
22. The review has highlighted the following:
 - Sports clubs/organisations that have land want to keep it and enhance it themselves, rather than pool resources in one site.
 - Clubs that are looking to lease land do not require the land to be on a single site.
 - There is an appetite amongst clubs, organisations and schools to work in partnership, on a site by site basis, to enhance the sporting offer in the Borough.
 - External funding for a large single site project is extremely limited.
 - Revenue funding, without the pooling of resources and the consolidation of assets, would be an impossible task, given the current financial climate. As mentioned above, there is no appetite for pooling and, in the case of the Council, there is no business case to support the consolidation of assets.
 - On a site by site basis, there are opportunities to work innovatively to enhance facilities. This is evidenced by the recent developments at Chisnell Playing Fields, Euxton Skatepark and Chorley Rugby Union Club, for example.
 - The draft Play, Open Space and Playing Pitch Strategy provides an improved strategic context for projects.
 - The review has opened up a number of opportunities for the Council to work with stakeholders on individual projects/developments. It is recommended that these continue and that reports be brought to the Executive if any of them progress and require the Council's input.

IMPLICATIONS OF REPORT

23. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	✓	Customer Services	
Human Resources		Equality and Diversity	
Legal	✓	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

24. There are no new direct financial implications arising from this report. There are a number of actions that could have resource implications for the Council. These will be reported to the Executive, at the appropriate time.

COMMENTS OF THE MONITORING OFFICER

25. There are no comments.

JAMIE CARSON
DIRECTOR OF PEOPLE AND PLACES

Report Author	Ext	Date	Doc ID
Jamie Carson	5815	1 November 2013	PP\REPORT2013\SPORTSVILLAGE

Background Papers			
Document	Date	File	Place of Inspection
Sports Village - Feasibility Study	06/09/2007	Web	http://democracy.chorley.gov.uk/ielIssueDetails.aspx?IId=11385&Opt=3

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Report of	Meeting	Date
Director of People and Places (Introduced by the Executive Member for Places)	Executive Cabinet	21 November 2013

PRIVATE RENTED SECTOR HOUSING – POLICY FOR ENFORCEMENT OF STANDARDS

PURPOSE OF REPORT

- To seek Executive Cabinet approval for a policy relating to the enforcement of housing standards in the private rented sector.

RECOMMENDATION(S)

- It is recommended that Members approve the policy document at Appendix 1 relating to the proactive inspection of private rented sector housing.

EXECUTIVE SUMMARY OF REPORT

- The Neighbourhood Environmental Health Officers within the Health Environment and Neighbourhood Team have begun a proactive inspection programme to assess and where necessary take action to improve standards of accommodation in Chorley’s private rented sector housing stock.
- The proactive approach arose out of an Overview and Scrutiny report on the issue in April 2012 and the resource to undertake a proactive programme was identified and work has started to build a database of private rented sector properties and commence inspections.
- In addition the O&S report recommended that a policy be developed to support the proactive programme to ensure consistency of approach and to allow all stakeholders to understand the Councils proactive approach.
- The policy is appended to this report as Appendix 1.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- 7. A local private rented sector housing standards inspection policy will ensure a consistent approach to developing a proactive inspection programme and allow all stakeholders to understand the Councils approach.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 8. It would be possible to operate a proactive inspection programme with no underlying policy and rely solely on legislative and national guidance. However developing a local policy ensures our approach is tailored to local needs and available resources whilst recognising national and legislative guidance.

CORPORATE PRIORITIES

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

Involving residents in improving their local area and equality of access for all		A strong local economy	
Clean, safe and healthy communities	√	An ambitious council that does more to meet the needs of residents and the local area	√

BACKGROUND

- 10. In April 2012 an O&S Task Group produced a report ‘Private Sector Housing Inspection’ where it was recommended that additional resource be directed to establishing a programmed private sector housing standards inspection service to augment the existing reactive housing standards work undertaken within the People and Places Directorate.
- 11. It was further recommended that a policy be developed to underpin the inspection programme, which sets out the rationale and process in undertaking inspections of privately rented properties.
- 12. This report presents the policy for approval.

PRIVATE RENTED HOUSING STOCK

- 13. The 2010 House Condition Survey estimates there are approximately 4500 privately rented properties in Chorley. The survey estimated that in the region of 10% were substandard either in relation to the legislatively based Housing Health and Safety Rating System (HHSRS) or the guideline minimum housing standards.
- 14. The Council’s activity in relation to privately rented housing conditions had previously been based on a reactive approach, but it was recognised that relying on tenant complaints or officer knowledge was not addressing the issue of housing standards in this sector in a comprehensive way.
- 15. Since October 2012 officers in the Health Environment and Neighbourhood Team have begun to build up a database of private rented sector properties and commenced a programme of inspections.
- 16. A report to Executive Cabinet on 20 June 2013 provided Members with and update on this work and noted that *“Work will commence on the development of a private rented sector housing standards policy to ensure there is a consistent approach to undertaking*

programmed inspection work and a draft policy will be brought back to Executive Cabinet at a future date”.

17. The policy document is attached as Appendix 1 to this report.

DATA ISSUES

18. The policy sets out the methodology officers will use to build a database of properties in the privately rented housing sector. However Members will wish to note that there are limitations to establishing a comprehensive database due to a number of barriers.
19. Data Protection has been identified as an issue in relation to sharing information received through Housing Benefit claimants. The HB claim form captures whether the applicant is claiming for accommodation that is privately rented property. Currently this information is not shared with other teams within the Council and advice is being sought through the Councils Legal Team and Data Protection Officer in order to try and overcome this barrier as this data would provide the majority of the properties to be included in a programme of inspection.

TENANT ENGAGEMENT

20. The policy identifies a number of sources of intelligence and information in relation to Chorley's private rented sector housing stock and in particular the engagement and support of tenants is seen as a key component. However a pilot survey of properties in an area known to contain a high density of private rented sector properties yielded a very poor response from tenants. Further work with the Councils Communications Team, local housing charities and the Councils Housing Options Team will be undertaken to engage with tenants in the sector. This will include seeking to establish a 'Safer Homes Scheme'

LANDLORD ENGAGEMENT

21. The policy sets out the process for dealing with properties found to fall below the legal standards. Formal enforcement action is seen as a last resort and this is in line with national guidance on the provision of regulatory services. However there will be occasions where an imminent risk is evident and the only recourse is immediate enforcement to seek a resolution. In addition enforcement as a first course of action may be appropriate where the history of a landlord leads officers to judge that an informal approach is likely to be unsuccessful.
22. Officers within the Health and Neighbourhoods Team are engaged with the Landlords Forum which is facilitated by the Councils Strategic Housing Team. This will continue to ensure there is regular contact with landlords on an informal basis.
23. An element of the original O&S Task Group was to determine if any other landlord accreditation or registration scheme was appropriate in Chorley. The O&S Task Group determined the resource and effort required to establish and sustain such schemes was not appropriate given the level of housing stock in the private rented sector in Chorley.
24. There are no plans to review this position.

CENTRAL GOVERNMENT APPROACH TO THE PRIVATE RENTED SECTOR

25. Members may be aware that the Government have recently received the Communities and Local Government Select Committee Report into the private rented housing sector. The overall perspective of that report is that increased supply in the private rented housing sector is to be welcomed. There are a number of issues that the Government are indicating they may introduce which could, in due course, be relevant to the proposed policy:
- Introduction of a Tenants’ Charter which would be a non-statutory accessible guide for tenants, providing them with a better understanding of what they can expect in terms of housing standards and the relevant agencies to approach if something goes wrong.
 - A model tenancy agreement, which would be developed in terms of a family friendly model which sets out landlord and tenant responsibilities in plain language but also encourages landlords to consider longer tenancies going beyond the statutory minimum periods
 - A review of the Housing Health & Safety Rating System (HHSRS) to ensure that there is a robust framework in place to check that tenants’ homes are safe
 - Development of a Code of Practice for the management of private rented sector properties
 - Consultation on the extension of Rent Repayment Orders so that landlords found to have rented out a property with serious hazards can be compelled to repay any rent or Housing Benefit/Universal Credit they have received
 - A desire to avoid regulations that could act as a disincentive to prospective landlords considering investing in an area. Compulsory licensing or compulsory accreditation would fit into such a category of disincentive.
26. The proposed policy will therefore be subject to review when the Government introduce any changes outlined above or other changes that impact on the delivery of a private rented housing sector inspection programme.

IMPLICATIONS OF REPORT

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

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

28. The costs of implementing the policy will mainly be staff time and this was considered as part of the recent Health, Environment and Neighbourhoods restructure, presented to the last Executive Cabinet, where sufficient resources were identified to undertake the service.

COMMENTS OF THE HEAD OF HOUSING SERVICES

29. Measures which will improve the overall standard of private sector housing have far reaching benefits, for both the tenant and also surrounding community. Working in partnership with private landlords is key as the lower end of the private rented sector provides a valuable supply of housing for customers who cannot access social housing for a variety of reasons and who otherwise would be homeless. Improving the standard of the housing with full landlord consent would be the ideal scenario, with enforcement action as the last resort where appropriate.

COMMENTS OF THE MONITORING OFFICER

30. There are no legal issues with the proposed policy. It does not limit the council's use of legal powers but provides a framework into which they are to be applied.

JAMIE CARSON
DIRECTOR OF PEOPLE AND PLACES

Background Papers			
Document	Date	File	Place of Inspection
O&S Task Group Report of Private Rented Sector Housing Inspection Programme	April 2012	O&S Minutes	Mod gov
Executive Cabinet Report – Update on Housing Standards Inspection Programme	20 June 2013	Exec Cabinet Minutes	Mod gov
Housing Act 2004	2004	OPSI Website	http://www.legislation.gov.uk/ukpga/2004/34/contents
Housing Health and Safety Rating System Enforcement Guidance:	2006	DCLG WebSite	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7853/safetyratingsystem.pdf and https://www.gov.uk/government/publications/hhsrs-operating-guidance-housing-act-2004-guidance-about-inspections-and-assessment-of-hazards-given-under-section-9

Report Author	Ext	Date	Doc ID
Simon Clark	5732	30 October 2013	Housing Stnd Insp Policy 2013

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Appendix 1

Private Rented Sector Housing Inspection Policy



Private Rented Sector Housing Inspections Policy

Summary

The 2010 Chorley House Condition Survey estimates that there are approximately 4000 private rented properties in Chorley and the survey estimates that 10% of those have one or more category one hazards under the terms of the Housing Act 2004.

Chorley Council has a duty to ensure that tenants living in privately rented homes are provided with healthy and safe accommodation and a proactive inspection programme is in place to target inspections and seek remedial action to defective premises on a risk base approach.

This policy sets out the Councils framework for undertaking the inspection programme.

Aims and Objectives of the Policy

The aims of this policy and the inspection framework are to:

- Improve private sector housing standards in a targeted and strategic way
- Use a risk based approach to prioritise housing inspections
- Raise awareness of the Councils role and housing services with both private tenants and landlords
- Establish a database of all privately rented accommodation for future programmed inspection.

The expected outcomes as a result of implementing this policy are:

- ❖ Reduction in the number of private rented properties in the borough with category one hazards
- ❖ Protection of our most vulnerable residents by taking action against landlords who are providing substandard accommodation
- ❖ Raised awareness amongst the private rented sector that the Council will take action where substandard accommodation is being provided

This policy aligns with the following Chorley Council corporate objectives:

- **Clean Safe and Healthy Communities:** There is a wealth of evidence of the effect of poor housing on health and wellbeing. Issues such as efficient insulation to maintain a warm home; adequate natural light and ventilation as well as adequate space are all factors that impact on health and wellbeing. In addition homes that are poorly maintained also present a hazard to occupants through increased risk of accidents.

➤ **An ambitious Council that does more to meet the needs of residents and the local area:**

There are clear links to this policy and other service areas of the Council including Housing Benefits, Strategic Housing and Housing Options. A well maintained private rented housing stock will ensure a wide choice of good standard accommodation for residents

Identifying Premises

Historically the inspection of private housing accommodation has been triggered through tenant or occupier complaint to the Council where the landlord or agent has failed to undertake maintenance and repair to properties. The number of inspections carried out under this methodology has been historically low and would not achieve an inspection rate that targeted the substandard properties identified above in a timely manner.

This is mainly due to many of the most vulnerable tenants being, either unaware of the service or not complaining about their poor housing standards for fear of eviction. Therefore we have been unable to rely on the tenant contacting the Council in order to ensure that substandard properties are inspected and defects remedied.

Officers will use a number of additional means to identify properties within the private rented sector in order to build a database of such properties as follows:

- Street survey – identification of potentially multi occupied properties through street survey in high density housing areas
- Letting Agency surveys
- Letter drops to high density housing areas
- Data Sharing – where data protection rules allow it data collected by Council Tax and Housing Benefit services will be used to identify private rented properties
- Intelligence – tenant complaint, general public information and officer and Member knowledge will be collected and collated to identify private rented properties.
- Engagement with the local Landlords Forum
- Referrals from other agencies such as Lancashire Fire and Rescue Service
- Referrals from health and social care professionals

The Inspection Programme

The inspection and enforcement of Housing Standards will be undertaken by implementing the provisions of the Housing Act 2004.

This legislation places a duty on the Council to inspect privately rented properties and ensure that hazards to the occupant's health and safety are eliminated or reduced to a satisfactory level within the guidelines that support the legislation.

Inspections will be undertaken by agreement with the landlord and tenant in the first instance, and the landlord will be provided with advice and guidance on how to remedy any deficiencies that are identified. This approach supports the principles of the Regulator's Code 2013.

Where a landlord fails to carry out repairs or improvements informally within a reasonable time the Housing Health and Safety Rating Scheme (HHSRS) will be used to provide a risk rating for the deficiencies and a route to taking formal action by way of Notice. This may be through the use of improvement or prohibition notices. Enforcement action will be undertaken in accordance with the Councils Enforcement Policy.

Where works are required immediately to rectify something that poses an imminent risk of severe harm, the emergency powers under section 40 of the Housing Act 2004 will be used to resolve the matter without any delay.

Where cooperation with the landlord is not forthcoming a formal inspection of the property will be undertaken using powers of entry if necessary contained in the legislation

The Housing Team Leader (Private Sector) and the Housing Improvement Advice Officers from the Housing Strategy Team may also support this formal process by assisting in preparation or evaluation of the specification of works required in the notices.

The Landlord may appeal against the notices/orders to the Residential Premises Tribunal.

Where the improvement notices and/or prohibition orders that are served on the owners of the property are not complied with a formal prosecution will be instigated, legal services will assist in the service of summons and the preparation of papers in relation to such proceedings.

The Court's do not have the power to require the landlord to complete the works specified in the notice, only to impose financial penalties or a custodial sentence for non-compliance with the notices/orders and therefore any outstanding hazards may still persist, even when the landlord has been prosecuted.

Chorley Council has a duty to protect its most vulnerable residents and in these circumstances we will support the occupant of the defective premises. This may mean assistance to re-home the tenant, and the Strategic Housing team would support this. In this case we would also prohibit the further occupation of the property. However this may not be appropriate and could also lead to an increase in long term empty properties, where the owner refuses to or is unable to pay for the property to be brought back into use.

Therefore it may be more appropriate for the Council to undertake works in default of the notice and rectify the hazards to enable the occupant to stay in the property. In this case, the Neighbourhood Environmental Health Officer will commission the works, the Director of Places and People will need to approve the budget, and exchequer will need to assist in the recovery of the costs. There is provision within the legislation to serve further notices on the owner, diverting the rental payments to the Council until the costs are recovered. Where Housing Benefit payments cover the rent this is diverted by support from the Transformation Team.

Occasionally there may be issues in one property that may result in defects in an adjoining property. In these cases Officers will use alternative legislation, such as statutory nuisance provisions to address these matters.

Partnership working

Legislation relating to private sector housing standards is enforced by several agencies including local authorities; fire and rescue services and the Health and Safety Executive.

Chorley Council has a Memorandum of Understanding for the shared enforcement of Houses in Multiple Occupation with Lancashire Fire and Rescue Services. There is potential to extend this partnership and work closely with the teams carrying out home fire safety checks, the possibility of joint inspections is being explored.

Chorley Council also consults with the Health and Safety Executive, in particular they will enforce the Gas Safe requirements, and the Neighbourhood Environmental Health Officers provide information and evidence to the HSE from their inspections.

In circumstances of shared enforcement we will work in partnership with the other agencies to ensure this enforcement is effective and avoids duplication of resources.

Potential Partnerships:

Partnership working with a wider spectrum of agencies will be explored and in particular opportunities to engage with those living in private rented accommodation through GP surgeries, health visitors, health clinics, Citizens Advice Bureau, Shelter and other housing charities, Surestart and local Children's Centres will be progressed.

Policy Review

This policy will be reviewed on an annual basis to ensure that it reflects current housing standards legislation, enforcement practice and partnership activity.

References:

Housing Act 2004: <http://www.legislation.gov.uk/ukpga/2004/34/contents>

Housing Health and Safety Rating System Enforcement Guidance: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7853/safetyrating_system.pdf and <https://www.gov.uk/government/publications/hhsrs-operating-guidance-housing-act-2004-guidance-about-inspections-and-assessment-of-hazards-given-under-section-9>

The Regulators Code 2013: <http://www.bis.gov.uk/assets/brdo/docs/publications-2013/13-1016-regulators-code.pdf>

October 2013

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Report of	Meeting	Date
Director of Partnerships, Planning and Policy (Introduced by the Executive Member for LDF and Planning)	Executive Cabinet	21 November 2013

CHORLEY LOCAL PLAN 2012-2026 – INSPECTOR’S PARTIAL REPORT

PURPOSE OF REPORT

- To inform Members of the progress of the Chorley Local Plan 2012-2026.

RECOMMENDATION(S)

- It is recommended that the Executive Cabinet:
 - A) accept the Inspector’s modifications and vary the plan accordingly
 - B) note that it is now a significant material consideration for Development Management purposes when determining applications
 - C) specifically note the removal of Policy HW8: Hot Food Takeaways and the commencement of a review of the Access to Healthy Food SPD

EXECUTIVE SUMMARY OF REPORT

- This report highlights some of the main changes that have been considered necessary by the Inspector, following the examination hearing, to make the Chorley Local Plan sound. It also details the stages towards adoption in September 2014.

Confidential report Please bold as appropriate	Yes	No
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Key Decision? Please bold as appropriate	Yes	No
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Reason Please bold as appropriate	1, a change in service provision that impacts upon the service revenue budget by £100,000 or more	2, a contract worth £100,000 or more
	3, a new or unprogrammed capital scheme of £100,000 or more	4, Significant impact in environmental, social or physical terms in two or more wards

REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

- To allow the Chorley Local Plan 2012-2026 Partial Report to be used for Development Management Purposes.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. None

CORPORATE PRIORITIES

6. This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	X	A strong local economy	X
Clean, safe and healthy communities	X	An ambitious council that does more to meet the needs of residents and the local area	X

BACKGROUND

7. The purpose of the Local Plan is to determine specific sites for development or protection in accordance with the policies and general locations for development as set out in the Core Strategy. To meet Chorley's development needs to 2026, it identifies local issues and includes policies to either protect sites or guide the way they are developed, ensuring that where development takes place there is proper provision of necessary community facilities, infrastructure, landscaping and open space and affordable housing.
8. The Local Plan was submitted to the Inspectorate in December last year. The Council submitted a number of supporting documents including a summary of the main issues raised at Publication stage consultation. The Inspector, Dr Shelagh Bussey, identified a number of 'main matters' she wished to explore at the Independent Examination, which was held at Chorley Town Hall from 23rd April 2013 for a two week period.
9. The Inspector was tasked with considering the 'soundness' of the Local Plan based on criteria set out in the Framework. The soundness criteria are:
- *Positively prepared* (based on a strategy which seeks to meet objectively assessed development and infrastructure requirements)
 - *Justified* (the most appropriate strategy which considered against the reasonable alternatives, and based on proportionate evidence)
 - *Effective* (deliverable over its period and based on effective joint working on cross-boundary strategic priorities); and
 - *Consistent with national policy*.
10. During the Examination Hearings the Inspector identified further 'matters arising' from each session and asked the Council and representors/objectors to respond accordingly.
11. At the end of the hearings the Inspector informed the Council that she was not satisfied that the issue of gypsies and travellers and travelling showpeople was adequately supported by an up-to-date assessment, as required by the Framework. She concluded that the appropriate action to make the Plan sound in this respect was to undertake a new study and reconvene the hearing sessions of the Plan in order to consider its findings.
12. In respect of all other matters she suggested a number of changes that she considered were required in order to make the Plan 'sound'. These were consulted on for an 8 week period in July/August 2013. All Members received a paper copy of the main modifications and covering letter on 1st July 2013.
13. Following receipt and consideration of these responses the Inspector issued a Partial Report for fact checking. She has now issued a final Partial Report on her findings into the soundness of the Plan on all matters other than those relating to Travellers and Travelling Showpeople (dated 25th October 2013).

14. The Chorley Local Plan 2012-26 cannot be adopted until the traveller and travelling showpeople issue has been heard at a reconvened Examination hearing session which is currently programmed for the week commencing 22nd April 2014. However, she states in her partial report that because of the very advanced stage in the examination process that the main modifications have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly.

Inspector's Main Modifications

The Inspector has suggested a number of changes that she considers necessary in order to make the Plan 'sound'. These are included in the Inspector's Partial Report and Modifications (Appendix1) and are as follows:

Housing Land Supply

15. The Council did not include an allowance for slippage or for windfall sites (sites that come forward over the plan period that have not yet been identified) in the submitted Local Plan. However, during the examination hearings the Inspector suggested that the Council take account of slippage, suggesting initially that an allowance of up to 20% would normally be considered. She also suggested that a windfall allowance could be included. Further evidence was submitted and based upon this evidence the Inspector has accepted that the following is appropriate in the Chorley context:

- A slippage rate of 5% on large allocated housing sites
- A slippage rate of 20% on the small non-allocated existing housing commitments (sites that have planning permission, but which have not been allocated)
- A windfall allowance of 451 dwellings over the plan period

These changes are set out in MMEC2.

16. The Council proposed to allocate some additional housing land to meet the requirement figures. The additional housing land proposed mainly reflects permissions granted since the examination hearing.
- The Inspector proposes allocating additional land at HS1.31 Land East of Wigan Road, Clayton-le-Woods to reflect planning permission granted for housing on the site and by reducing the employment land allocation from 20ha to 15ha. This will not result in any additional dwellings (Change MMEC32).
 - The Inspector suggests extending the allocation HS1.43C Land of Moss Lane, Whittle-le-Woods to include a parcel of land to the south. This results in land for an additional 11 dwellings (Change MMEC50).
 - An extension of allocation HS1.2 Carr Lane (former Vertex Site) is proposed, to allocate land originally proposed for employment for housing to accord with a recent planning application which has been approved subject to a S106 agreement. This results in land for an additional 70 dwellings (Change MMEC51).
 - An extension to HS1.50 Carrington Centre, Eccleston accords with a recent planning application which has been approved. This results in an additional 22 dwellings and a decrease in the extent of the retail centre boundary (Change MMEC54).
 - Allocation HS1.33 Discover Leisure is extended, to include 2ha of land previously allocated for employment, reflecting a recent planning permission. This results in an additional 59 dwellings (Change MMEC62).

- Additional site HS1.53 Little Quarries, Whittle-le-Woods is allocated to reflect a recent planning permission for 85 dwellings (Change MMEC59).
 - In addition, updates have been made to housing numbers in Policy HS1: Housing Site Allocations to reflect recent planning consents (Change MMEC57).
17. The Inspector accepted the Council's position with regard to the sites that were subject to higher levels of objection and they remain allocated for housing. These sites include:
- HS1.8 Botany Bay/Great Knowley
 - HS1.24 Land adjacent to Bolton Road, Adlington
 - HS1.29 Westwood Road, Clayton Brook/Green
 - HS1.31 Land to the East of Wigan Road, Clayton-le-Woods
 - HS1.39 Land at Sylvester's Farm, Euxton
 - HS1.40 Land at End of Dunrobin Drive, Euxton
 - HS1.42 Land at Greenside, Euxton
 - HS1.43A Land West of Lucas Lane, Whittle-le-Woods
18. Cumulatively, the changes made to the housing supply result in the provision of 6,110 units, taking account of slippage and applying a windfall allowance. This provides a surplus of 355 dwellings above the minimum requirement, which the inspector considers would make a modest allowance for housing uplift and contingency.
19. A number of alternative sites were put forward and discussed at the Examination Hearings, such as:
- Babylon Lane, Adlington
 - Park Hall/Camelot, Charnock Richard
 - To the rear of New Street, Mawdesley
 - Gorsey Lane, Mawdesley

However, the Inspector accepted the Council's position that these sites were not needed to deliver the housing requirement and has not recommended that they be allocated.

20. In terms of Park Hall/Camelot, the Inspector does not propose its allocation, but states that as it is a previously developed site, it could come forward as a windfall site in the Green Belt, provided that any proposal for its redevelopment satisfied other relevant policies of the Plan, including policy BNE3.5, and the Framework. Following detailed consideration of all of the evidence before her and a site visit, the Inspector has also proposed an extension to the boundary of the Park Hall/Camelot previously developed site identified in Policy BNE5, to include an additional field to the north (Change MMMEC5). This results in an increase of 5ha, from 20.2ha to 25.2ha.
21. In addition, the Inspector recommended that the Council review/amend Policy HS2: Phasing of Housing Development to make it more 'flexible' and highlight that the schedule is purely indicative only. This is considered necessary as its approach reflects an outdated plan, manage and monitor approach to planning policy and not the positive approach of the Framework that seeks to boost significantly the supply of housing. (Change MMEC56).

Employment Land Supply

22. In accordance with the above housing changes a number of changes are proposed to Policy EP1: Employment Site Allocations.
- EP1.4 - Carr Lane (Vertex Site), Chorley, is proposed to be deleted from Policy EP1 following the approval of a planning application for housing subject to S106 agreement. This results in a loss of 2.5ha of employment land (Change MMEC48).

- The Inspector suggested a reduction in the amount of employment land allocated at Land East of Wigan Road, Clayton-le-Woods (EP1.15) from 20ha to 15ha. This results in a reduction of 5ha of employment land (Change MMEC48).
- EP1.16 Discover Leisure, Coppull is changed to a housing allocation to reflect planning permission recently granted for housing, which is a loss of 2ha of employment land (MMEC63).

23. Cumulatively, these changes result in a reduction of overall provision over the period 2012-2026 to 100.61ha, against the Core Strategy requirement of 106.99ha (residual requirement taking into consideration take-up since 2010) (Change MMEC48), but the Inspector concludes that the Plan allocates sufficient employment land in the right locations to accord with the Core Strategy.

Other Main Modifications

24. There are a number of other main changes that the Inspector considered to be required in order to make the Plan 'sound'. These include:

- The inclusion of an amended version of the Core Strategy model policy in the Local Plan. Core Strategy Policy MP clarifies the operational relationship between it and national policy. Local Plan Policy V1 will seek to ensure a presumption in favour of sustainable development at Chorley district level (Change MMEC1).
- The inclusion of a biodiversity policy that relates to ecological networks and the hierarchy of designated biological sites and update and expand the existing text relating to biodiversity and nature conservation (Change MMEC26).
- The Inspector considered that there was a lack of evidence to support the proposed 400 metre exclusion zone relating to A5 uses in Policy EP7 criterion b) (Change MMEC39). This results in amendments to paragraphs 8.22 and 8.23 to remove reference to a 400m exclusion zone around primary schools, secondary schools and sixth form colleges following the deletion of Policy HW8: Hot Food Takeaways (Change MMEC53). In view of the removal of Policy HW8: Hot Food Takeaways the Council will commence a review of the Access to Healthy Food SPD and will decide whether to either revoke the document entirely in relation to Chorley Borough or modify the document in line with the feedback from the Local Plan EIP.

25. The Inspectors Partial Report and associated main modifications can be found in the Appendix 1.

The Next Steps

26. The Council is currently awaiting the results of a Central Lancashire Gypsy and Traveller and Travelling Showpeople study which will be consulted on in January 2014.

27. A reconvened Examination will consider the results of this study and is currently programmed to be held in April 2014.

28. Should the Inspector consider further modifications necessary these will be consulted upon following this Examination allowing a final report to be produced in August and the Local Plan to be adopted in September 2014.

IMPLICATIONS OF REPORT

29. This report has implications in the following areas and the relevant Directors' comments are included:

Finance	X	Customer Services	
Human Resources		Equality and Diversity	
Legal	X	Integrated Impact Assessment required?	
No significant implications in this area		Policy and Communications	

COMMENTS OF THE STATUTORY FINANCE OFFICER

30. Apart from the ongoing costs of sustaining the process, there will be some additional cost in respect of re-consultation, which will be contained within the budget currently set for the local plan process.

COMMENTS OF THE MONITORING OFFICER

31. Planning applications must be determined in accordance with the Development Plan and other material considerations.

LESLEY-ANN FENTON

DIRECTOR OF PARTNERSHIPS, PLANNING & POLICY

Background Papers			
Document	Date	File	Place of Inspection
Chorley Local Plan 2012-2016	September 2012	Web	http://chorley.gov.uk/Documents/Planning/Chorley%20Local%20Plan%202012-2026/List%20of%20Publication%20Documents%20v1.pdf
Inspector's Partial Report	October 2013	Web	http://chorley.gov.uk/Documents/Planning/Examination%20news/Chorley%20Local%20Plan%20Inspector's%20Partial%20Report%20Final%20WEB%20Version%20v1.pdf

Report Author	Ext	Date	Doc ID
Peter McAnespie	5331	12 th June 2013	ldflocalplanmodifications



The Planning Inspectorate

Partial Report to Chorley Council

by **Shelagh Bussey MA DipTP DipEM PhD MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Date: 25th October 2013

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

PARTIAL REPORT ON THE EXAMINATION INTO THE CHORLEY

LOCAL PLAN 2012 - 2026

Document submitted for examination on 20 December 2012

Examination hearings held between 23 April and 2 May 2013

File Ref: PINS/D2320/429/7

Abbreviations Used in this Report

AL	Alternative Sites
CS	Central Lancashire Adopted Core Strategy 2012
CIL	Community Infrastructure Levy Charging Schedule
GTAA	Gypsy and Traveller Accommodation Assessment
HRA	Habitats Regulations Assessment
JAC	Joint Advisory Committee
LDS	Local Development Scheme
LPA	Local Planning Authority
MM	Main Modification
PPTS	Planning policy for traveller sites
the Framework	The National Planning Policy Framework
the Plan	Chorley Local Plan 2012-2026
RS	Regional Strategy for the North West
Safeguarded Land	Area Safeguarded for Future Development Needs
SA	Sustainability Appraisal
SCI	Statement of Community Involvement
SCS	Sustainable Community Strategy
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document

Non-Technical Summary

This partial report concludes that, with the exception of its proposals for Gypsies and Travellers, which will be considered in my supplementary report, the Chorley Local Plan 2012-2026 provides an appropriate basis for the planning of the District over the next 13 years, providing a number of modifications are made to the Plan. The Council has specifically requested that I recommend any modifications necessary to enable them to adopt the Plan. All of the modifications necessary to address the issues discussed in this report were proposed by the LPA, and I have recommended their inclusion after full consideration of the representations from other parties on these issues.

The modifications can be summarised as follows:

- Add new policy V1 to emphasise the Plan's presumption in favour of sustainable development;
- Add references throughout the explanatory text to the need to co-ordinate provision of infrastructure with development;
- Amend policy ST1 for clarity and flexibility;
- Amend policy ST3 for accuracy and effectiveness;
- Amend policy HS1 for accuracy and effectiveness;
- Add a housing trajectory;
- Delete Table 1;
- Extend housing allocation HS1.2 to encompass employment site EP1.4;
- Extend housing allocation HS1.22 into part of employment site EP1.13;
- Amend the site area of housing allocation HS1.31 to reflect the land take required for a minimum of 699 dwellings;
- Extend housing allocation HS1.33 to encompass employment site EP1.16;
- Extend housing allocation HS1.43C to encompass part of safeguarded land designated as BNE3.10;
- Extend housing allocation HS1.50 to encompass part of the Carrington Local Centre and amend the boundaries of the Local Centre accordingly;
- Amend policy HS2 and Appendix E for accuracy, flexibility and consistency with the Framework;
- Amend policy HS3 for accuracy, flexibility and consistency with the Framework;
- Amend policy HS5 for clarity and effectiveness;
- Amend policy HS6 for clarity and effectiveness;
- Amend policy HS7 and associated explanatory text for clarity and effectiveness;
- Amend Table 2 for accuracy;
- Amend policy EP1 for clarity and effectiveness;
- Delete employment site EP1.4;
- Reduce the area allocated for employment at EP1.13;
- Reduce the area allocated for employment at EP1.15;
- Delete employment site EP1.16;
- Delete all references to application of a 400 metres exclusion zone for Class A5 uses at Local and District centres in policy EP7 and throughout the Plan;
- Amend policy EP10 for accuracy and effectiveness;
- Amend policy BNE1 for accuracy and effectiveness;

- Allocate part of BNE3.10 as an extension to housing site HS1.43C;
- Allocate part of BNE3.10 as new housing site HS1.53;
- Amend policy BNE4 to clarify that Areas of Separation are also designated as Green Belt;
- Amend the area at Park Hall/Camelot Leisure Complex defined as previously developed land in the Green Belt;
- Amend policy BNE5 for consistency with the Framework;
- Amend policy BNE8 for consistency with the Framework;
- Add a new policy BNE9: Biodiversity and Nature Conservation to fill a policy gap in the development plan;
- Amend policy BNE10 for consistency with the Framework;
- Amend policy HW1 for clarity and consistency with the Framework;
- Amend policy HW5 for accuracy and effectiveness;
- Amend policy HW6 for consistency with the Framework and,
- Add an Appendix that lists existing development plan policies that will be superseded by the Plan.

Introduction

1. This partial report contains my assessment of the Chorley Local Plan 2012-2026 (the Plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the Plan's preparation has complied with the Duty to Co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the Plan is sound and whether it is compliant with the legal requirements. Paragraph 182 of the National Planning Policy Framework (the Framework) makes clear that to be sound a local plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the submitted Publication Plan September 2012, together with the Council's proposed minor post-publication changes detailed in core document [CHSD011].
3. In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the Plan unsound/not legally compliant and thus incapable of being adopted [CH3.5]. This report considers all of the issues that I consider go to the heart of the soundness of the Plan and the main modifications that are needed to make the Plan sound and legally compliant, with the exception of those that may be necessary regarding provision of accommodation for Gypsies and Travellers. The main modifications are identified in bold (**MM**) and are set out in the Appendix to this report. They refer to all soundness matters except for provision for Gypsies and Travellers, which, if necessary for soundness, will be specified in my supplementary report that will consider this sole issue.
4. The main modifications detailed in the Appendix to this report have been subject to public consultation between June 2013 and August 2013 and, where necessary, Sustainability Appraisal (SA) [CH8.2]. I have taken all of the consultation responses into account in making my recommendations and have amended some accordingly.

Assessment of the Duty to Co-operate

5. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council has complied with any duty imposed on them by section 33A of the 2004 Act in relation to the Plan's preparation.
6. In 2008, the Chorley, Preston and South Ribble Local Planning Authorities (LPA)s, and Lancashire County Council, decided to work together under Section 28 of the Planning and Compulsory Purchase Act 2004, as a necessary precursor to the production of the joint Central Lancashire Core Strategy adopted in 2012 [CHE006]. To help co-ordinate the collaborative work, a Joint Advisory Committee (JAC) was set up to provide advice on preparing local plan documents in Central Lancashire. The terms of reference of the JAC include overseeing both strategic and detailed local plan policies, but executive decisions remain with the individual District Councils. In addition to the Core Strategy, the three Councils have jointly gathered a significant body of evidence and are currently undertaking a Gypsy and Traveller Accommodation

Assessment (GTAA), the outcome of which will be considered in my supplementary report. The three Councils have also collaborated on a series of joint Supplementary Planning Documents (SPDs) and a joint Community Infrastructure Levy (CIL) charging schedule. Each Council is preparing separate local plans, consistent with the policies of the Core Strategy (CS), and which adopt a common structure and approach. There are also clear joint working arrangements with the other LPAs in the wider Lancashire area.

7. It is evident from the Council's Statement of Compliance with Duty to Co-Operate [CHSD010], which lists relevant joint partnership arrangements on a range of issues, that it has sought to engage constructively, by meetings and electronic and telephone communication, with all of the bodies prescribed under s110 of the Localism Act 2011 at appropriate stages in the Plan making process, as well as with many other partner organisations. These issues include housing, employment, retail and commercial development, health, education, security, climate change, infrastructure provision and the natural and historic environments.
8. I conclude that the Duty to Co-operate has been met.

Assessment of Soundness

Preamble

9. The role of the Plan is to allocate sites to meet the development needs of Chorley up to 2026, in order to achieve the vision for growth as outlined in the CS, and to provide development management policies, which reflect key local issues, upon which planning applications will be determined. Upon its adoption, the Plan will replace the Chorley Borough Local Plan Review 2003 [CH4.34]. Together with the CS, it will form the statutory development plan for Chorley.
10. The Regional Strategy for the North West (RS) was revoked by the Secretary of State during the examination period. The impact of this on the soundness of the Plan, particularly regarding the justification for retaining the RS housing and employment targets, was consulted upon and discussed at the hearing sessions. I conclude that no soundness issues have arisen as a consequence.
11. During the examination hearings it became apparent that the absence of any allocation of sites for the accommodation needs of Gypsies and Travellers is not supported by an up-to-date GTAA, as required by the Framework and Planning policy for traveller sites (PPTS). Therefore, it is not clear if the Plan is justified, or if it is not, how it should be rectified by main modifications. To justify its approach the Plan relies on the Lancashire Gypsy and Traveller Accommodation Assessment 2007 [CHE009], which covers the issue of need for Gypsies and Travellers between 2006 and 2016. It concludes that there is no need identified within Chorley. This GTAA was found sound at the examination of the CS and on its basis, the Plan does not allocate any sites for Gypsies and Travellers.
12. The Council considers that the GTAA remains fit purpose and it refers to several appeal decisions, the most recent of which is dated 22 May 2012 (AAP/D2320/A/11/2159688), to support their view. At submission of the Plan the Council's intention was to commission a review of the GTAA in summer 2014 – spring 2015, with the aim of preparing and adopting a Gypsy and

Traveller local plan in spring/summer 2015 and 2016 respectively, if necessary [CH7.2.1].

13. At the time of adoption of the CS, the Framework and PPTS had just been published. Since then, well over a year has lapsed and the GTAA, which was based on a 'need where it arises' approach, recognised in that report as being unsustainable, has become correspondingly more out-dated. Thus continued reliance upon it conflicts with policy B of the PPTS. Furthermore, strong representations were made in writing and orally at the hearing sessions that there is a pressing need for both Gypsy and Travelling Showpeople sites in Chorley. In addition, the published interim results of the 2011 census identify a White Gypsy or Irish Traveller population of 57 in Chorley. I conclude that these factors indicate that the GTAA is not sufficiently up-to-date and that consequently, the approach of the Plan to not allocate sites for Gypsies and Travellers is not underpinned by robust evidence and is, therefore, unsound.
14. I have considered alternative means of rectifying this having regard to suggestions made in representations, the approaches of other Inspectors at other local plan examinations and the Council's preferred approach. These include suspension of the examination in order to carry out a robust GTAA and to make main modifications accordingly (Hull 2012 and Ribble Valley 2012), or to commit to undertake a robust GTAA and to produce a separate Provision for Travellers' Sites Development Plan Document (West Lancashire 2013). This is the Council's preferred approach, as set out in [CH7.2.1] and amended in [CH7.2.4.1], which condenses the process and brings forward an anticipated adoption date of a Gypsy and Traveller local plan, if necessary, to April 2015.
15. Taking account of the specific factors in the context of Chorley, I conclude that suspension of the examination to accord with the further revised timetable suggested by the Council in May 2013 [CH7.2.12.1] is the appropriate action to be taken in order to make the Plan sound. This will entail the completion of a joint Gypsy and Traveller and Travelling Show People Study with South Ribble and Preston Councils in December 2013, and reconvening hearing sessions of the Plan in April 2014 in order to consider its findings. This would enable adoption of the Plan by September 2014.
16. I am conscious that this delay in the adoption of the Plan could be prejudicial to the delivery of main stream housing and could result in uncertainty in the development management process. Thus, consistent with the approach of the Inspector conducting the examination of the South Ribble Site Allocations and Development Management Policies Local Plan, I have issued this partial report in order to avoid a policy gap pending resolution of the outstanding issue of provision for Gypsies and Travellers.
17. The examination remains open until I conclude that this matter is satisfactorily resolved, at which time I shall produce a further report to supplement this partial report. However, to avoid uncertainty for developers and those making planning decisions during the interim period, I have produced this partial report and its accompanying Appendix, which detail all matters of concern for the soundness of the Plan and my recommendations for remedying them, except for those which refer to Gypsies and Travellers.

18. For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.

Main Issues

19. Taking account of all the representations, written evidence and the discussions that took place at the examination hearings I have identified eight main issues upon which the soundness of the Plan depends. They generally follow the order of the Plan.

Issue 1 – An Overview of the Soundness of the Plan

Whether, in overall terms, the Plan has been positively prepared, is justified by proportionate evidence, is appropriate when considered against feasible alternatives, is effective, deliverable, makes satisfactory provision for infrastructure, has an adequate monitoring strategy, and is consistent with the CS and the Framework.

Positive Preparation

20. The Council's Soundness Self Assessment [CH3.4] indicates that the Plan has in most respects been positively prepared and is based on co-operation with neighbouring authorities and public, voluntary and private sector organisations. The split of employment and housing land between the Central Lancashire authorities, which comprise Chorley, Preston and South Ribble was agreed and set out in the joint CS, to which this Plan adheres.
21. Bolton Council acknowledges that the Council has consulted with it at each stage of the Plan preparation process, but it does not consider that the Plan has been positively prepared regarding provision for Gypsies and Travellers across Lancashire as a whole. It seeks to work together with Chorley and other districts in Lancashire, Greater Manchester and Merseyside to derive an overall approach to providing for Gypsies and Travellers. However, during the examination the Council has committed to undertake a GTAA jointly with South Ribble and Preston District Councils [CH7.2.12.1]. I consider that this demonstrates effective joint working.
22. There are no other outstanding, cross-boundary, strategic objectives where agreement has not been reached, nor does the Plan conflict with plans or provision in these neighbouring Central Lancashire areas.
23. It is a perception of some representations that not all Chorley residents have had adequate opportunity to fully engage in the consultation process. Also, that the Plan is premature by preceding the preparation of Neighbourhood Plans. However, whilst I understand their frustration regarding the Plan preparation sequence and engagement, I am satisfied that the Council has made adequate arrangements to positively involve local people at the

appropriate stages of consultation, in accordance with its Statement of Community Involvement (SCI) [CHSD006] and the Regulations, and that it is supportive of the production of Neighbourhood Plans.

24. Policy V1: Settlement Areas confirms that within settlement areas there is a presumption in favour of appropriate sustainable development, but change (**MMEC1**), which would add the model policy, is necessary for soundness to make explicit that the Plan reflects the 'golden thread' of sustainable development, which is at the heart of the Framework.
25. I conclude that with this main modification the Plan will have been positively prepared.

Justification

26. It is clear from the Council's PAS Checklist [CHE017] that the policies and allocations of the Plan are mainly justified by a comprehensive, generally up-to-date and proportionate evidence base. This includes evidence prepared to inform the CS, which has generally been supplemented and updated where necessary. Updated evidence includes information on open space provision [CHE047], playing pitch assessment [CHE049], Strategic Housing Land Availability Assessment update 2012 (SHLAA) [CHE053] and the Chorley Five Year Housing Supply Statement 2012 [CHE054].
27. Turning to the consideration of alternatives, it is clear that the evolution of the Plan is based upon the testing of feasible options, in order to find the most appropriate policy solutions and site allocations, as detailed in the Statement of Consultation [CHSD005], which sets out the main policy issues raised at each consultation stage and whether, following consultation, any changes were made as a result of those representations. The SA Scoping Report 2009 [CH4.33] details the initial site filtering exercise, which eliminated sites not in accordance with CS policy 1: Locating Growth, sites in the Green Belt or in Flood Zone 3, and sites below 0.4 hectare. SAs [CHSD007-CHSD009] were then undertaken at all stages of production of the Plan following the Issues and Options Discussion Paper [CHE001] published in 2010. The SAs identify the sites considered, how preferred sites were selected and carried forward, and the reasons why some sites were rejected. The SAs similarly assess the development management policies.
28. I conclude that the Plan is justified except for its evidence that underpins its provision for Gypsies and Travellers, and in respect of other specific matters to which I refer in this report.

Effectiveness/Delivery/Infrastructure Provision/Monitoring

29. I consider that the coverage of the Plan is appropriate and that there are no policy gaps, except that which may arise from the findings of the commissioned GTAA, and relating to biodiversity and nature conservation, for which I make recommendations in this report. The Plan does not contain any policies referring to the provision of affordable housing, but this matter is adequately addressed by CS policy 7. Nor does it contain policies specifically aimed at tackling climate change, but again the CS provides adequate policy coverage of this issue in its Chapter 12.

30. The Infrastructure Delivery Plan 2012 [CH4.19] and accompanying Infrastructure Delivery Schedules 2012 [CH4.18], which are regularly updated, were prepared on behalf of the three Central Lancashire LPAs. They provide an overview of infrastructure needs, costs, funding sources, the agencies involved and its planned delivery. In addition, the Highways and Transport Master Plan 2013 [CH4.24] produced by Lancashire County Council, sets out its transport strategy up to 2026, including funding and timescales for delivery. None of these documents, nor the various infrastructure providers for community, health, education, open space, biodiversity, utilities and transportation or other stakeholders have raised significant concerns regarding any of the policies or proposals of the Plan, either individually or cumulatively.
31. Although there is an apparent funding gap of around £33 million overall, which is anticipated will be met through CIL contributions, there are no potentially show-stopping infrastructure requirements. Furthermore, since housing and employment delivery is spread across numerous sites of various sizes throughout the Borough, the possible failure of a few sites to deliver development as anticipated would not have a catastrophic impact on the effectiveness of the Plan as a whole. However, in order to clarify that necessary infrastructure should be provided in tandem with delivery, additional text should be added at paragraphs 5.17, 5.22, 6.22 and 7.19 of the Plan, in accordance with **(MMPC7)**, **(MMPC10)**, **(MMPC12)** and **(MMPC16)**.
32. I conclude that, except where I have otherwise indicated in this report, the policies and proposals of the Plan are effective and have a reasonable prospect of being delivered. Viability implications and infrastructure requirements have generally been satisfactorily considered, and the monitoring and contingency strategies are adequately set out in the Plan.

Consistency with Other Plans and Policies

33. The policies and proposals of the Plan are consistent with the CS and, as indicated in the Council's NPPF PAS Checklist [CHE017], they are also generally consistent with the Framework and other relevant legislation. Some representations are critical that the Plan pre-empts proposals that may be contained in Neighbourhood Plans, but there are none in Chorley that have reached an advanced stage towards publication.
34. I conclude that except for its intended absence of provision for Gypsies and Travellers, with the main modifications referred to in the Appendix to this report the Plan would be positively prepared, justified by proportionate evidence, appropriate when considered against feasible alternatives, effective, deliverable, would make satisfactory provision for infrastructure, have an adequate monitoring strategy, and would be consistent with the CS and the Framework.

Issue 2- Sustainable Travel

Whether the policies of the Plan that aim to cater for sustainable travel are justified, effective and consistent with local policy and the Framework.

35. Policies ST1 and ST2 seek to promote sustainable travel and improve accessibility. Policy ST3 safeguards access to allocated sites and construction

of identified road schemes listed in the policy. Policy ST4 sets out the parking standards.

36. The policies are robustly underpinned by the Local Transport Plan 3 [CH4.35] and the Central Lancashire Transport Master Plan [CH4.24]. In addition, Local Transport Note 2/08 [CH4.23] gives guidance on cycle infrastructure. I consider that these policies are consistent with the Framework and that their anticipated delivery from a variety of funding sources, including CIL, section 106 Agreements, section 278 Agreements and from government funds indicates that they are deliverable.
37. However, to provide clarity and flexibility, (**MMEC35**) would mark with an asterisk* the proposals for cycle routes in policy ST1 that are indicative only. (**MMPC43**) is also necessary to delete the last bullet point of policy ST3, which proposes assessment of the impact of using the Charnock Richard service area access as an unauthorised motorway junction, because the use of this access is not supported by the Highways Agency or the Secretary of State for Transport. Thus its delivery would be unlikely.
38. I conclude that with the main modifications referred to above, the policies of the Plan would adequately cater for sustainable travel. Also, that they would be justified, effective and consistent with local and national policy.

Issue 3 – Homes for All - Housing Supply and Phasing

Whether the Plan allocates sufficient housing land in the right locations to accord with the requirements of the CS and with paragraph 47 of the Framework. Whether each of the housing allocations is sustainable and has been realistically assessed in all circumstances. Whether each of the allocations and their phasing assumptions are justified and effective. Whether the site allocations provide sufficient flexibility, and if there are satisfactory contingency strategies to take account of possible under-delivery.

Housing Land Requirements and Supply

39. CS policy 4 sets out the housing requirements for Chorley for the period 2010-2026. It sets a minimum requirement for 417 dwellings per year, which amounts to a total of 6,672 dwellings over the Plan period.
40. Representations are concerned that the CS figure is not based upon a robust, up-to-date objective assessment of need, as required by the Framework. Some consider that this has resulted in an under-estimation of need, and others, an over-estimation, which in either case should be addressed by the Plan, especially after the revocation of the RS upon which the CS target was based.
41. To justify the retention of the CS housing target the Council is reliant upon the Central Lancashire Strategic Housing Market Assessment 2009 (SHMA) [CHE010], which is based on 2008 data. Whilst this SHMA is now somewhat out-of-date, I consider that the Council's [CD7.2.4.3] and Representors' analysis [CH7.9 and CH7.9.1] of the 2011-based household interim projections to 2021 for England lend support to the retention of the CS target.

42. They indicate that the 2011-based projections show a household growth of 410 dwellings a year, whereas the 2008-based projections indicate a higher growth of 420 dwellings a year. The difference largely reflects lower rates of household formation compared with the previous projections. If the trend towards declining household growth continues, the provision of the Plan will provide additional contingency and the uplift in housing delivery sought by the Government; but it is unlikely to result in a significant, unsustainable over-supply of housing land in the Borough. I conclude that the CS target for 417 dwellings a year remains appropriate.
43. At April 2010 Chorley had an under-provision of 162 dwellings. Thus the housing requirement at April 2010 was 6,834 dwellings. However, during 2010-2011 there were 527 completions and during 2011-2012 there were 552. Therefore, at April 2012 there was a minimum requirement for 5,755 dwellings. The Plan makes provision for 5,388 dwellings through allocations and 415 dwellings from other small site planning permissions, giving a total supply of 5,803, which amounts to a small surplus over the minimum requirement. Windfalls are not included in the supply figure. However, this gives an unrealistic and over-optimistic assessment of supply, because no allowances have been made for slippage. The Council has sought to address this matter during the examination.
44. In order to apply an appropriate slippage rate to the allocations it has assessed past proportions of non-implementation of planning permissions for housing developments greater than 0.4 hectare (large sites), granted for the period 2004-2009 and renewed 2007-2012 [CD7.2.4.3]. This indicates that only 4.8% of planning permissions for large sites have lapsed during this period. On this basis, it suggests that the application of a 5% slippage allowance would be appropriate. To support this figure the Council highlights that, contrary to trends elsewhere in the North-West, it has comfortably exceeded its annual housing requirement for 417 dwellings every year since 2009/2010, with 481 units under construction at April 2012. Also, that the Council has been awarded the highest New Homes Bonus payment in Lancashire in the 2013/2014 final allocations.
45. Representations suggest a range of higher slippage rates, but they are not supported by detailed analysis. Whilst, on first appearance, a 5% slippage allowance appears to be unrealistically modest, I conclude that the evidence that underpins this figure is robust and that the allowance is appropriate.
46. It is also reasonable to apply a slippage allowance to small scale planning permissions that are included in the supply calculation. In its Five Year Housing Supply Statement [CHE054] the Council has assessed slippage on windfalls, which average 47 dwellings annually and typically come forward on sites of less than 0.4 hectare over the period 2004-2012, as being 16.5%, which it suggests should be rounded up to 20%. I agree with these calculations and conclude that the suggested slippage allowance is appropriate. Since commitments for outstanding planning permissions relate mostly to small sites, it is also appropriate to apply the 20% slippage figure to these sites also.
47. Applying these allowances to the housing supply results in the following provision; allocations (5,388 - 5% = 5,119) + commitments (415 - 20% =

332) = 5,451, which amounts to an undersupply of 304 dwellings over the Plan period. However, in accordance with paragraph 48 of the Framework, I consider that in the Chorley context, the inclusion of a windfall allowance of $(47 \times 12 = 564 - 20\% = 451)$ is justified. This provides a supply of 5,902 dwellings, exceeding the minimum requirements by a margin of 147 dwellings, which I conclude to be adequate, assuming that all of the allocations are sound in principle.

48. I consider the soundness of each of the housing and other allocations and designations below, and make recommendations for main modifications accordingly. As a consequence of these, the allocated housing supply would increase to 5,607 dwellings. After applying the slippage allowances and taking account of anticipated, small site windfalls this would provide a surplus of 355 dwellings above the minimum requirement, which would make a modest allowance for housing uplift and contingency. (**MMEC57**) would update the policy HS1 schedule of housing site allocations to reflect these changes and other amendments to the assumed capacity of the housing allocations arising from updated information since submission of the Plan. In addition, (**MMEC2**) would make necessary amendments to the explanatory text of the Plan at paragraphs 5.14 and 5.15, and would add a housing trajectory, as required by the Framework.

Delivery

49. Concerning the identification of a five-year supply of specific deliverable sites, as required by paragraph 47 of the Framework, it is clear that the Council has a good record of housing delivery. Thus I conclude that frontloading the housing supply by a buffer of 5% is appropriate. The housing trajectory that would be added by (**MMEC2**) demonstrates that both the 5% and the 20% buffers would be comfortably exceeded. The Plan also makes satisfactory provision for subsequent phases. Therefore, I conclude that the Plan is consistent with the Framework in this regard.
50. The allocations are based upon a range of evidence, including the 2010 Strategic Housing Land Availability Assessment (SHLAA) [CHE051a-c and CHE052], and the 2012 SHLAA update [CHE053], which was informed by a number of developer panel meetings, where views on the deliverability of potential housing sites were discussed. The allocations have also been informed by the Call for Sites and associated information provided by landowners, developers and other stakeholders. In addition, many of the allocations have planning permission. Thus, their suitability has been informed by the planning application process. The Density Assumptions Technical Paper [CHE059] underpins the site capacity assumptions of other allocations listed in policy HS1 that do not have planning permission. The 2010 Housing Viability Assessment [CHE044 and CHE044a], together with the draft CIL Viability Evidence [CH4.20] supports the viability of the allocations.
51. Furthermore, there is a high level of commitment to delivery by landowners and many sites are in the control of house builders. Of the 52 sites allocated in the Plan only 7 are the subject of more than 5 representations that object to the allocation. Taking into account also the historically low slippage in Chorley, I conclude that there is a reasonable prospect that most of the allocations will be delivered in a timely manner and at approximately the density assumed.

Those that are perceived in representations to have questionable deliverability are discussed below.

Location of Allocations

52. CS policy 1 sets the broad locations for growth in Central Lancashire, including locations in Chorley. In line with this, around 32.4% of growth is allocated in the Key Service Centre of Chorley Town and about 26.5% in Buckshaw Village Strategic Site. In accordance with policy 1, allocations are also proposed in the Local Service Centres of Adlington (6.6%), Clayton Brook/Green (1.7%), Clayton-le-Woods (12.3%), Coppull (3.8%), Euxton (4.0%) and Whittle-le-Woods (6.1%). CS policy 1 encourages limited growth in the Rural Service Centres, which in Chorley include Brinscall/Withnell (0.2%) and Eccleston (2.2%). The policy also permits some growth elsewhere in the rural areas. The Plan allocates approximately 4.3% in these Other Places, which reflects sites that already have planning permission. This information is set out in Table 1 of the Plan.
53. However, although it provides a helpful check to demonstrate consistency of the Plan with the location strategy of the CS, Table 1 could also be used negatively and inflexibly in the development management process to prevent sustainable windfall developments coming forward, or to prevent changes to capacity assumptions of allocations at the planning application stage. To avoid this, the Table and the last sentence of paragraph 5.14 should be deleted by (**MMEC37**).
54. It is the perception of some representations that the allocations do not reflect a sustainable location strategy. In particular, it is thought that, together with recent development completions, Euxton is the location for a disproportionately large amount of new housing. This is not actually the case, as only 4.0% (around 232 dwellings) are allocated in this Local Service Centre. But I understand why it is a concern of many residents, as geographically, Euxton is close to the western boundary of Chorley Town and it adjoins the south-western boundary of Buckshaw Village, both of which are locations for significant growth. Nevertheless, I am satisfied that neither individually nor cumulatively will development in this wider locality give rise to unacceptable traffic or other infrastructure implications, including flooding and provision for education. Furthermore, there are a wide range of policies in the CS and the Plan that aim to ensure that the quality of life of communities is not harmed by new development.
55. In other Local Service Centres, such as Adlington and Eccleston, it is the perception of representations that insufficient allocations are made over the Plan period. However, whilst I acknowledge that the anticipated delivery of allocations may be disproportionately frontloaded in some localities, I do not consider that this renders the Plan unsound, given that the overall housing supply is adequate.
56. I conclude that the allocations are consistent with the development strategy of the CS and that they reflect the most sustainable locations for growth. Also, that they will be supported by necessary infrastructure.

Phasing and Contingency

57. As stated at its paragraph 5.19, the Plan seeks to manage growth and ensure a steady supply of land availability across the Borough over the Plan period. Policy HS2 intends to provide the mechanism for this. However, its approach reflects the outdated plan, manage and monitor approach of Planning Policy Statement 3: Housing; not the positive approach of the Framework that seeks to boost significantly the supply of housing. Together with Appendix E of the Plan, policy HS2 seeks to rigidly control the delivery of the allocations and to give priority to brownfield sites. It is, therefore, inconsistent with the Framework, which does not advocate this priority or inflexibility.
58. Furthermore, its implementation is not transparent because Appendix E reflects delivery at a snap-shot in time that has become outdated even during the examination period. Thus it is unclear as to how, in practice, developers would be able to assess if delivery was taking place as predicted, or if their development had been moved to a different phase to reflect overall under- or over- delivery, prior to the publication of the Annual Monitoring Report, in which the delivery of sites and their phasing would be reviewed. In some cases, it could also stall efficient commencement or continuation of construction from one phase of a development to the next.
59. Furthermore, some delivery assumptions are questionable, for example, for allocation HS1.22 Appendix E anticipates that 700 dwellings will be delivered at this site during the period 2012-2016 and only 77 in the second phase. Even though there are several developers building at this site, evidence indicates that this rate of delivery, together with all other allocations that are anticipated to commence during the first, five year period, is very optimistic and probably unlikely.
60. In the light of the hearing sessions, at which these matters were discussed, the Council accepts that, as submitted, policy HS2 is unsound. It wishes to modify the policy in order to ensure that it is effective, consistent with the Core Strategy and the Framework, and therefore sound. Accordingly it proposes to retain the policy, its explanatory text and associated Appendix E in modified form, to ensure that there is an adequate supply of housing land and provision for affordable housing throughout the Plan period. Also, to encourage the development of allocated brownfield sites, given that they account for considerably less than the 70% anticipated by CS policy 4.
61. I have amended the Council's suggested modifications in the light of my own concerns and consultation comments to omit repetition in the explanatory text and policy, and to stress that the policy should not be used negatively to prevent sustainable development. The resulting modifications (**MMEC56**) and (**MMEC58**) would enable the Council to achieve these aims whilst adding necessary flexibility, responsiveness and consistency with the Framework.
62. In summary, I conclude that with the modifications referred to above, the Plan makes adequate provision for housing land both in quantum and location to enable sustainable growth in accordance with the CS and the Framework, and to provide sufficient flexibility to provide developer choice and to take account of possible times of under- or over- delivery during the Plan period.

63. I have visited all of the allocated sites listed in policy HS1. I have also visited all of the other 'alternative' sites that have been referred to in representations. On the basis of what I have read, heard and seen I consider that each of the housing allocations has been realistically assessed in all circumstances, that they have a reasonable prospect of being delivered and that they are sound.
64. However, consequential amendment to some allocations is necessary to rectify aspects of unsoundness in other parts of the Plan, namely employment allocations and designations of Areas Safeguarded for Future Development Needs (safeguarded land), and to update capacity assumptions in the light of new evidence that has emerged during the examination.
65. I discuss below the housing allocations that have been disputed in representations. All others that are not specifically referred to are sound.

Housing Sites Allocated in the Key Service Centre: Chorley Town

66. The former Vertex Site at Carr Lane is allocated as housing site HS1.2, with a capacity for 124 dwellings. It adjoins employment allocation EP1.4. However, since submission of the Plan, planning permission has been granted for development of site EP1.4 for 70 dwellings. Thus its delivery for employment use is unlikely and the Council suggests that it is re-allocated for housing, as an extension of site HS1.2. To make the Plan effective and sound, I support this re-allocation, in accordance with (**MMEC51**), but it would also be necessary to amend the Policies Map accordingly, as shown in (**MMMEC9**).
67. Site HS1.5 at Cowling Farm is allocated as part of a mixed use development, but representations consider that the residential allocation is inappropriate due to its perceived numerous constraints. Consequently, it is thought that the whole site should be allocated for employment. However, the Council consider that the topographical constraints can be overcome by site re-contouring and that satisfactory access and infrastructure can be provided. It has been SA assessed as falling within sustainability band B, with band A being the most sustainable. I do not consider that the evidence before me is sufficiently robust to justify the de-allocation of this site for housing. I conclude that the allocation is sound.
68. Representations question the deliverability of site HS1.7 Talbot Mill, due to a possible ransom over the access by a third party owner and the absence of active marketing of the site for development. However, planning permission was granted for housing in 2007 and was renewed in 2012 by the site owner. The Council anticipates that it will come forward in the second phase of the Plan. I conclude that the renewal of the planning permission indicates that there is a realistic prospect that the site will be delivered and that its allocation is sound.
69. Site HS1.8 Botany Bay/Great Knowley is part of a mixed use allocation that forms part of the sub-regionally significant development site for employment identified by CS policy 9. The site is SA assessed as falling within sustainability bands A-C, with the northern part being the least sustainable. The southern part is highly sustainable, being located on the edge of Chorley Town. The master plan required for the site will be expected to optimise its potential to incorporate the waterfront of the Leeds and Liverpool Canal, and to make the

best use of the site's environmental, heritage and leisure assets. Complementary Classes A3, A4 and water based leisure and recreation uses are also proposed.

70. Representations consider that site HS1.8 should be re-allocated for employment for consistency with CS policy 9. However, this policy does not require that sites to which it refers should be developed exclusively for employment purposes. Buckshaw Village, which contains a substantial amount of housing, is also referred to in this CS policy as being a major development site for employment. I consider that site HS1.8 is suitable for residential development and that such use is important to create a mixed use development that will be vibrant and sustainable, and will make best use of its locational assets. I conclude that the allocation is sound.
71. It is contested in some representations that site HS1.9 Chancery Road is located in Chorley Town; it is thought to form part of Euxton. I disagree, because it is shown on the Policies Map to be within Chorley Town and I saw that it visually forms part of the Town, although it is physically separated from the built-up part by sports pitches. I do not consider that the development of this site would result in the coalescence of neighbouring settlements. I am satisfied that satisfactory access, footways and parking associated with Chorley Rugby Club can be provided, and that any water/sewerage issues can be adequately mitigated. In addition to contributing to the housing supply, this development would enable significant improvements to the Rugby Club facilities at this site, which is allocated for both housing and open space in the Plan. Since submission of the Plan, planning permission has been granted for 50 units on the site. I conclude that the allocation is sound.
72. Allocation of site HS1.20, land at Southport Road, is objected to for reasons of loss of a greenfield site and highway safety concerns. However, this is a sustainable site that is not in formal recreational use. The Highways Authority considers that traffic issues can be addressed and I am satisfied that suitable provision can be made for drainage and waste water. I conclude that the allocation is sound.

Housing Sites Allocated in Buckshaw Village: Strategic Location

73. During the examination, the Council has granted planning permission for residential development for 22 dwellings on land comprising part of the adjoining employment site EP1.13, as an extension to HS1.22. For clarity, (**MMEC65**) is necessary to amend the details of this housing allocation in HS1. (**MMMEC17**) would also be necessary to amend the Policies Map accordingly.

Housing Sites Allocated in the Urban Local Service Centres

Adlington

74. Site HS1.24, land adjacent to Bolton Road, is the most controversial allocation of the Plan in terms of numbers of representations made. However, planning permission has already been granted at this site for residential development comprising 170 dwellings, so development could go ahead here irrespective of this local plan process. It is perceived that development would be detrimental to the character of the area and would result in loss of trees and residential

amenity, pressure on infrastructure resulting in flooding, traffic congestion, and stress on education and health facilities. However, I am satisfied that all of these matters can be adequately addressed. I conclude that the allocation is sound, but for clarity and consistency, the policy HS1 schedule should be updated to reflect the reduced anticipated capacity of this site from 192 to 170 dwellings, as detailed in (**MMEC57**).

75. Site HS1.26, Fairport, Market Place is in employment use and forms part of a mixed use allocation with EP1.14. The owner of the site wishes to relocate, but representations consider the site to be unsuitable for housing, citing reasons of loss of an employment site, non-deliverability, impact on heritage assets, loss of biological habitats and pressure on infrastructure.
76. As a consequence of acknowledged environmental constraints the development of this site would require careful consideration, hence the justified policy requirement for the preparation of a master plan or development brief. However, I am satisfied by the Council's evidence that all of the perceived constraints to the residential development of site HS1.26, which is supported by the landowner, can be overcome. I conclude that the allocation is sound.

Clayton Brook/Green

77. The allocation of greenfield site HS1.29 at Westwood Road is controversial with local residents who have made representations concerning perceived inadequate consultation, lack of demand for additional housing in the area, absence of land owner commitment to develop the land, infrastructure and highway safety concerns, and detriment to the character of this area.
78. I am satisfied that public consultation on the proposed allocation of this site was carried out in accordance with the Council's SCI [CHSD006], although I do appreciate that the increasing move to electronic administration may have made it difficult for some people to fully engage in the process. I acknowledge that the retention of this open site was part of the original design concept for this area. However, it is sustainably located and utility providers, the Environment Agency and the Highways Authority have all confirmed that infrastructure and safety concerns could be satisfactorily addressed. I also consider that with sensitive design, the sense of spaciousness that the site provides could be retained. I conclude that the allocation is sound.

Clayton-le-Woods

79. Site HS1.31, land to the east of Wigan Road is a large, 32.7 hectares site with an assumed capacity for 699 dwellings. It forms part of a 52.7 hectares mixed use site, with the employment element allocated as site EP1.15. Several planning permissions, the boundaries of which partly overlap, have already been granted for residential development. Taking account of these and the land take required to achieve the assumed target residential capacity for the allocation, the Council wishes to increase the site area of HS1.31 to 37.15 hectares. Also, to amend the mixed residential/employment annotation on the Policies Map to residential only. The remainder of the 52.7 hectares site would be allocated solely for employment.

80. Representations made on behalf of developers are seeking a further increase in the residential allocation to 1,000 dwellings, with a consequential decrease in the employment allocation to 1.2 hectares. They have produced a master plan to support their proposal and viability information to support their case. The associated planning application is awaiting determination. Other representations on behalf of local residents object to further development at this site, including the employment element.
81. I have previously concluded that there is adequate provision for housing supply Borough-wide, 12.3% of which is allocated in Clayton-le-Woods. This is the largest proportion of allocations made in the Urban Local Service Centres, with the 6.1% of allocations at Whittle-le-Woods being the next largest. The evidence submitted in favour of increased housing provision does not persuade me that a further 300 dwellings is justified or necessary in the interests of the sustainability of this locality. I conclude that with the area of the allocation adjusted to accommodate a total of around 699 dwellings, as detailed in (**MMEC32**) and (**MMEC57**), the HS1.31 allocation would be justified, effective and sound.
82. However, I do not support the Council's wish to make the Policies Map annotation for this allocation solely residential. It is part of a larger site that is intended for mixed residential and employment uses, for which a master plan or development brief is required. The planning applications that have been granted/submitted may be amended or they may not be implemented, and it would compromise the flexibility necessary to enable the effective comprehensive planning of the entire site if the precise residential and employment boundaries were determined at this stage. Therefore, it is not necessary to change the Policies Map in respect of this site. I comment on the employment element separately in Issue 5 of this report.

Coppull

83. Site HS1.33 is a vacant, brownfield site at Discover Leisure, Chapel Lane that is allocated for residential development as part of a larger mixed use site, which includes 2.0 hectares employment land at site EP1.16. It is a sustainably located site, which the Highways Authority has confirmed has satisfactory access. The Council considers that there are no insurmountable constraints to its development. Some representations support the mixed use allocation.
84. However, since submission of the Plan, planning permission has been granted for 117 dwellings on combined sites HS1.33 and EP1.16. Consequently, I conclude that the residential allocation should be enlarged to encompass site EP1.16, as detailed in (**MMEC62**). It would also be necessary to amend the Policies Map as shown in (**MMMEC16**). I comment further on the implications for site EP1.16 in Issue 5 of this report.
85. Site HS1.38, Mountain Road, is designated as open space in the Local Plan Review 2003 [CH4.34]. Furthermore, the Open Space Study identifies a deficit in the quantity of open space in Coppull. However, the site is in a secluded location with no public access and it does not function well as open space. I conclude that on balance, the allocation is sound.

Euxton

86. Representations object to three of the four allocations proposed in Euxton. They primarily reflect the perception that Euxton has accommodated more than its fair share of development recently and that more would put considerable strain on local infrastructure and the retention of its village identity, separate from Chorley Town and Buckshaw Village. However, as I have previously concluded, I do not consider that a disproportionate amount of development has been directed towards Euxton. I am satisfied also that highways and other infrastructure concerns could be adequately addressed. Specifically, United Utilities has confirmed that localised flooding issues can be adequately mitigated [CH7.2.4.4].
87. Site HS1.39, land at Sylvesters Farm, is a sustainable greenfield site, part of which is designated for new allotments. It has an anticipated capacity for around 161 dwellings and the owner has confirmed commitment to delivery of the site. Representations suggest a variety of alternative safeguarding designations for this site, but I consider that this allocation forms a logical eastwards extension of the area up to a road, which forms the Green Belt boundary that provides permanent separation between Euxton and Chorley Town. I conclude that the allocation is sound.
88. Site HS1.40, land at the end of Dunrobin Drive, is a smaller greenfield allocation with an estimated capacity for 36 dwellings. Apart from objection to the quantum of development proposed in the locality, here traffic congestion is the main concern of representations, which challenge the Transport Statement submitted on behalf of the landowners [CH4.13]. As with many such studies, whilst parts of it may be criticised, its conclusions may nevertheless be valid. In this case, the Highway Authority considers that there are no insurmountable transportation constraints to the development of this site. However, it will require local junction capacity to be fully investigated as part of a transport statement that would be required with a planning application. Thus the developer's Transport Statement would be further scrutinised at that stage. I conclude that the allocation is sound.
89. In addition to objection in principle to more housing developments at Euxton, site HS1.42, land at Greenside is opposed in representations additionally because it is thought that it would result in the loss of sports pitches used by a Girls' Football Club, which has recently received a grant to improve its facilities at the site. The Council own this site and are working with the Parish Council and the Football Club to relocate the sports pitch on adjacent land, where existing pitches will be re-configured. The Council also aspire to work with registered providers to deliver 100% affordable housing at this site [CH7.2.12.1]. I conclude that the allocation is sound.

Whittle-le-Woods

90. Representations are concerned that residential development at site HS1.43A, land west of Lucas Lane, which is greenfield, would have a detrimental impact on the character of the area and the biological heritage site that it adjoins. However, planning permission has recently been granted for residential development comprising 121 dwellings at this site, which demonstrates that these issues, together with transportation and other infrastructure

considerations can be satisfactorily addressed. I conclude that the allocation is sound.

91. There are concerns regarding the Plan's anticipated phasing of adjoining site HS1.43B, land east of Lucas Lane. However, (**MMEC56**) would clarify that the phasing schedule set out in Appendix E of the Plan is indicative only and should not be used to prevent the efficient delivery of sites. The Highways Authority has expressed concerns about access to the site and its sustainability, but similar concerns were addressed at the adjoining site HS1.43A where planning permission has been granted. I conclude that the allocation is sound.
92. Site HS1.43C, land off Moss Lane, is separated from the two previous sites by land that is designated in the Plan as safeguarded land and as open space. Representations question if, together with sites HS1.43A and HS1.43B, this allocation amounts to potential over-development in this area. Loss of greenspace, access and accessibility are also referred to. However, the allocation is consistent with the development strategy of CS policy 1 and the Highways Authority has raised no objection. I conclude that the allocation is sound. However, for soundness reasons to which I refer in Issue 7 of this report, land to the south of site HS1.43 that forms safeguarded land designated as BNE3.10 should be added to site HS1.43C, as detailed in (**MMEC50**). This would increase the area of this site to 4.2 hectares and its assumed capacity to 76 dwellings. For consistency and soundness, it would also be necessary to change the Policies Map as shown in (**MMMEC10**).

Rural Local Service Centres

Eccleston

93. Allocation HS1.50 is a mixed use proposal for 40 dwellings and the replacement of the Carrington Local Centre. However, since submission of the Plan, the Council has granted permission for a residential scheme with a larger site area for 62 dwellings and with a correspondingly smaller Local Centre. For clarity, reference to the enlargement of the residential allocation should be made in policy HS1, as detailed in (**MMEC54**), and on the map at Appendix F of the Plan, which defines the extent of the Local Centre, as shown in (**MMEC55**). However, the allocation would not be sound unless the Policies Map was also amended in accordance with (**MMMEC11**).
94. To summarise, I conclude that with the modifications referred to above all of the housing allocations would be sound. I turn now to consider the other 'alternative' sites that have been suggested in representations for residential development.

Suggested Alternative / Additional Housing Sites

95. Several suggested alternative sites (ALs) are located outside settlements identified for growth in CS policy 1 and are also located in the Green Belt. The Plan has not sought to re-define settlement boundaries, which are carried forward from the Local Plan Review 2003, and the CS makes no provision for a strategic review of the Green Belt boundaries. Thus their allocation would be inconsistent with the development plan and with the Framework, and would

make the Plan unsound. Consequently, for these reasons I conclude that the following sites should not be allocated; AL02 - Flash Green Farm, AL08 - Land at Darwens Farm, Buckshaw Village, AL09 - Land at Clayton-le-Woods, AL11 - Sharrats Path, Charnock Richard, AL12 - Land at Orchard Heys Farm (only part of the site is in the Green Belt), AL26 - Land at Charnock Richard and AL27 - Land opposite 35 Preston Road, Coppull.

96. AL07 Park Hall/ Camelot Leisure Complex also falls within this category, but as it is a previously developed site, it could come forward as a windfall site in the Green Belt, provided that any proposal for its redevelopment satisfied other relevant policies of the Plan, including policy BNE5, and the Framework.
97. Other suggested ALs are located outside settlements identified for growth in CS policy 1. Since the Plan has not sought to re-define their boundaries, their allocation would be inconsistent with the development plan and would make the Plan unsound. Consequently, I conclude that the following sites should not be allocated; AL03 - Land to the east of New Street, Mawdesley, AL22 - Land at Gorse Lane, Mawdesley, AL23 - Land at Bagganley Lane. (In addition, this last site falls within the West Pennine Moors and in Flood Zone 3).
98. The following sites fall within Flood Zone 3. Therefore, their allocation would be inconsistent with the Framework and their allocation would make the Plan unsound. Consequently, they should not be allocated; AL04 - Cowling Mill and AL06 - Land at From Street, Chorley.
99. The delivery of sites AL05/AL25, land off Westhoughton Road, Adlington is uncertain due to multiple ownerships and/or absence of landowners' commitment to delivery. Therefore, their allocation would be ineffective and inconsistent with the Framework, and their allocation would make the Plan unsound.
100. Site AL20, North of Euxton Lane, Chorley is allocated as employment site EP1.5. For the reasons that I give in Issue 5, its re-allocation as a residential site would not be justified and would make the Plan unsound. Consequently, it should not be allocated for housing.
101. Site AL10, land at the Depot Site, Clover Road is protected as an employment site by CS policy 10. Therefore, its allocation for housing would be inconsistent with the development plan and unsound.
102. The following sites are designated in the Plan by policy BNE3 as safeguarded land. As I have already concluded that the Plan makes adequate provision for housing no further allocations are required to increase supply in order to make the Plan sound. These sites serve an important planning purpose of ensuring the longevity of the Green Belt boundaries. Nevertheless, I have considered if any are more appropriate than any of the allocated sites.
103. Site AL01 at Babylon Lane, Adlington, is designated as BNE3.4. It was allocated for housing at the Preferred Options stage, but was replaced by HS1.26 mixed use site at the Publication Stage. Site HS1.26 achieves a SA band B score, whereas AL01 is scored as band C. Furthermore, its proposed allocation at an earlier stage of the Plan was highly contentious with local residents. I conclude that there is no necessity to allocate site AL01 to provide

additional housing supply. Nor are there overriding reasons to allocate it in preference to any that are allocated.

104. Site AL14 at Whittle Hill Quarry, Whittle-le-Woods adjoins allocated site HS1.44 and forms part of the extensive site BNE3.10. It has poorer accessibility than the adjoining allocated site and will require remediation. The promoters of the site consider that it is unlikely to be deliverable until the end of the Plan period. I conclude that there are no overriding reasons to allocate this site to make the Plan sound.
105. Site AL16, which is north of Hewlett Avenue, Coppull is designated as BNE3.5. There is no necessity to allocate the site to provide additional housing supply. Nor are there overriding reasons to allocate this site in preference to any that are allocated.
106. Site AL17 at Blainscough Hall, Coppull is designated as BNE3.6. An existing employment site that is protected by CS policy 10 occupies part of the site and there are access issues onto Preston Road (A49) that limits further development potential. Therefore, the site is not clearly deliverable. Thus its allocation would be unsound.
107. Site AL18, east of Tincklers Lane is located on the western periphery of Eccleston and is designated as BNE3.7. Eccleston is a Rural Local Service Centre where only limited growth is encouraged by CS policy 1. Three housing sites are allocated in Eccleston by the Plan. Thus there is no necessity to allocate site AL18 to provide additional housing supply. Also, there are no overriding reasons to allocate this site in preference to any that are allocated.
108. Site AL19 at Pear Tree Lane, Euxton is located on the eastern side of Euxton, south of allocated site HS1.39. It is designated as BNE3.9. However, at the Preferred Options stage it formed part of a controversial mixed use allocation combined with site HS1.39. At the Publication Stage the employment element was removed, which together with allocation of site HS1.42 at that stage, resulted in the reduction of the site area required and the exclusion of the part that is now designated as safeguarded land. Site AL19 shares a SA band B score with allocated sites HS1.39 and HS1.42, which is better than that of HS1.40, also located in Euxton. However, site AL19 is considerably larger than HS1.40 and taking into account that no additional housing supply is required to make the Plan sound, I conclude that there are no overriding reasons to allocate this site.
109. Site AL21, which is south-east of Belmont Road, Adlington adjoins allocated sites HS1.23 and HS1.24, and is designated as BNE3.11. At the preferred Options stage it was allocated as part of mixed use development on a larger site that included HS1.24, but the employment element was removed, and the allocated site was correspondingly reduced by removing site AL21. Instead, site HS1.26 was allocated for mixed use development. It is argued that allocation of AL21 would enable continuity of construction at the adjoining allocated sites and the efficient expedition of their respective section 106 Agreements. However, their planning permissions were granted independent of consideration of site AL21. Furthermore site, HS1.26, which replaced AL21, achieves a SA band B score, whereas AL21 is scored as band C and falls partly

within Flood Zone 3. I conclude that there is no necessity to allocate site AL21 to make the Plan sound.

110. All but a western tip of site AL24, land at Town Lane, Whittle-le-Woods is designated as BNE3.10. This site may be constrained by the capacity of its access roads, its sloping topography, woodland and several footpaths which cross the site. Therefore, the site is not clearly deliverable during the Plan period; thus its allocation would not be sound.
111. In summary, I conclude that it is unnecessary to allocate any additional or 'alternative' sites in order to make the Plan sound. I further conclude that with the main modifications referred to above, the Plan allocates sufficient housing land in the right locations to accord with the requirements of the CS and with paragraph 47 of the Framework. I conclude also that the housing supply provides sufficient flexibility and contingency. I further conclude that all of the housing allocations would be justified, effective and consistent with the Framework.

Issue 4 – Homes for All – Housing Development Management Policies

Whether the housing development management policies will promote sustainable development and are justified, effective and consistent with the Framework.

112. Policies HS3-HS10 provide development management guidance against which proposals for housing development will be assessed. In line with paragraph 53 of the Framework, policy HS3 sets out criteria that refer to private residential garden development. However, for clarity, effectiveness and consistency with the definition of previously developed land given in Annex 2 of the Framework, the explanatory text and the first sentence of policy HS3 should be amended as detailed in (**MMEC44**). This would clarify that the policy refers only to private residential gardens in built-up areas and settlements.
113. Policies HS4A and HS4B respectively set out requirements for open space and playing pitches in new housing developments. They are based on robust evidence contained in the Central Lancashire Open Space Study 2012 [CHE047] and the Central Lancashire Playing Pitch Strategy 2012 [CHE050], which meet the requirements of paragraph 73 of the Framework. I conclude that these policies are sufficiently flexible and are sound.
114. Policies HS5: House Extensions and HS6: Replacement Dwellings are criteria based policies. Further guidance on their intended implementation is provided in the Rural Development SPD. With reference to policy HS5, the SPD defines 'proportionate increase' for house extensions as being up to 50% increase in the volume of the original house. In the case of replacement dwellings in the Green Belt, safeguarded land or in an Area of Other Open Countryside, 'materially larger' is defined as being in excess of 30%.
115. However, Regulation 2 of the 2012 Regulations informs that a SPD is a document as set out in Regulation 5, which is not a local plan as defined by Regulation 6. Consequently, a SPD cannot make policy statements. Any such policy requirements should be repeated in a relevant local plan policy. To remedy this legal inconsistency, (**MMEC5**) would add the 50% restriction to policy HS5 and (**MMEC6**) would add the 30% restriction to policy HS6.

116. I consider that the justifications for these restrictions given in the SPD are robust. Their inclusion in these policies was not objected to during the consultation on the main modifications. In addition to satisfying the Regulations, they provide the clarity to these policies that is necessary for their effectiveness and soundness.
117. Criterion f of CS policy 1 indicates that appropriate infilling is one of the forms of development that may be acceptable in rural settlements, which are referred to in its development strategy as 'other places', but it does not define what is 'appropriate' in this context. Neither does policy HS7: Rural Infilling, which aims to expand upon the CS policy. Therefore, policy HS7 is not effective. To rectify this, (**MMEC38**) would clarify that the typical scale of rural infilling is 1 or possibly 2 dwellings, which I consider to be appropriate in the context of the rural settlements in Chorley.
118. (**MMEC28**) would provide a necessary cross-reference, at paragraphs 5.36 and 5.37 of the Plan, to policy HS3 for schemes proposed on private residential gardens in designated rural settlements. The modification would also clarify that policy HS7 does not apply to residential infilling on previously developed sites in the Green Belt, to which policy BNE5 applies.
119. Policy HS7 does not apply to small scale proposals to meet local need, as referred to, but not defined in CS policy 1. However, 'small scale' is not defined elsewhere in the Plan. To provide this clarification for effectiveness, (**MMEC42**) and (**MMEC52**) are necessary. They would add explanatory text at paragraph 5.3 and after paragraph 2.10 respectively that would indicate that the appropriateness of the scale of the local need proposal would depend upon the specific characteristics of the village in which the development is proposed, together with its sustainability, as these vary from village to village.
120. It has been suggested in representations that policy HS8: Rural Affordable Housing – Rural Exception Sites should be made more flexible to also permit enabling open market housing. However, except in limited circumstances, open market housing in rural locations would conflict with CS policy 1 and with accepted principles for the sustainable location of development. I conclude that policy HS8 is sound.
121. As a post publication change to policy HS9, which refers to conversion of rural buildings in the green belt and other designated rural areas, the Council had intended to add an additional criterion to promote business, community and tourism uses in favour of residential conversions. However, such restriction is not supported by the Framework, nor is there an overriding justification in the context of Chorley to impose it. I conclude that the suggested change would make an otherwise sound policy unsound, therefore I have not included it in the Appendix to this report.
122. The last in this suite of policies, HS10: Agricultural Workers' Dwellings in the Countryside is sound and requires no further discussion.
123. I conclude that with the main modifications referred to above the housing development management policies will promote sustainable development and that they are justified, effective and consistent with the Framework.

Issue 5 – Delivering Economic Prosperity – Employment Site Allocations

Whether the Plan allocates sufficient employment land in the right locations to accord with the CS. Whether each of the employment allocations is sustainable and has been realistically assessed in all of the circumstances. Whether each of the employment allocations is justified, effective and accords with the Framework. Whether the employment site allocations provide sufficient flexibility.

Overview

124. Table 5 of the CS identifies a required provision for 112.0 hectares of land for Class B uses in Chorley for the period 2010-2026. Taking into account the base date of 2010 for the Plan and completions for the period 2010-2012 the residual requirement to meet the CS target is 110.67 hectares. In line with this, including commitments, Table 2 indicates that the Plan makes provision for 110.65 hectares. It allocates 17 employment sites amounting to 98.78 hectares incorporating the range of Class B uses and comprising a wide choice of site sizes. Six of these sites also form part of a larger allocation for mixed use development.
125. Of the allocations, ten sites amounting to 48.08 hectares, EP1.1-EP1.10, are located in the Key Service Centre of Chorley Town, with EP1.1 and EP1.2 allocated in Botany Bay/Great Knowley, which is designated as a sub-regionally significant development for employment, by CS policy 9. Further requirements for the development of these two sites are provided in the Plan at policy EP2. Three sites with a combined area of 27.5 hectares, EP1.11-EP1.13, are allocated within Buckshaw Village, which is identified in CS policy 1 as being a mixed use strategic site. Sites EP1.14, EP1.15 and EP1.16 are respectively located in the Local Urban Service Centres of Adlington, Clayton-le-Woods and Coppull, and have a total area of 22.6 hectares. In addition, EP1.17 is an allocation of 0.6 hectare in the rural settlement of Mawdesley.
126. I conclude that the allocations accord with the quantum and locational strategy of the CS for employment development, and that the range of site sizes and types provide a flexible portfolio of sites. Furthermore, each employment allocation allows for a range of Class B employment uses, providing further flexibility.
127. Despite some criticism in representations that the CS methodology for calculating the employment land requirements was flawed I am satisfied that the CS target requirement set in 2012 remains appropriate. Based on past take-up rates since 2003, which average 6.4 hectares a year, the Plan's provision equates to 17.3 years' supply.
128. However, taking into account adjustments to the allocations recommended in the main modifications that I discuss below, the anticipated employment land supply would reduce to around 100.6 hectares, or approximately 15.7 years' supply based on past take-up rates. I consider that this reduced supply remains generally consistent with the CS requirement, whilst also reflecting actual take-up rates.
129. In addition to the filtering exercise of the SA Scoping Report [CH4.33], which removed sites that did not accord with the location strategy of CS policy 1, are

located within Flood Zone 3, or fall below 0.4 hectare in area, all of the allocated sites have been assessed for their suitability and deliverability. In addition, all existing employment allocations and existing employment sites and premises were assessed as part of the Employment Land Review 2009 [CHE060], in terms of their market attractiveness, accessibility and sustainability. They were ranked according to their importance and function in the employment land hierarchy as best urban, good urban, other urban sites, mixed use sites and other sites.

130. Of these, fourteen that were assessed as being within the top three categories have been carried forward as employment allocations in the Plan. The other three allocations; EP1.3, EP1.5 and EP1.15 were taken from the pool of existing designated safeguarded land, using the Employment Land Review assessment methodology for their selection. The reasons why other sites were rejected are given in the SA Final Report [CHSD009].
131. All of the employment allocations are consistent with the Framework and none are physically constrained or require the provision of infrastructure to the extent that they would be made undeliverable. Most have the support of the landowner.
132. I have visited all of the allocated employment sites listed in policy EP1. All of the allocations that were not objected to at the publication stage are sound and require no further consideration. Those that are the subject of negative representations are discussed below. I have also visited all of the 'alternative' sites that are referred to in representations at the Publication Stage, the merits of which are also considered below.

Employment Sites Allocated in the Key Service Centre: Chorley Town

133. Site EP1.1, Great Knowley is a 14.1 hectares, greenfield site lying close to junction 8 of the M61 motorway. It is allocated for Classes B1 and B2 uses and forms part of the larger, 23.7 hectares Botany/Great Knowley site. Representations regarding this site contain mixed views, some seeking the whole 23.7 hectares allocation for housing, some proposing solely employment and others requesting that only the mix of uses be specified at this stage to enable the future master planning of the Botany/Great Knowley to determine the precise areas for each of the uses.
134. It is a high profile site and was assessed as being a good urban site in the Employment Land Review. Its size would enable provision of a range of plot sizes to meet a variety of employment requirements. I am satisfied that necessary infrastructure can be provided and that highways and accessibility issues can be satisfactorily addressed. The allocation would also provide guidance to the master planning process. For these reasons, I conclude that the EP1.1 allocation is sound.
135. Representations are concerned that employment development at site EP1.2, Botany Bay, which also abuts the M61 at junction 8, would have adverse visual and traffic impacts. The allocation permits all Class B uses and also Class C1 (hotel). I am satisfied that necessary infrastructure can be provided and that highways and accessibility issues can be satisfactorily addressed. Also, that appropriate design can address visual impact issues. I conclude that

the allocation is sound.

136. EP1.3, Gale Moss, is a 6.9 hectares, greenfield site lying to the north of site EP1.2 and to the north-east of junction 8 of the M61. Concerns have been raised regarding waste water infrastructure and highways impact, together with adverse visual and wildlife impacts. However, I am satisfied that all of these issues can be satisfactorily addressed and I conclude that the allocation is sound.
137. The Vertex Site at Carr Lane is allocated as site EP1.4. It is a brownfield site comprising 2.5 hectares that is adjoined by housing allocation HS1.2. It has been marketed for over three years in accordance with the Council's SPD on Controlling the Re-Use of Employment Premises [CHE038], but no interest has been shown in its future use for employment. The landowner's preference is that the site is allocated for housing. Furthermore, since submission of the Plan, planning permission has been approved, subject to signing a section 106 Agreement for its residential development. Thus its delivery for employment use is unlikely.
138. The site is suitable and available for housing and the Council now suggests that it is re-allocated for housing as an extension of site HS1.2. I do not consider that the loss of this employment site would have a significantly adverse impact on the overall supply of employment land. To make the Plan effective and sound I support this re-allocation, in accordance with (**MMEC61**), which would delete the EP1.4 allocation and (**MMEC48**), which would update Table 2 of the Plan and the schedule of sites listed in policy EP1. For soundness, (**MMMEC9**) would also be necessary to update the Policies Map accordingly.
139. Site EP1.5 is a 13.1 hectares, greenfield site north of Euxton Lane allocated for all Class B uses and is of sufficient area to provide a range of plot sizes. It is in a sustainable location in close proximity to Chorley Town Centre and Buckshaw station. It has a visible road frontage and no insurmountable environmental or infrastructure constraints.
140. However, representations have been made on behalf of the landowners and local residents who consider that housing would be a more appropriate use of this site. Alternatively, that it should be designated as an Area of Separation. They are concerned that the site is not economically viable for employment development, that there is a significant amount of other land in the vicinity that is available for employment uses and that such use would be incompatible with the adjoining hospital and hospice. However, as I have concluded in Issue 3, there is no overriding need for further housing allocations and the site is not within a location where Areas of Separation have been identified in CS policy 19. Therefore, I do not consider that either of those alternative allocations would be justified or sound.
141. The site has not been marketed in accordance with the Council's SPD on Controlling the Re-Use of Employment Premises so concerns about its marketability and economic viability are not proven. Careful design and location of uses in accordance with policies EP3 and BNE1 could ensure that the amenity and well being of patients at the medical facilities are not impaired. I conclude that the allocation is sound.

142. It has been questioned if it is appropriate to allocate EP1.6, Cowling Farm, which is a greenfield site, for mixed employment and residential uses. The employment allocation amounts to 3.5 hectares and the site is sustainably located. There are no significant constraints that would impede its delivery and the allocation does not conflict with the Framework. I conclude that it is sound.

Employment Sites Allocated in Buckshaw Village Strategic Site

143. Site EP1.13, Southern Commercial, is an 8.3 hectares site allocated within the Buckshaw Village Strategic Site for all Class B uses. Representations seek further flexibility to provide uses ancillary to the adjoining District Centre. However, retail, community, education and health facilities have already been provided as part of the master plan for the strategic site. This site has been assessed as being best urban and is required to provide for employment development in accordance with the master plan. It is sustainably located and there are no constraints on its delivery. I conclude that the allocation is sound. However, during the examination, the Council granted planning permission for residential development on a 0.54 hectare part of this site, which should be removed from the employment site allocation, as clarified in (**MMEC64**).

Employment Sites Allocated in Local Urban Service Centres

Clayton-le-Woods

144. Site EP1.15, land east of Wigan Road, forms part of a large, 52.7 hectares, greenfield site allocated for mixed housing and all Class B uses. 20.0 hectares are allocated for employment uses. The remaining 32.7 hectares are allocated as HS1.31 for housing and ancillary uses. However, as I conclude in Issue 3, taking account of planning permissions already granted for housing, other associated development requirements and commitments for the site, together with the additional land that would be required to accommodate the residual housing aspiration for the site of up to 699 dwellings, it would be necessary to increase the area of site HS1.31 by 5.0 hectares. As a consequence, the Council suggests that the EP1.15 employment allocation should be reduced to 15.0 hectares.

145. Representations consider that the EP1.15 allocation should be reduced significantly more, to 1.2 hectares of Class B1 development only, citing reasons that the extent of the employment allocation is vastly out of scale with the Local Urban Service Centre, especially when compared to allocations at other Local Urban Service Centres (Adlington = 0.6 hectare and Coppull = 2.0 hectares). Consequently, that it amounts to a strategic site allocation that is larger than any other employment allocations of the Plan. They point out that it represents around 20% of all employment land allocations across the Borough as a whole. In their opinion, the allocation would conflict with the development strategy of CS policy 1, and it would give rise to unsustainable employment and travel patterns. These representations also consider that the proposed scale and type of employment development would be incompatible with the proposed residential development, and that it would result in the loss of a landscape character/environmentally important hedgerow pattern.

146. From the evidence before me I am satisfied that, in principle, there are no significant transportation or other infrastructure constraints that would prevent

employment delivery of the remaining 15.0 hectares of land. I am not persuaded by the evidence presented in representations that their suggested reduction to 1.2 hectares Class B1 only is justified, either on the basis of a requirement for more housing development, or in terms of the employment development capacity of the site. I am not convinced either that an employment development occupying a substantially larger site than 1.2 hectares and for the full range of Class B uses could not be sensitively designed to respect the landscape character/ecologically important field pattern of the site, and residential amenity.

147. Whilst I support the view of representations that the scale of the employment allocation of the Plan, at 20.0 hectares, is strategic in nature and is not clearly consistent with CS policy 1 that informs that some growth and investment will be encouraged in Clayton-le-Woods, the proposed reduction to 15.0 hectares would partly redress this. I acknowledge that this would still amount to a substantial allocation, but this consideration should be weighed against the, in principle, suitability of the site for employment, and the employment land supply requirement of the CS, which the Plan would fall short of. Furthermore, no other suggested site areas have been put to me for consideration.
148. I conclude that the allocation of 15.0 hectares of employment land for the full range of Class B uses at site EP1.15, as detailed in (**MMEC48**) and (**MMEC60**) is justified. But since the master planning of the combined HS1.31 and EP1.15 sites will require careful consideration, a degree of flexibility regarding their respective site areas may be necessary in order to achieve the most appropriate and effective comprehensive planning of this mixed use site.

Coppull

149. EP1.16, Discover Leisure, Chapel Lane, is a vacant, brownfield site that has an area of 2.0 hectares and is allocated for all Class B uses, as part of a larger mixed use site that includes housing allocated as HS1.33. Some representations support the allocation. However, representations submitted on behalf of the land owner consider that amongst other constraints, due to contamination from previous uses, the site requires abnormal remediation that would render it unviable for employment development.
150. The site has been subject to a robust but unsuccessful marketing exercise in accordance with the Council's SPD on Controlling the Re-Use of Employment Premises, which indicates that the employment allocation is unlikely to be effective. Furthermore, planning permission for housing has been granted across the entire mixed use site since submission of the Plan. Therefore, for effectiveness and soundness, I conclude that site EP1.16 should be de-allocated for employment, as detailed in (**MMEC63**). It would also be necessary to amend the Policies Map accordingly as shown in (**MMMEC16**).

Employment Sites Allocated in Other Places

151. A 0.6 hectare site at the rear of New Street, Mawdesley, which is allocated as EP1.17 for Class B1 use is not objected to in principle in representations. It is an existing employment site that is partly in use. It is ranked in the Employment Land Review as an Other Urban Site, but representations made on behalf of the landowners highlight that in isolation, the site is thought to be

unattractive and unviable for future employment development. They consider that site is deliverable only as part of a larger mixed use allocation, including housing and community uses, which I discuss below.

152. However, the allocated site has not apparently been subject to a robust marketing exercise, as set out in the Council's SPD on Controlling the Re-Use of Employment Premises. Therefore, its contended non-deliverability is not supported by robust evidence, if it were, at least part of the site could potentially come forward as a windfall housing site subject to it satisfying all other relevant policies of the development plan. In the absence of such evidence I conclude that the allocation is sound.

Suggested Alternative/Additional Employment Sites

153. AL22 is 4.2 hectares in area and is located at Gorse Lane, Mawdesley. It contains part of site EP1.17 and is proposed in representations for residential, employment and community uses. Mawdesley is a rural settlement that is not identified in CS policy 1 as a location for growth, except for small scale development in limited circumstances, which the proposal does not meet due to its fairly large area in the context of this settlement and its poor SA score of band D. Consequently, I conclude that the allocation of Alternative Site 22 would conflict with CS policy 1 and would not be sound. However, the employment element could be permitted in accordance with allocation EP1.17, as discussed above.
154. Mixed use development incorporating employment, residential and open space is proposed in representations at AL23, land at Bagganley Lane, Chorley. The site is greenfield and is designated partly as safeguarded land by policy BNE3.1 and mainly as an Area of Other Open Countryside by policy BNE2. It also lies within the West Pennine Moors that is managed by the Wildlife Trust to safeguard its intrinsic ecological and heritage importance.
155. The development site proposed is 20.3 hectares in area, of which 2.65 hectares are proposed for employment use. I acknowledge that the site is being promoted on behalf of a single landowner and that its location to the east of the M61 motorway is relatively sustainable. However, in the absence of an overriding need for additional employment land and convincing reasons why the proposed designations of the site are not justified, I conclude that the allocation of this site would not be sound.
156. In summary, I conclude the Plan allocates sufficient employment land in the right locations to accord with the CS. I also conclude that each of the employment allocations is sustainable and has been realistically assessed in all of the circumstances. I further conclude that with the main modifications referred to above each of the employment allocations would be justified, effective, sufficiently flexible and consistent with the Framework.

Issue 6 – Delivering Economic Prosperity – Development Management Policies.

Whether the development management policies that seek to deliver economic prosperity will promote sustainable development and are justified, effective and consistent with the Framework.

157. Policies EP3-EP11 provide a policy framework for consideration of proposals for employment, retail, town centre and education uses. With the exception of policies EP7 and EP10 these policies are sound.
158. Policy EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages, permits Class A5 use (hot food takeaway) where it would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the Secondary Frontage. But policy EP7: Development and Change of Use in District and Local Centres is more restrictive. It permits Class A5 use only if the District or Local Centre falls outside of the 400 metres exclusion zone around schools identified in the Access to Healthy Food SPD [CHEO34], and where the proposal would not adversely impact either individually or cumulatively on the function, vitality and viability of the Centre.
159. Supporting text at paragraphs 6.39 and 6.43 of the Plan justifies this as being in accordance with the SPD, which was adopted by the Council in October 2012, and jointly by South Ribble and Preston Councils. Application of the proposed 400 metres exclusion zone would affect 25 of the 28 designated District and Local Centres in Chorley.
160. However, this gives rise to inconsistency with the 2012 Regulations because the SPD is not a local plan as defined by Regulation 6. Consequently, it cannot make such policy statements. To remedy this, prior to the hearing session, the Council suggested the inclusion of a new policy HW8: Hot Food Takeaways, which would incorporate the relevant criteria of policies EP6 and EP7.
161. The evidence relied upon by the Council to justify the suggested new policy and references to the 400 metres exclusion zone in policy EP7 is a report published by the Nutrition Policy Unit of London Metropolitan University in 2008 [CH4.36]. But in the light of discussion at the hearings, the Council conceded that this evidence is not robust [CH7.2.8]. Furthermore, the Council confirmed that it had not assessed the impact of this policy requirement on the vitality and viability of the District and Local Centres. Thus it is not justified. Additionally, the approach of applying the exclusion zone differently to Chorley Town Centre and its District and Local Centres is inconsistent with the Framework, which clarifies at Annex 2 that references to town centres or centres apply to city, town, district and local centres.
162. Consequently, for soundness, new policy HW8 should not be included in the Plan and all references to the 400 metres exclusion zone in policy EP7 and in the supporting text throughout the Plan should be deleted, as detailed in (**MMEC39**) and (**MMEC53**). The Council has also undertaken to imminently review the SPD with a view to revising or withdrawing it [CH8.4].
163. Post submission of the Plan, Lancashire Education Authority has updated its requirements for future primary school provision in Chorley. As a

consequence, explanatory text should be updated accordingly and reference in policy EP10: Primary School Allocations to land at Monks Drive, Withnell should be deleted in accordance with (**MMEC45**) and (**MMEC11**), because the Education Authority has confirmed that it has no intention of building a primary school on this site. However, unless the Policies Map was also updated in accordance with (**MMMEC1**) the Plan would not be consistent or sound.

164.I conclude that with the main modifications referred to above, the development management policies that seek to deliver economic prosperity would promote sustainable development and would be justified, effective and consistent with the Framework.

Issue 7 – Protecting and Enhancing the Built and Natural Environment

Whether the policies of the Plan which aim to protect and enhance the built and natural environments will promote sustainable development and are justified, effective and consistent with the Framework.

165. Section 7 of the Plan contains a suite of eleven policies that aim to protect and enhance the built and natural environments. Policies BNE2: Development in the Area of Other Open Countryside, BNE6: Light Pollution, BNE7: Unstable Land and BNE9: Trees are sound and require no further comment.

166. Policy BNE1: Design Criteria for New Development is intended to promote good design in all types of development, but the wording of its first criterion reflects only urban type developments, which is not the intention. To remedy this and to make the policy inclusive of all types of development, and effective, (**MMEC40**) is necessary. The policy has also been criticised for failing to make reference to climate change, but this matter is adequately addressed by CS policies 17 and 27.

167. In line with the Framework, policy BNE3 designates eleven Areas of Land Safeguarded for Future Development Needs, which amount to a total of around 152.1 hectares of land, but with the main modifications recommended below, would reduce to about 144.9 hectares. They were safeguarded by the Local Plan Review 2003 and have been re-assessed for their sustainability as part of the preparation of the Plan. Areas that formed natural extensions to existing settlements, and are the most appropriate and viable regarding accessibility and other considerations, have been allocated to meet the Plan's housing, employment and other land requirements. The remaining areas have been retained to provide for potential future development needs beyond the Plan period. Taking account of the land supply requirements of this Plan, I consider that the amount of land that is proposed to be safeguarded is appropriate in order to maintain the long term endurance of the Green Belt boundaries.

168. The policy has been criticised for being inflexible by not permitting the early release of safeguarded land, for contingency, if needed to ensure an adequate housing land supply during this Plan period. However, as I have concluded in Issues 3 and 5, the Plan provides an adequate supply of housing and employment land. Furthermore, providing early release flexibility within policy BNE3 would be inconsistent with paragraph 85 of the Framework, and would make the policy unsound.

169. As I discuss in Issue 3 of this report, representations seek the allocation of several of the safeguarded areas, which is an indication of their suitability for development in principle. I concluded that none are required during the Plan period. However, during the examination the Council has granted planning permission subject to the signing of a section 106 Agreement for the construction of 85 dwellings on a 6.6 hectares part of area BNE3.10, Little Quarries, Hill Top Lane, Whittle-le-Woods. For consistency and effectiveness, this site should be deleted as safeguarded land and should be allocated as housing site HS1.53, as detailed in (**MMEC57**) and (**MMEC59**). For soundness, it would also be necessary to amend the Policies Map in accordance with (**MMMEC15**).
170. The development of site HS1.43C would result in the retention of an isolated, 1.1 hectares slither of safeguarded land in the southernmost part of BNE3.10. At the hearings the Council acknowledged that safeguarding this land would serve a limited planning purpose. Thus, to enable effective and comprehensive development, the site should be encompassed within housing site HS1.43C and the boundaries of HS1.43C and BNE3.10 should be amended accordingly, as detailed in (**MMEC50**). For consistency and soundness the Policies Map should also be changed, as shown in (**MMMEC10**).
171. Whilst some representations consider that area BNE3.9, Pear Tree Lane, Euxton should be allocated for housing, which I have rejected in Issue 3, others think that it is unsuitable for development due to constraints of flooding, access, recreation and wildlife. They request that it is re-designated as Green Belt. However, the matters highlighted may be adequately mitigated in the longer-term. Since paragraph 10.13 of the CS informs that no changes to the strategic extent of the Green Belt are anticipated, there is not a development plan context that would permit alternative designation of BNE3.9 as Green Belt. I conclude that designation BNE3.9 is sound. Also, that with the main modifications referred to above all elements of policy BNE3 would be sound.
172. Policy BNE4 defines two Areas of Separation between Chorley and Euxton, and between Chorley and Whittle-le-Woods, in accordance with CS policy 19. The CS identifies these two general locations that are at greatest risk of merging and where greater protection is justified to safeguard the identity of these settlements, local distinctiveness and green infrastructure. I consider that the boundaries defined by policy BNE4 are justified and sound.
173. However, that the Areas of Separation are also designated Green Belt is not clear from policy BNE4 or its explanatory text. This would be clarified in paragraph 7.18 by (**MMEC49**). For consistency with the Framework, this main modification would also remove explanatory text, which states that development, including that which is considered appropriate in the Green Belt, will be restricted, and repetition of policy contained in CS policy 19.
174. Text preceding policy BNE5 lists eight previously developed sites in the Green Belt to which the policy applies. It provides guidance for proposals for their re-use, infill or redevelopment. The boundaries of these sites are defined on the Policies Map. None except for the Park Hall/Camelot Leisure Complex and Cuerden Hall sites are contested, nor do I have any reason to question the soundness of the boundaries of those other sites.

175. However, in the light of what was observed at my accompanied inspection of the Park Hall/Camelot Leisure Complex, its boundaries should be amended, partly as indicated in representations by extending the boundary to the north-east to include the paintball area, but not including the natural area around The Dam and Swifts Wood in the south-east, since at my visit this area appeared natural and open, and did not display clear characteristics of previously developed land. Although the revised boundaries may not reflect land ownership boundaries, I conclude that they would correctly define the extent of this previously developed Green Belt site. Therefore, the Plan would not be sound unless the Policies Map was amended accordingly, as detailed by (**MMMEC5**).
176. With reference to Cuerden Hall, I support the Council's opinion that land to the west known as Lady Hoghton's Plantation is visually and physically separated from the Hall and its adjoining gardens. Consequently, that the Plantation does not form part of its curtilage. I conclude that no amendment to the defined boundaries of this previously developed site is justified.
177. The policy text of BNE5 is outdated and reflects the detailed guidance of PPG2: Green Belts. It is also inconsistent with paragraph 89 of the Framework regarding proposals for infill and redevelopment of previously developed sites in the Green Belt. (**MMEC46**) would remedy this by deleting criteria d, f and g. Criteria a and b, which refer to re-use have also been criticised, but I consider that they re-state parts of paragraphs 81 and 90 of the Framework. Whilst probably being unnecessary, their retention does not make the Plan unsound.
178. Policy BNE8 seeks to protect and enhance heritage assets, but parts of the supporting and policy texts at criteria a and b are ambiguous and ineffective. Also, criterion biii fails to make clear reference to the importance of consideration of the setting of a heritage asset. In addition, criterion v is insufficiently flexible and it fails to take account of paragraph 134 of the Framework, which refers to the balancing of considerations, including viability that should take place when considering proposals that could substantially harm the significance of designated heritage assets. (**MMEC47**) would soundly remedy these defects of the policy and its supporting text.
179. (**MMEC14**) is necessary to bring the terminology used in policy BNE10: Species Protection in line with paragraph 117 of the Framework.
180. After publication of the Plan, the Council has proposed amendment of its explanatory text at paragraphs 7.45-7.47 and the insertion of a new policy, Biodiversity and Nature Conservation. It had intended to rely upon CS policy 22, but in the light of representations received the Council has recognised that the CS provides insufficient detail on this matter for development management purposes. I consider that suggested change (**MMEC26**) would soundly fill this policy gap.
181. I conclude that with the main modifications referred to above, all of the policies of the Plan that aim to protect and enhance the built and natural environments and to promote sustainable development would be justified, effective and consistent with the Framework.

Issue 8 – Promoting Health and Wellbeing

Whether the policies of the Plan which aim to promote health and wellbeing will facilitate sustainable development and are justified, effective and consistent with the Framework.

182. Health and wellbeing is identified as one of the main cross-cutting themes of the CS. Section 8 of the Plan contains a suite of seven policies that seek to facilitate this by protecting existing outdoor and community facilities and by allocating land for new facilities. They are justified by robust and up-to-date evidence which, in addition to that to which I have previously referred, includes the Open Spaces Policies Evidence Base 2012 [CHE012].
183. Policies HW2: Protection of Existing Open Space, Sport and Recreational Facilities, HW3: Valley Parks, HW4: The Leeds and Liverpool Canal and HW7: Crematoria and Burial Facilities are sound and require no further discussion.
184. Policy HW1: New Open Space, Sport and Recreational Facilities is a criteria based policy against which proposals for new open space, sport and recreational facilities or extensions to existing facilities will be assessed. However, its first criterion, which requires such a proposal to demonstrate a proven need or demand for the facility is unduly onerous in the absence of any local circumstances that demonstrate that the requirement is necessary. It is also contrary to the Framework's presumption in favour of sustainable development. (**MMEC41**) would delete this criterion and, as a consequence, would also remove this unnecessary planning burden.
185. Policy HW1 and its justification text also refer to an aspiration to potentially allocate land off Westhead Road, Croston for playing pitches. However, since publication, the Council has confirmed its intention to make this allocation HW1.1, which is fully justified by the evidence. (**MMEC33**) would make the necessary amendments to the text, but (**MMMEC7**) and (**MMMEC12**) would also be necessary to define the allocation on the Policies Map and to amend the key to distinguish between the two symbols for policies HW2 and HW5.
186. Since submission of the Plan, proposals for the allocation of allotments have been finalised. (**MMEC34**) would confirm in policy HW5 and its supporting text at paragraph 8.13 that land at Harrison Road, Adlington and land east of Station Road, Croston are also allocated for allotments. In addition, (**MMMEC8**) would also be necessary to define these allocations on the Policies Map.
187. (**MMPC46**) and (**MMPC47**) are necessary to make policy HW6: Community Facilities and its supporting text at paragraph 8.16 consistent with paragraph 70 of the Framework. They would add reference to cultural facilities.
188. I conclude that with the main modifications referred to above all of the policies of the Plan that seek to promote health and wellbeing would be justified, effective and consistent with national planning policy.

Assessment of Legal Compliance

189. My examination of the compliance of the Plan with the legal requirements is summarised in the table below. I conclude that the Plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Plan is identified within the approved LDS published in October 2012 [CHE039], which sets out an expected adoption date of June 2013. The Plan's content is compliant with the LDS but, as a consequence of additional work being required in order for the Plan to make sound provision for Gypsies and Travellers, the adoption date will slip by a few months.
Statement of Community Involvement (SCI) and relevant regulations	The SCI [CH006] was adopted in October 2006 and consultation has been compliant with the requirements therein, and with the minimum requirements of section 18 of the 2012 Regulations, including the consultation on the post-submission proposed 'main modification' changes (MM).
Sustainability Appraisal (SA)	SA [CHSD007, CHSD008, CHSD009 and CH8.2] has been carried out and is adequate.
Habitats Regulations Assessment (HRA)	The HRA [CH4.2 and CH8.3] has been carried out and is adequate.
National Policy	The Plan complies with national policy except where indicated and main modifications are recommended.
Sustainable Community Strategy (SCS)	Satisfactory regard has been paid to the SCS [CHE043].
2004 Act (as amended) and 2012 Regulations.	With the addition of an Appendix which lists existing development plan policies that will be superseded, as required by (MMEC43) the Plan complies with the Act and the Regulations.

Overall Conclusion and Recommendation

190. The Plan has a number of deficiencies in relation to soundness and/or legal compliance for the reasons set out above, which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.

191. The Council has requested that I recommend main modifications to make the Plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the accompanying Appendix, the Chorley Local Plan 2012-2026 satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework in all regards, **except** for its provision for Gypsies and Travellers. My supplementary report will address this matter.

192. Thus the Chorley Local Plan 2012-2026 **may not be adopted** unless it is also found sound regarding its provision for Gypsies and Travellers in my supplementary report.

Shelagh Bussey

Inspector

This report is accompanied by the Appendix containing the Main Modifications.

Appendix

The modifications below are expressed in the conventional form of ~~strikethrough~~ for deletions and **underlining** for additions of text.

The page numbers and paragraph numbering below refer to the submission Plan, and do not take account of the deletion or addition of text.

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
MMPC7	15	Paragraph 5.17	<p>Add the following sentence to the end of paragraph 5.17:</p> <p><u>The trajectory includes provision for 451 units on small windfall sites over the plan period. The development of any windfall site has the potential to place unforeseen demand on infrastructure; this is especially the case where the sites are large. It will therefore be necessary to carefully consider the impact of windfall development on infrastructure. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.</u></p>
MMPC10	18	Paragraph 5.22	<p>Add the following sentence to the end of paragraph 5.22:</p> <p><u>In delivering a flexible and responsive supply of housing land, it will be necessary to consider the impact on infrastructure. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.</u></p>
MMPC12	32	Paragraph 6.22	<p>Add the following sentence to the end of paragraph 6.22:</p> <p><u>It will be necessary to consider the impact on infrastructure and it may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.</u></p>
MMPC16	42	Paragraph 7.19	<p>Add the following sentence to the end of paragraph 7.19:</p> <p><u>Green Belt sites are often in edge of settlement or isolated locations where redevelopment could place very different demands on existing infrastructure. It will be necessary to consider the impact on infrastructure as a result of redevelopment. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
MMPC43	11	Policy ST3	<p>Delete the last bullet point of Policy ST3 as follows:</p> <p>Assess the impact of using the Charnock Richard service area access as an unauthorised motorway junction</p>
MMPC46	54	Paragraph 8.16	<p>Insert 'cultural facilities' after 'libraries' and before 'health facilities' in the first sentence of paragraph 8.16:</p> <p>"The Core Strategy encourages the provision of new community facilities and protection of existing community facilities including community centres, village and church halls, places of worship, public houses, children's centres, libraries, <u>cultural facilities</u> and health facilities. They act as the focus of community activity and contribute towards community cohesion. Local shops are protected under Policy EP8: Existing Local Shops."</p>
MMPC47	55	Policy HW6	<p>Insert 'cultural facilities' after 'libraries' and before 'health facilities' in the first sentence of Policy HW6:</p> <p>"Development proposing the change of use or loss of any premises or land currently or last used as a community facility (including community centres, village and church halls, places of worship, public houses, children's centres, libraries, <u>cultural facilities</u> and health facilities) will be permitted where it can be demonstrated that:"</p>
MMEC1	3	Chapter 2: Vision	<p>Insert new paragraph 2.1 to read:</p> <p><u>The Framework introduced, at the heart of national policy, a presumption in favour of sustainable development. This should be seen as a 'Golden Thread' running through both plan making and decision making. Core Strategy Policy MP clarifies the operational relationship between it and national policy. Local Plan Policy V1 seeks to ensure this presumption in favour of sustainable development at Chorley district level.</u></p> <p>Include the Model Policy after paragraph 2.1 which is as follows:</p> <p><u>Policy V1: Model Policy</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. The Council will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:</u></p> <p><u>a) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole and those contained in the Core Strategy; or</u></p> <p><u>b) specific policies in the Framework and Core Strategy indicate that development should be restricted.</u></p> <p>Existing paragraph 2.1 to be renumbered 2.2 and all subsequent vision paragraphs to be renumbered one digit higher.</p> <p>Existing Policy V1 to be renumbered V2.</p>
MMEC2	15	Paragraph 5.14 and 5.15	<p>Amend paragraph 5.14 to read: Land is allocated on sites in Policy HS1 for <u>5,327</u> dwellings (allowing for 5% slippage). A further <u>332</u> dwellings (allowing for 20% slippage) are available from other existing housing commitments (sites with planning permission for housing) that for a range of reasons (e.g. the site is too small) are not proposed for allocation. This gives a supply of <u>5,659</u> dwellings, which is slightly <u>below</u> the minimum housing requirement of 5,755 dwellings. <u>However, it is expected that windfall sites will provide an additional 451 dwellings over the</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p><u>plan period.</u></p> <p>Insert new paragraph 5.16 to read: <u>The sites allocated for housing in Policy HS1 are incorporated into the following housing trajectory table and graph to illustrate the expected rate of housing delivery for the Core Strategy Plan period 2010 – 2026, in accordance with Policy HS2 on phasing. The total projected completions on sites allocated in Policy HS1 (allowing for 5% slippage) are shown together with the total projected completions on the non-allocated existing housing site commitments (332 dwellings) referred to in paragraph 5.14. In addition, an allowance for windfall housing sites totalling 451 dwellings has been included in the trajectory, as it is expected that windfall sites will continue to come forward in the future. The trajectory shows that projected completions are set to exceed the target significantly in the early years of the plan period, but that completions are then expected to decrease in the later years of the plan period. The trajectory shows that sufficient deliverable or developable sites are identified to meet the Borough's Core Strategy housing requirement.</u></p> <p>Insert housing trajectory graph and housing trajectory table after new paragraph 5.15 (See Annex 1).</p> <p>Existing paragraph 5.15 to be renumbered 5.16 and all subsequent housing paragraphs to be renumbered one digit higher.</p> <p>Delete existing paragraph 5.15: No reliance is made on provision from windfall housing sites, which are sites that come forward for housing that have not been specifically identified by this process. Windfall housing development in Chorley was restricted from February 2004 – November 2006 on small sites and until 2008 on larger sites. These restrictions acted to reduce the number of applications permitted on windfall housing sites so influence Chorley's past windfall delivery rates.</p> <p>Amend paragraph 5.16 as follows:</p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			However, w Windfall sites can be in sustainable locations and their development can enable the effective use of brownfield land, help to regenerate areas, and provide a mix of housing in terms of tenure and price.
MMEC5	21	Policy HS5	Add the following sentence to the end of criterion d) of Policy HS5: <u>Increases of up to 50% (volume) are not considered disproportionate.</u>
MMEC6	21	Policy HS6	Add the following sentence to the end of criterion e) of Policy HS6: <u>Increases of up to 30% (volume) are not considered to be materially larger.</u>
MMEC11	38	Policy EP10	Amend Policy EP10: Primary School Allocations to read: "Land is reserved on the Policies Map for school purposes at: 1) Monks Drive, Withnell 2) 1) Buckshaw Village, (Group 1). 3) 2) Land to the east of Wigan Road (A49), Clayton-le-Woods
MMEC14	50	Policy BNE10	Delete reference to 'protected species' in first and second sentence of Policy BNE10 and insert 'priority species'. "Planning permission will not be granted for development which would have an adverse effect on a protected priority species unless the benefits of the development outweigh the need to maintain the population of the species in situ. Should development be permitted that might have an effect on a protected priority species planning conditions or agreements will be used to:"
MMEC26	48	Designated Environmental Sites section	Amend paragraphs 7.45 – 7.47 to read: Designated Environmental Sites <u>Biodiversity and Nature Conservation</u> <u>7.45 All sites with international, national and local environmental designations are recognised by the Core Strategy and are afforded a level of protection from any adverse impacts of development through Core Strategy Policy 22: Biodiversity and Geodiversity.</u>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>7.45 7.46 <u>Chorley has an extensive network of sites important for biodiversity. These include Sites of Special Scientific Interest (SSSI) and statutory sites of national conservation value. There are at present only two SSSIs in Chorley, at White Coppice and Charnock Richard as shown on the Policies Map.</u></p> <p>7.46 7.47 <u>Similarly, at a more the county and local level, sites that make a significant contribution to the natural diversity of the Plan area and are worthy of protection in their own right have been identified on the Policies Map. These include are Biological Heritage Sites (BHS), Geological Heritage Sites (GHS) and Wildlife Corridors. They form an important part of the nature conservation network and need to be protected from development that will cause fragmented networks or isolated habitats. Biological Heritage Sites (BHS) and Geological Heritage Sites (GHS) are identified on the Policies Map.</u></p> <p>7.47 7.48 <u>All sites with international, national and local environmental designations are recognised by the Core Strategy and are afforded a level of protection from any adverse impacts of development through Core Strategy Policy 22 – Biodiversity and Geodiversity. As well as the need to protect, conserve and enhance designated sites it is also important to protect, conserve and enhance nationally and locally important species that use a variety of sites/habitats as part of a nature conservation network. An Ecological Network for Lancashire is currently being identified, and this will include Chorley.</u></p> <p>7.49 <u>Biodiversity has many important roles and functions including protecting biodiversity for its own sake, adapting to climate change, recreation, health and wellbeing etc. As part of a changing climate it is important to allow habitats and species the opportunities to adapt, making provision where possible. Ecological networks form an important basis for this and it is the Council's view that these networks should be maintained and enhanced, where appropriate to allow habitats and species the best opportunity to adapt to a changing climate.</u></p> <p>7.50 <u>Priority species and habitats (as covered by Local Plan Policy BNE10) play an</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p><u>important role and are protected under European and National Law. Where species or habitats may come under threat, it is the developer's responsibility to carry out all necessary surveys. Ecology surveys need to be provided to assess the quality, quantity and value of biodiversity on site or near the site and how the development may affect biodiversity. In certain cases development will not be permitted and in other cases mitigation/ compensatory measures of equal area, quality and diversity, if not higher will apply to try and reduce or overcome the impacts and where possible provide net gains or enhancements to improve the Borough's nature conservation assets.</u></p> <p><u>7.51 The Council will work with the other Central Lancashire authorities of Preston and South Ribble and the Wildlife Trust, with a view to agreeing a Central Lancashire approach to nature conservation. This may be in the form of a Supplementary Planning Document (SPD).</u></p> <p>Existing paragraphs 7.48 onwards to be renumbered starting from 7.52.</p> <p>Include the following new policy after new paragraph 7.51:</p> <p><u>Policy BNE9: Biodiversity and Nature Conservation</u></p> <p><u>In Chorley, Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced:</u></p> <p><u>Priority will be given to:</u></p> <ul style="list-style-type: none"> <li data-bbox="824 1121 2054 1313">i. <u>Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar sites, Special Protection Areas, Special Areas of Conservation, national nature reserves, sites of special scientific interest and biological heritage sites, geological heritage sites, local nature reserves and wildlife corridors together with any ecological network approved by the Council;</u> <li data-bbox="824 1313 2054 1375">ii. <u>Protecting, safeguarding and enhancing habitats for European, nationally and locally important species;</u>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>iii. <u>The ecology of the site and the surrounding area (safeguarding existing habitats / features such as but not exclusive to trees, hedgerows, ponds and streams), unless justified otherwise.</u></p> <p>iv. <u>When considering applications for planning permission, protecting, conserving, restoring and enhancing Chorley's ecological network and providing links to the network from and/or through the proposed development site.</u></p> <p><u>In addition development must adhere to the provisions set out below:</u></p> <p>a. <u>The production of a net gain in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated;</u></p> <p>b. <u>The provision of opportunities for habitats and species to adapt to climate change;</u></p> <p>c. <u>The support and encouragement of enhancements which contribute to habitat restoration;</u></p> <p>d. <u>Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs;</u></p> <p>e. <u>In exceptional cases where the need for development in that location is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures or as a last resort compensatory habitat creation and/or restoration will be required through planning conditions and/or planning obligations.</u></p> <p><u>The following definition of what constitutes damage to natural environmental assets will be used in assessing applications potentially impacting upon assets:</u></p> <p>1. <u>Loss of the undeveloped open character of a part, parts or all of the ecological network;</u></p> <p>2. <u>Reducing the width or causing direct or indirect severance of the ecological</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p><u>network or any part of it;</u></p> <p>3. Restricting the potential for lateral movement of wildlife;</p> <p>4. Causing the degradation of the ecological functions of the ecological network or any part of it;</p> <p>5. Directly or indirectly damaging or severing links between green spaces, wildlife corridors and the open countryside; and</p> <p>6. Impeding links to ecological networks recognised by neighbouring planning authorities.</p> <p>7. Significant adverse effect on the interest features of a designated nature conservation site.</p> <p>Renumber existing Policy BNE9 as BNE10 and existing Policy BNE10 and BNE11.</p>
MMEC28	21-22	Paragraphs 5.36 – 5.37.	<p>Amend paragraph 5.36 to read:</p> <p>Accordingly, this policy applies to villages that are inset from the Green Belt and villages that are in the Green Belt, or in the Area of Other Open Countryside. However, this policy does not apply to residential infilling on previously developed sites in the Green Belt. Policy BNE5 provides the policy approach for these sites.</p> <p>Policy HS7 should be read in conjunction with Policy HS3 on Private Residential Garden Development when schemes are proposed on residential gardens <u>in designated rural settlements.</u></p>
MMEC32	16	Policy HS1.31	<p>Amend Policy HS1: Housing Site Allocations table as follows:</p> <p>HS1.31 Land to the East of Wigan Road*# 32.7 37.14</p>
MMEC33	51-52	Policy HW1 and supporting text.	<p>Amend the last part of Policy HW1 to read:</p> <p>"A potential site for playing pitches is identified are proposed at the following location and is subject to further consideration:"</p> <p>Amend the last sentence of paragraph 8.4 to read:</p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>"A potential site has been identified and allocated for new provision discussions are currently taking place with the landowner."</p>
MMEC34	54	Policy HW5 and supporting text.	<p>Amend the last part of Policy HW5 to read:</p> <p>"New allotments will be provided at the following sites:</p> <p>HW5.1 Manor Road, Clayton Brook/Green (site has planning permission) HW5.2 Land at Sylvesters Farm, Euxton</p> <p>Potential sites are also identified at the following locations and are subject to further consideration:</p> <p>HW5.3 Land adjacent to Bolton Road, Adlington HW5.43 Harrison Road, Adlington HW5.54 Land East of Station Road, Croston</p> <p>Amend paragraph 8.13 from the second sentence onwards to read:</p> <p>"New allotment sites have been allocated Euxton and Whittle-le-Woods in these settlements and will be protected for such use. A number of potential sites are currently being considered in Adlington and Croston and discussions are taking place with landowners. In addition to these sites, the Council is committed to providing more allotment sites across the Borough to meet the high level of demand and large waiting list in the Borough. These will be brought forward through the development control process."</p>
MMEC35		Policy ST1.8	<p>Introduce footnote to Policy ST1 and an asterisk to a number of cycle routes to show routes that are indicative only.</p> <p><u>Cycle Routes</u></p> <ol style="list-style-type: none"> 1) *Clayton Le Woods cycling improvements on Lancaster Lane/ Moss Lane/Lydiate Lane and Town Brow to cycle links to Cuerden Valley Park including Toucan crossings of A49 by Moss Lane, Lancaster Lane. 2) *Clayton Brook and Whittle-le-Woods to Chorley (A6) with links to the canal and

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>Cuerden Valley Park.</p> <p>3) Canal towpath from Botany to Blackburn.</p> <p>4) Chorley to Abbey Village old railway line.</p> <p>5) *Cycle schemes near Wheelton on the A676.</p> <p>6) Chorley North East-Harpers Lane, Railway Road, Bengal Street, Water Street, Hollinshead Road, Union Street and Park Road.</p> <p>7) Cycle link from Croston, Ulmes Walton to Leyland.</p> <p>8) *Euxton-Wigan Road and School Lane cycle path improvements.</p> <p>9) *Buckshaw to Chancery Road via Alker Lane to Cuerden Valley Park via Dawson Lane, via Park Saddle bridge to Runshaw College and to Southport Road via West Way.</p> <p>10) *Chorley East-canal, Eaves Lane, Lyons Lane, Yarrow Gate, to Carr Lane and Myles Standish Way.</p> <p>11) *Improvements to cycle links in and around Adlington.</p> <p>12) Chorley South to Coppull via Bolton Road, Pilling Lane, Eaves Green Road, Lower Burgh Way and Burgh Hall Lane.</p> <p>13) *Cycle improvements from Eccleston to Chorley via Back Lane.</p> <p>Footnote: Those marked with an asterisk in Policy ST1 are indicative routes only.</p>
MMEC37	15	Table 1 and paragraph 5.14	<p>Delete Table 1 and the last sentence of paragraph 5.14.</p> <p>Proposed housing delivery by settlement is summarised in the following table:</p>
MMEC38		After existing paragraph 5.37	<p>Insert the following paragraph after existing paragraph 5.37:</p> <p><u>Policy HS7 provides a definition of infill development. The typical scale of rural infill envisaged by the policy is 1 or possibly 2 dwellings. This envisaged scale of development is of application to policy HS7. It does not apply to other categories of development as identified as suitable for 'other places' in Core Strategy Policy 1(f) or to rural exception sites under Policy HS8.</u></p>
MMEC39		Policy EP7 Paragraphs 6.39 and 6.43	<p>Change criterion b) as follows:</p> <p>b) A5 uses (hot food takeaways) will only be permitted if the District or Local Centre falls outside of the 400 metre exclusion zone (identified in the Access to Healthy Food SPD) and where the proposal would not adversely impact, either individually or cumulatively, on the</p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>function, vitality and viability of the centre.</p> <p><u>c) A5 uses (hot food takeaways) will be permitted where the proposal would not adversely impact, either individually or cumulatively, on the function, vitality and viability of the centre.</u></p> <p>Remove references to the 400 metres exclusion zone in paragraphs 6.39 and 6.43 as follows:</p> <p>The Central Lancashire authorities have jointly prepared a Supplementary Planning Document (SPD) on Access to Healthy Food. This expands upon Core Strategy Policy 23: Health. Its primary aim is to address the lack of access to healthy food choices due to the concentration of hot food takeaways in some locations. The SPD identifies 400 metres exclusion zones around primary, secondary and special schools and sixth form colleges (either within or outside Local Education Authority controls) where planning permission for hot food takeaways (A5 use class) will not be permitted. Chorley Town Centre is excluded from the exclusion zone and hHot food takeaways will be permitted provided that they do not result in an over concentration of hot food takeaways to the detriment of the retail function of the centre as a whole.</p> <p>In accordance with the supplementary planning document for Access to Healthy Food, hot food takeaways (A5 use class) will only be permitted in District and Local Centres that fall outside the 400 metre exclusion zone and where they would not result in an over concentration of hot food takeaways to the detriment of the retail function of the centre as a whole.</p>
MMEC40		Policy BNE1	<p>Amend criterion a) as follows:</p> <p>a) The proposal does not have a significantly detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, materials, orientation, use of materials.</p> <p><u>a) The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio,</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<u>height, scale and massing, design, orientation and use of materials.</u>
MMEC41		Policy HW1	Delete criterion a) as follows: a) There is a proven need or demand for the facility;
MMEC42		Paragraph 5.3	Amend paragraph 5.3 as follows: 5.3 The SHMA does not specifically identify the housing needs of the rural population. The 2011 Chorley Rural Housing Needs Study provides additional evidence about housing needs in rural parishes. It identifies a significant shortfall of affordable properties in rural areas over the period 2011 to 2016. <u>Policy 1 of the Core Strategy is supportive of proposals to meet local need in Rural Local Service Centres and also in other rural places, where it states that such development will typically be small-scale. Whether the scale of proposed development is appropriate depends upon the characteristics of the village and their sustainability, as they vary in character and in terms of the facilities they provide. Policy HS8 in this Plan sets out an approach to rural affordable housing on rural exception sites.</u>
MMEC43		Appendices	Include a list of superseded policies from the Chorley Local Plan Review 2003 as Appendix G (See Annex 2).
MMEC44	18	Policy HS3 and supporting text	Amend paragraph 5.24 as follows: <u>Private residential g</u> arden sites were previously regarded as 'brownfield land' under the government's definition of previously developed land and were favoured sites for developers as they were situated in residential areas, often presenting less physical issues than other brownfield sites such as old industrial contaminated sites. However, the June 2010 revision to national planning policy on housing in 'Planning Policy Statement 3 – Housing' changed the classification of <u>private</u> residential garden curtilages <u>in built-up areas</u> to Greenfield land. This classification has been retained in the Framework and has effectively removed the presumption in favour of development on such sites. Amend the first sentence of Policy HS3 to read:

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>In settlements a Applications for development within private residential gardens on sites not allocated in the Housing Allocations Policy will....</p>
MMEC45	37	Paragraph 6.49	<p>Amend paragraph 6.49 to read:</p> <p>The Education Authority has advised of the need to continue to allocate a primary school at Monks Drive, Withnell; a one form entry primary school site (210 places) at Buckshaw Village (Group 1 site), and a primary school site on land to the east of Wigan Road (A49), Clayton-le-Woods. The Policies Map shows indicative locations for these proposed schools. An Extensions are is also planned for <u>the existing Trinity CE/Methodist Primary School, Buckshawa</u> a one form entry extension to the existing Buckshaw Primary School (220 places); a half form entry to the Adlington Primary School (105 places) and a half form entry to the Ecclestone Primary School (105 places). The Department has advised they would need to undertake public consultation on the <u>establishment of any new school or significant change to any existing school</u>. Clayton-le-Woods school and extension to the Adlington Primary School. Land at a previously identified site off Chorley Old Road, Clayton <u>Brook/Green</u> is no longer required for school purposes.</p>
MMEC46	43	Policy BNE5	<p>Amend Policy BNE5 to read:</p> <p>"The reuse, infilling or redevelopment of previously developed sites in the Green Belt, will be permitted providing the following criteria are met:</p> <p>In the case of re-use</p> <ol style="list-style-type: none"> a) The proposal does not have a materially greater impact than the existing use on the openness of the Green Belt and the purposes of including land in it; b) The development respects the character of the landscape and has regard to the need to integrate the development with its surroundings, and will not be of significant detriment to features of historical or ecological importance; <p><u>in the case of infill:</u></p> <ol style="list-style-type: none"> c) The proposal does not lead to a major increase in the developed portion of the site

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>resulting in a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development significant additional impact on the surrounding countryside or give rise to off-site infrastructure requirements;</p> <p>in the case of redevelopment:</p> <ul style="list-style-type: none"> d) The proposal contributes to the achievement of the objectives for the use of land in the Green Belt; e) The appearance of the site as a whole is maintained or enhanced and that all proposals, including those for partial redevelopment, are put forward in the context of a comprehensive long-term plan for the site as a whole; f) The buildings are of permanent and substantial construction and are capable of conversion without major or complete reconstruction if this is appropriate; g) The new buildings do not occupy a larger area than the buildings they replace nor result in a significant additional impact on the surrounding countryside."
MMEC47	46	Policy BNE8	<p>Amend the second sentence of paragraph 7.25 to read: "The historic environment is a non-renewable resource and once harmed sites, buildings and places can lose their character and their significance."</p> <p>Amend the first sentence of paragraph 7.28 to read: "Chorley has There is a wide range variety of heritage assets across the Borough, most of these are undesignated but some have been assessed and given statutory protection."</p> <p>Add a section above the 'Locally Important Areas and Buildings' section titled 'Listed Buildings' with the following text: "There are currently 482 Listed Buildings in the Borough, which includes structures such as canal bridges and milestones as well as farmhouses and halls. Of these five are listed at Grade I, twenty seven at Grade II* with the remainder being protected at Grade II. Listed Building Consent is required for any changes that would affect their character as buildings of special architectural or historic interest and apply to internal and external works as well as to any structure or object fixed to the building or within its grounds which has been there since before July 1948. The Listed Buildings in the Borough are listed</p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>on the Council's website at www.chorley.gov.uk"</p> <p>Amend Policy BNE8 to read:</p> <p>a) "Applications affecting a Heritage Asset or its setting will be granted where it:</p> <ul style="list-style-type: none"> i. Is in accordance with the Framework and relevant English Heritage guidance; ii. Where appropriate takes full account of the findings and recommendations in the Council's Conservation Area Appraisals and Management Proposals; iii. Is accompanied by a satisfactory Heritage Statement (as defined by Chorley Council's advice on Heritage Statements) and; <p>b) Applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment and where they have show consideration for the following:</p> <ul style="list-style-type: none"> i. The conservation of features and elements that contribute to the heritage asset's significance and character. This may include: chimneys, windows and doors, boundary treatments, original roof coverings, earthworks or buried remains, shop fronts or elements of shop fronts in conservation areas, as well as internal features such as fireplaces, plaster cornices, doors, architraves, panelling and any walls in listed buildings; ii. The reinstatement of features and elements that contribute to the heritage asset's significance which have been lost or damaged; iii. The conservation and, where appropriate, the enhancement of the space in between and around buildings as well as front, side and rear gardens setting of heritage assets. iv. The removal of additions or modifications that are considered harmful to the significance of any heritage asset. This may include the removal of pebbledash, paint from brickwork, non-original style windows, doors, satellite dishes or other equipment;

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment												
			<p>v. The use of the Heritage Asset should be compatible with the conservation of its significance. (i.e. uses that are not compatible with or damaging to the significance of the Heritage Asset should be avoided) <u>Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;</u></p> <p>vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.</p> <p>Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework."</p> <p>Move Policy BNE8 and insert after paragraph 7.40.</p> <p>Add a section below the 'Designated Environmental Sites' section titled <u>Other Sites</u> with the following text:</p> <p><u>The Lancashire Historic Environment Record includes the designated sites above and more than 1,800 other known heritage assets in the Borough. Development proposals and plans are checked against the Record on behalf of the Council and are dealt with on their merits. Where appropriate, further information or works to mitigate the impact of development proposals on the Borough's heritage assets will be required. Developers may therefore wish to consult the Record themselves at an early stage in planning a scheme.</u></p>												
MMEC48	28	Table 2 and Policy EP1	<p>Amend Table 2 as follows:</p> <table border="1" data-bbox="801 1217 1944 1380"> <thead> <tr> <th></th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td>Chorley Employment Requirement 2010 - 2026</td> <td><u>112</u> 117</td> </tr> <tr> <td>Employment Completions 2010 – 2012(as at 31.03.2012)</td> <td><u>5.01</u> 6.33</td> </tr> <tr> <td>Residual Requirement</td> <td><u>106.99</u> 110.67</td> </tr> <tr> <td>Commitments on Unallocated Sites</td> <td>11.87</td> </tr> <tr> <td>Commitments on Allocated Sites</td> <td><u>14.11</u> 16.61</td> </tr> </tbody> </table>		Hectares	Chorley Employment Requirement 2010 - 2026	<u>112</u> 117	Employment Completions 2010 – 2012(as at 31.03.2012)	<u>5.01</u> 6.33	Residual Requirement	<u>106.99</u> 110.67	Commitments on Unallocated Sites	11.87	Commitments on Allocated Sites	<u>14.11</u> 16.61
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Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment			
			Existing Allocations Carried Forward	38.53 41.07		
			Proposed New Allocations	36.10 41.10		
			Total Employment Land Supply	100.61 110.65		
			Policy EP1: Employment Site Allocations			
			The following sites shown on the Policies Map are allocated and protected for business, general industrial or storage and distribution (Use Classes B, B2 or B8 respectively) in the period 2010- 2026. Chorley Council will require a masterplan or development brief on sites identified with an *(M/DB). Sites identified with # are also suitable for housing use as part of a mixed use development.			
			<u>Location</u>	<u>Hectares</u>	<u>Use Class</u>	<u>Policy</u>
			<u>Key Service Centre: Chorley Town</u>			
			EP1.1 Great Knowley*#} employment site for sub-regionally	14.1	B1, B2)	EP2
			EP1.2 Botany Bay*# } significant development	5.9	B1, B2, B8, C1}	EP2
			EP1.3 Land to North East of M61 Junction* (Gale Moss)	6.9	B1, B2, B8	
			EP1.4 Carr Lane (Vertex Site)		2.5	B1, B2, B8, A2
			EP1.5 North of Euxton Lane*	13.1	B1, B2, B8	
			EP1.6 Cowling Farm*#	3.5	B1, B2, B8	
			EP1.7 Land at Ackhurst Business Park	0.5	B1, B2, B8, A2	
			EP1.8 Lyons Lane Mill, Townley Street	0.5	B1, B2	
			EP1.9 Woodlands Centre, Southport Road	0.8	B1, A2,	
			EP1.10 Stump Lane	<u>0.28</u>	B1, B2	
			48.08 45.58			
			<u>Buckshaw Village: Strategic Site</u>			
			EP1.11 The Revolution	13.8	B2, B8	
			EP1.12 Group 1	5.4	B1, B2,	
			EP1.13 Southern Commercial	8.3 7.76	B1, B2, B8	
			27.5 26.96			
			<u>Local Urban Service Centres</u>			
			<u>Adlington</u>			
			EP1.14 Fairport, Market Place*#	0.6	B1, B8	
			<u>Clayton-le-Woods</u>			
			EP1.15 Land east of Wigan Road*#	20 15.0	B1, B2, B8	
			<u>Coppull</u>			
			EP1.16 Discover Leisure, Chapel Lane*#	2.0	B1, B2, B8	
			22.6 15.6			
1.			<u>Rural Local Service Centres and In Other Places</u>			

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment																				
			<table border="0"> <tr> <td>2.</td> <td>EP1.17</td> <td>Rear of New Street, Mawdesley</td> <td style="text-align: right;"><u>0.6</u></td> <td style="text-align: right;">B1</td> </tr> <tr> <td>3.</td> <td></td> <td></td> <td style="text-align: right;">0.6</td> <td></td> </tr> <tr> <td>4.</td> <td></td> <td></td> <td style="text-align: right;">=====</td> <td></td> </tr> <tr> <td>5.</td> <td></td> <td>Employment Allocations Total</td> <td style="text-align: right;">98.78 88.74</td> <td></td> </tr> </table>	2.	EP1.17	Rear of New Street, Mawdesley	<u>0.6</u>	B1	3.			0.6		4.			=====		5.		Employment Allocations Total	98.78 88.74	
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MMEC49		Policy BNE4	<p>Amend the last sentence of paragraph 7.18 as follows:</p> <p>Here development will be restricted, including all forms of development considered appropriate in the Green Belt. Areas of Separation are also designated Green Belt.</p> <p>Amend Policy BNE4 to read:</p> <p>The two Areas of Separation as shown on the Policies Map are between:</p> <ul style="list-style-type: none"> • Chorley and Euxton • Chorley and Whittle-le-Woods <p>Within Areas of Separation, appropriate development related to open space, sport and recreation uses will be permitted providing that they do not have an unacceptable adverse impact on the visual or spatial continuity of the separation area.</p>																				
MMEC50		Policy HS1.43C	<p>Amend Policy HS1: Housing Site Allocations table as follows:</p> <table border="0"> <tr> <td>HS1.43C</td> <td>Land off Moss Lane</td> <td style="text-align: right;">3.1 4.2</td> <td style="text-align: right;">65 76</td> </tr> </table>	HS1.43C	Land off Moss Lane	3.1 4.2	65 76																
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MMEC51		Policy HS1.2	<p>Amend Policy HS1: Housing Site Allocations table as follows:</p> <table border="0"> <tr> <td>HS1.2</td> <td>Carr Lane (Former Vertex Site)</td> <td style="text-align: right;">4.7 7.2</td> <td style="text-align: right;">124 194</td> </tr> </table>	HS1.2	Carr Lane (Former Vertex Site)	4.7 7.2	124 194																
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MMEC52	4	Paragraph 2.10	<p>Amend paragraph 2.10 to read:</p> <p>"Outside of the areas already identified, Chorley has a number of smaller villages and substantially built up frontages. In the interest of sustainable development, Core Strategy</p>																				

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p>Policy 1 criterion (f) states that growth and investment in such places will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need be confined to small scale infill, conversion of rural buildings, and proposals to meet local need unless there are exceptional reasons for larger scale redevelopment schemes. Whether the scale of proposed development is appropriate depends upon the characteristics of the village and their sustainability, as they vary in character and in terms of the facilities they provide.</p> <p>Eight major previously developed sites in the Green Belt are identified on the Policies Map. Redevelopment of these sites will be permitted if the proposal is in accordance with Policy BNE5."</p>
MMEC53	55	Paragraph 8.22 and 8.23	<p>Amend paragraph 8.22 to read:</p> <p>"The Central Lancashire authorities have jointly prepared a Supplementary Planning Document (SPD) on Access to Healthy Food. This compliments the Core Strategy and expands upon Policy 23: Health. Its primary aim is to address the lack of access to healthy food choices due to the concentration of fast food takeaways in some locations, particularly in areas of poor health. The SPD identifies 400m exclusion zones around primary schools, secondary schools and sixth form colleges (either within or outside Local Education Authority controls) excluding Chorley Town Centre where planning permission will not be given for new hot food takeaways (Use Class A5).</p> <p>Proposals for hot food takeaways will only be permitted in Chorley Town Centre and in District and Local Centres outside of the 400 metre exclusion zone where it would not result in an overconcentration of hot food takeaways to the detriment of the retail function of the centre as a whole. Proposals for hot food takeaways in these locations will be assessed against Policies EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages and EP7: Development and Change of Use in District and Local Centres.</p>
MMEC54		Policy HS1.50	<p>Amend Policy HS1: Housing Site Allocations table as follows:</p> <p>HS1.50 Carrington Centre, Eccleston 1.6 2.5 40 62</p>
MMEC55		Appendix F	<p>Amend Appendix F Carrington Centre Local Centre, Eccleston to reflect amended boundary (see appendix below).</p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
MMEC56		Policy HS2	<p>Amend Policy HS2 supporting text as follows:</p> <p>Phasing The Core Strategy does not set out a phasing policy but envisages the inclusion of such policies in Local Plans as a tool to manage the required housing delivery. Under Core Strategy Policy 4: Housing Delivery, the Council will review targets relating to housing completions or the use of Brownfield land every 3 years and adjust the phasing of uncommitted sites as appropriate to achieve a better match between the required targets and delivery.</p> <p>Chorley Council will use a phasing policy to enable it to manage growth and ensure a steady supply of land availability across the Borough over the plan period and secure the necessary infrastructure and other services required for a sustainable form of development. in accordance with Policy 4 of the Core Strategy. This Local Plan focuses development in the urban areas of Chorley Town, Buckshaw Village and the Urban Local Service Centres in order to maximise access to services, facilities, employment and to help reduce the need to travel. The Core Strategy target is for 70% of new housing to be on brownfield land and the priority for phasing policy recognises that the to develop development of brownfield land which is within, or close to existing or proposed public transport corridors or sites which offer the opportunity for redevelopment or re-use, the development of which will will would contribute towards regeneration, viability and vitality. and which is are within or close to existing or proposed public transport corridors. Where insufficient brownfield sites or re-use opportunities are available, greenfield sites will be released if necessary to meet housing targets, in accordance with the Core Strategy locations for growth.</p> <p><u>The Framework highlights the importance of providing a supply of housing to meet the needs of present and future generations. Housing needs change over time and the supply and demand for different types and tenures of housing is influenced by factors such as the economic climate and changes to government policy. The need for affordable housing currently exceeds supply and it is imperative that affordable housing that is delivered through S106 legal agreements meets needs. Phasing the delivery of housing will enable the effective delivery of units to meet affordable and market needs that arise in the short, medium and longer terms.</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
			<p><u>House building activity will be monitored and measured against the indicative phasing in Appendix E, with the aim of ensuring a deliverable five-year supply of housing. As monitoring is carried out it may become necessary to update the indicative phasing in Table 2 to reflect changing circumstances. This will be undertaken in the Annual Monitoring Report.</u> Breaking down the forecast need into 5 year sections will also secure a better match between forecasts and actual house building. The policy does not override the statutory requirement to keep plans under review. House building activity will be monitored and measured against the phasing in policy. As monitoring is carried out it may be necessary to move sites between phases e.g. if insufficient sites from phase 1 are being developed, sites from phase 2 can be moved forward to maintain supply. If more housing development is occurring through windfall development than was anticipated, greenfield sites can be moved into later phases. There may also be occasions where sites in later phases, where a longer lead in time can be justified due to their size or infrastructure needs, will be considered for release in advance of the phase in which they are identified to come forward.</p> <p>The phasing schedule is set out in Appendix E. It <u>The phasing</u> is heavily weighted in favour of early housing delivery, reflecting the large number of dwellings that already have planning permission <u>and the need to effectively re-use land that has been previously developed</u> and the priority to develop sustainable brownfield land. This approach accords with the Government's aim to boost housing supply. <u>It is not the intention that the indicative phasing in Appendix E will be used to prevent development coming forward at an earlier phase than indicated, but</u> in delivering a flexible and responsive supply of housing land, it will be necessary to consider the impact on infrastructure. It may be necessary to co-ordinate the delivery of development with the delivery of infrastructure improvements.</p> <p>Amend Policy HS2: Phasing of Housing Development as follows:</p> <p>Policy HS2: Phasing of Housing Development</p> <p>Housing sites allocated in the Housing Allocations Policy <u>are phased through indicative</u></p>

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment																																																							
			<p>timescales identified in Appendix E. will be released in accordance with the phasing in this policy. This phased approach to housing development encourages will give priority to the development of brownfield sites and seeks to maintain a sufficient supply of housing land throughout the Borough over the plan period.</p> <p>Three phases are proposed, 2012-2016, 2016-2021 and 2021-2026. Development will be encouraged permitted in order to achieve the general sequence of development set out in Appendix E and deliver the annual rate of supply proposed under Core Strategy Policy 4: Housing Delivery.</p> <p>If monitoring shows that:</p> <p>more dwellings are coming forward from windfall sites than anticipated then consideration will be given to moving greenfield sites into later phases; or 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.</p>																																																							
MMEC57		Policy HS1	<p>Amend Policy HS1: Housing Site Allocations table as follows:</p> <table border="1" data-bbox="813 890 2047 1390"> <thead> <tr> <th data-bbox="813 890 954 997">Ref</th> <th data-bbox="954 890 1574 997">Location</th> <th data-bbox="1574 890 1776 997">Greenfield or Brownfield</th> <th data-bbox="1776 890 1892 997">Total Site Area (ha)</th> <th data-bbox="1892 890 2047 997">Dwellings Available at April 2012</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="813 997 2047 1034"><u>Key Service Centre: Chorley Town</u></td> </tr> <tr> <td data-bbox="813 1034 954 1070">HS1.1</td> <td data-bbox="954 1034 1574 1070">Eaves Green, off Lower Burgh Lane*</td> <td data-bbox="1574 1034 1776 1070">G</td> <td data-bbox="1776 1034 1892 1070">18.5</td> <td data-bbox="1892 1034 2047 1070">415 419</td> </tr> <tr> <td data-bbox="813 1070 954 1107">HS1.2</td> <td data-bbox="954 1070 1574 1107">Carr Lane (Former Vertex Site)</td> <td data-bbox="1574 1070 1776 1107">B</td> <td data-bbox="1776 1070 1892 1107">4.7 7.2</td> <td data-bbox="1892 1070 2047 1107">124 194</td> </tr> <tr> <td data-bbox="813 1107 954 1144">HS1.3</td> <td data-bbox="954 1107 1574 1144">Former Lex Auto Logistics Site, Pilling Lane</td> <td data-bbox="1574 1107 1776 1144">B</td> <td data-bbox="1776 1107 1892 1144">10.1</td> <td data-bbox="1892 1107 2047 1144">179 154</td> </tr> <tr> <td data-bbox="813 1144 954 1181">HS1.4</td> <td data-bbox="954 1144 1574 1181">Land off Quarry Road</td> <td data-bbox="1574 1144 1776 1181">B</td> <td data-bbox="1776 1144 1892 1181">1.5</td> <td data-bbox="1892 1144 2047 1181">37</td> </tr> <tr> <td data-bbox="813 1181 954 1217">HS1.5</td> <td data-bbox="954 1181 1574 1217">Cowling Farm*#</td> <td data-bbox="1574 1181 1776 1217">G</td> <td data-bbox="1776 1181 1892 1217">6</td> <td data-bbox="1892 1181 2047 1217">158</td> </tr> <tr> <td data-bbox="813 1217 954 1254">HS1.6</td> <td data-bbox="954 1217 1574 1254">Crosse Hall Mill Farm</td> <td data-bbox="1574 1217 1776 1254">G</td> <td data-bbox="1776 1217 1892 1254">7.8</td> <td data-bbox="1892 1217 2047 1254">52 65</td> </tr> <tr> <td data-bbox="813 1254 954 1291">HS1.7</td> <td data-bbox="954 1254 1574 1291">Talbot Mill, Froom Street</td> <td data-bbox="1574 1254 1776 1291">B</td> <td data-bbox="1776 1254 1892 1291">4.4</td> <td data-bbox="1892 1254 2047 1291">149</td> </tr> <tr> <td data-bbox="813 1291 954 1327">HS1.8</td> <td data-bbox="954 1291 1574 1327">Botany Bay/Great Knowley *# See also Policy EP2</td> <td data-bbox="1574 1291 1776 1327">G/B</td> <td data-bbox="1776 1291 1892 1327">9.6</td> <td data-bbox="1892 1291 2047 1327">200</td> </tr> <tr> <td data-bbox="813 1327 954 1364">HS1.9</td> <td data-bbox="954 1327 1574 1364">Chancery Road</td> <td data-bbox="1574 1327 1776 1364">G</td> <td data-bbox="1776 1327 1892 1364">1.9</td> <td data-bbox="1892 1327 2047 1364">57 50</td> </tr> </tbody> </table>	Ref	Location	Greenfield or Brownfield	Total Site Area (ha)	Dwellings Available at April 2012	<u>Key Service Centre: Chorley Town</u>					HS1.1	Eaves Green, off Lower Burgh Lane*	G	18.5	415 419	HS1.2	Carr Lane (Former Vertex Site)	B	4.7 7.2	124 194	HS1.3	Former Lex Auto Logistics Site, Pilling Lane	B	10.1	179 154	HS1.4	Land off Quarry Road	B	1.5	37	HS1.5	Cowling Farm*#	G	6	158	HS1.6	Crosse Hall Mill Farm	G	7.8	52 65	HS1.7	Talbot Mill, Froom Street	B	4.4	149	HS1.8	Botany Bay/Great Knowley *# See also Policy EP2	G/B	9.6	200	HS1.9	Chancery Road	G	1.9	57 50
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			HS1.10	Gillibrand	G	1.5	46
			HS1.11	Hodder Avenue	B	0.4	14
			HS1.12	Park Mills, Deighton Road	B	1.4	63 64
			HS1.13	Land off Duke Street	<u>G/B</u>	1.5	71 70
			HS1.14	Lyons Lane Mill, Townley Street	B	0.5	24
			HS1.15	Railway Road	B	0.6	14 20
			HS1.16	Initial Textile Services, Harpers Lane	B	1.0	41
			HS1.17	Cabbage Hall Fields	G	0.6	11
			HS1.18	Rydal House, Chorley Hall Road	B	0.8	26
			HS1.19	Land adjacent to Northgate	G	0.8	21
			HS1.20	Land at Southport Road	G	2.1	59
			<u>Buckshaw Village: Strategic Site</u>				
			HS1.21	Group 1, Former Royal Ordnance Site, Euxton Lane	B	25.4	761
			HS1.22	Buckshaw Village (inc. Group 4N)	B	77.4 77.9	777 796
			<u>Urban Local Service Centres</u>				
			<u>Adlington</u>				
			HS1.23	Grove Farm, Railway Road	<u>G/B</u>	2.5	67
			HS1.24	Land Adjacent to Bolton Road*	G	7.2	192 170
			HS1.25	Weldbank Plastics	B	0.7	20
			HS1.26	Fairport, Market Place* #	B	0.9	31
			<u>Clayton Brook/Green</u>				
			HS1.27	Back Lane Reservoir, Back Lane	B	0.4	8 14
			HS1.28	Radburn Works, Sandy Lane	B	2.8	17
			HS1.29	Westwood Road	G	1.3	23
			HS1.30	Land off Chorley Old Road, Swansey Lane	G	1.3	39
			<u>Clayton-le-Woods</u>				
			HS1.31	Land to the East of Wigan Road*#	G	32.7 37.14	699

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment				
			HS1.32	Burrows Premises Wigan Road	B	0.8	13
			<u>Coppull</u>				
			HS1.33	Discover Leisure, Chapel Lane*#	B	1.9 3.9	59 117
			HS1.34	Regent Street	B	0.5	22
			HS1.35	Land at Northenden Road	G	1	19
			HS1.36	Coppull Enterprise Centre, Mill Lane	B	1.3	49
			HS1.37	Clancutt Lane	G	1	29 28
			HS1.38	Mountain Road	G	0.8	22
			<u>Euxton</u>				
			HS1.39	Land at Sylvesters Farm	G	6.7	161
			HS1.40	Land at end of Dunrobin Drive	G	1.8	36
			HS1.41	37-41 Wigan Road	B	0.6	12
			HS1.42	Land at Greenside	G	0.7	17
			<u>Whittle-le-Woods</u>				
			HS1.43A	Land West of Lucas Lane	G	9.6	135 121
			HS1.43B	Land East of Lucas Lane	G	7.1	107
			HS1.43C	Land off Moss Lane	G	3.1 4.2	65 76
			HS1.44	Hill Top Lane	G	0.9	22
			HS1.45	202 Chorley Old Road	G	0.6	12
			HS1.53	Little Quarries, Hill Top Lane	B	6.6	85
			<u>Rural Local Service Centres and In Other Places</u>				
			HS1.46	Land at Drinkwater Farm, Windsor Drive, Brinscall	G	0.4	10
			HS1.47	Land Adjacent 32 Moor Road, Croston	G	0.6	24
			HS1.48	Croston Timber Works Goods Yard, Station Road, Croston	B	0.9	32 26
			HS1.49	75 Towngate, Eccleston	G	0.4	12
			HS1.50	Carrington Centre, Eccleston (retail/employment components to be included)	G/B	1.6 2.5	40 62
			HS1.51	Sagar House, Langton Brow, Eccleston	G/B	2.8	66

Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment				
			Ref	Description	Category	Area	Value
			HS1.52	Pole Green Nurseries, Charnock Richard	G/B	0.9	29
						274.3	5,388
						292.34	5,607
MMEC58		Appendix E	Amend Appendix E (See Annex 3).				
MMEC59		Policy HS1.53	Amend Policy HS1: Housing Site Allocations table as follows to add allocation HS1.53: <u>HS1.53 Little Quarries, Whittle-le-Woods 6.6 85</u>				
MMEC60		Policy EP1.15	Amend Policy EP1 as follows: EP1.15 Land east of Wigan Road*# 20.0 15.0				
MMEC61		Policy EP1	Amend Policy EP1: Employment Site Allocations as follows: EP1.4 Carr Lane (Vertex Site) 2.50 B1, B2, B8, A2				
MMEC62		Policy HS1.33	Amend Policy HS1: Housing Site Allocations table as follows: HS1.33 Discover Leisure, Chapel Lane*# 1.9 3.9 59 117				
MMEC63		Policy EP1.16	Amend Policy EP1: Employment Site Allocations as follows: Coppull EP1.16 Discover Leisure, Chapel Lane*# 2.0 B1, B2, B8				
MMEC64		Policy EP1.13	Amend Policy EP1: Employment Site Allocations as follows: EP1.13 Southern Commercial 8.3 7.76				
MMEC65		Policy HS1.22	Amend Policy HS1: Housing Site Allocations table as follows: HS1.22 Buckshaw Village (inc. Group 4N) 77.4 77.9 777 796				

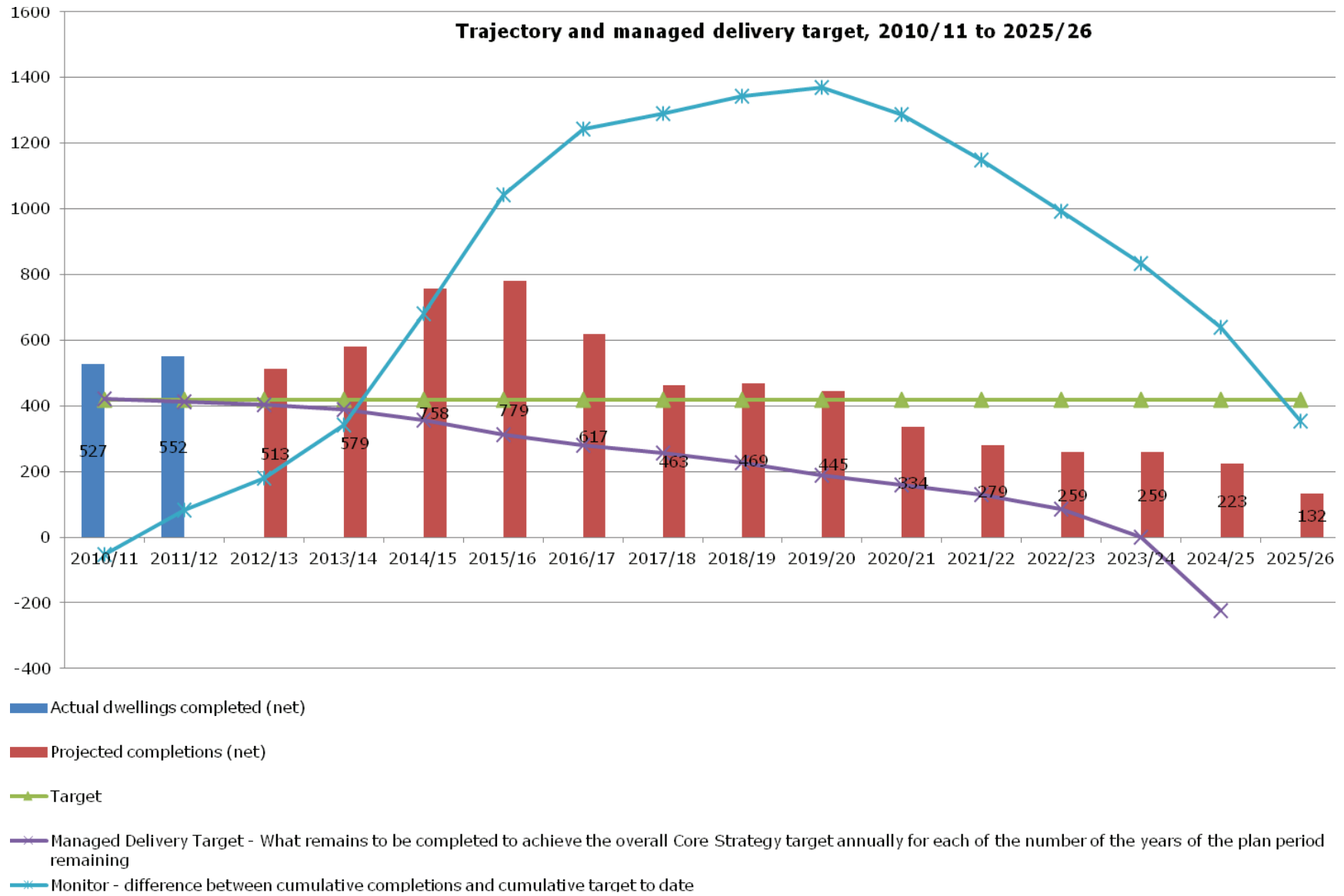
Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
MMMEC1		Policy EP10	Delete EP10 allocation from Policies Map 12: Brinscall/Withnell
MMMEC5		Policy BNE5	Amend boundary of Park Hall/Camelot Leisure Complex on Policies Map (See Map 1).
MMMEC7		Policy HW1	Remove indicative point for HW1.1 – Land off Westhead Road, Croston and show as a polygon on the Policies Map (See Map 2).
MMMEC8		Policy HW5	Remove shapefile HW5 – Potential Allotments and add sites to HW5 – New Allotments to show sites as polygons providing a definitive boundary on the Policies Map. (See Map 3) HW5.1 Manor Road, Clayton Brook/Green HW5.2 Land at Sylvesters Farm, Euxton HW5.3 Harrison Road, Adlington HW5.4 Land East of Station Road, Croston
MMMEC9		Policies HS1 and EP1	Change EP1.4 Carr Lane (Vertex Site) from employment to housing on the Policies Map (merged with existing HS1.2) (See Map 4).
MMMEC10		Policies HS1 and EP1	Amend the Policies Map by extending the boundary of HS1.43C onto BNE3.10 (See Map 5).
MMMEC11		Policies HS1 and EP7	Amend the Policies Map by extending the boundary of HS1.50 and amending Carrington Local Centre, Ecclestone. (See Map 6).
MMMEC12		Map Key	Add the 'Greenbelt' next to the spotted symbol. (See Map 7).
MMMEC15		Policies HS1 and BNE3.10	Amend the Policies Map to show allocation of HS1.53 (See Map 8).
MMMEC16		Policies HS1 and EP1	Change EP1.16 Discover Leisure, Chapel Lane from employment to housing on the Policies Map (merged with existing HS1.33) (See Map 9).
MMMEC17		Policies HS1 and EP1	Change part of EM1.13 Southern Commercial from employment to housing (HS1.22 Buckshaw Village) following approval of planning permission for residential development (See Map 10).

Annex 1 - Housing Trajectory

Table 1a Housing Trajectory

Projection Completion

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



Annex 2 - Superseded Policies from Chorley Local Plan Review 2003

Local Plan Policy no.	Local Plan Policy Title	Superseded by Chorley Local Plan 2012-2026
GN1	Settlement policy: main settlements	V2 – Settlement Areas
GN3	Development in Ecclestone	V2 – Settlement Areas
GN4	Development in various settlements	V2 – Settlement Areas
GN5	Design and impact of development	BNE1 – Design Criteria for New Development
GN9	Transport accessibility	BNE1 – Design Criteria for New Developments.
DC2	Open countryside	BNE2 – Development in the Area of Other Open Countryside
DC3	Safeguarded land	BNE3 – Areas of Land Safeguarded for Future Development Needs
DC4	Rural infilling	HS7 – Rural Infilling
DC5	Rural affordable housing	HS8 – Rural Affordable Housing – Rural Exception Sites
DC6	Major developed sites in Green Belt	BNE5 – Redevelopment of Previously Developed Sites in the Green Belt.
DC7A	Rural conversions in Green Belt	HS9 – Conversion of Rural Buildings in the Green Belt and Other Designated Areas
DC7B	Rural conversions elsewhere	
DC8A	Rural replacement dwellings and extensions in the Green Belt	HS5 – House Extensions HS6 – Replacement Dwellings
DC8B	Rural replacement dwellings and extensions elsewhere	
DC10	Rural community facilities	HW6 – Community Facilities
HT7	Conservation areas	BNE8 – Protection and Enhancement of Heritage Assets
HT8	Control of demolition in conservation areas	BNE8 – Protection and Enhancement of Heritage Assets
HT9	Trees in conservation areas	BNE10 – Trees
HT10	Locally important buildings	BNE8 – Protection and Enhancement of Heritage Assets
HT11	Archaeological sites	BNE8 – Protection and Enhancement of Heritage Assets
HT12	Sites of regional and local archaeological importance	BNE8 – Protection and Enhancement of Heritage Assets
HT13	Historic parks and gardens	BNE8 – Protection and Enhancement of Heritage Assets
EP1	Sites of Special Scientific Interest	BNE9 – Biodiversity and Nature Conservation
EP2	County Heritage Sites and LNRs	BNE8 – Protection and Enhancement of Heritage Assets BNE9 – Biodiversity and Nature Conservation
EP3	Nature geological sites of local importance	BNE9 – Biodiversity and Nature Conservation
EP4	Species protection	BNE11 – Species Protection
EP9	Trees and woodland	BNE10 – Trees
EP15	Unstable land	BNE7 – Unstable Land
EP20	Noise	BNE1 – Design Criteria for New Development
EP21A	Light pollution	BNE6 – Light Pollution
HS1	Housing allocations	HS1 – Housing Site Allocations
HS6	Housing windfall sites	BNE1 – Design Criteria for New Development
HS9	Residential extensions in settlements excluded from the Green Belt	HS5 – House Extensions
HS16	Removal of agricultural occupancy conditions	HS10 – Agricultural Workers Dwellings in the Countryside
HS19	Public open space requirements in housing developments	HS4A – Open Space Requirements in New Housing Developments
HS20	Ornamental open space requirements	
HS21	Playing space requirements	HS4B – Playing Pitch Requirements in New Housing Developments
EM1	Employment land allocations	EP1 – Employment Site Allocations
EM2	Development criteria for industrial and business development	EP3 – Development Criteria for Business and Industrial Development
EM7	Employment development in residential areas	EP4 – Employment Development in Residential Areas
SP1	Locations for major retail development	EP5 – Retail Site Allocations in Chorley Town

Local Plan Policy no.	Local Plan Policy Title	Superseded by Chorley Local Plan 2012-2026
SP2	Retail allocations	EP5 – Retail Site Allocations in Chorley Town
SP4	Primary shopping area	EP6 – Chorley Town Primary Shopping Area, Primary and Secondary Frontages
SP5	Secondary shopping area	EP6 – Chorley Town Primary Shopping Area, Primary and Secondary Frontages
SP6	District, neighbourhood, local shopping areas	EP7 – Development and Change of Use in District and Local Centres.
SP10	Shopfronts	BNE1 – Design Criteria for New Development
TR3	Road schemes	ST3 – Road Schemes and Development Access
TR13	Rail facilities	ST2 – Rail Facilities, Electrification and Improvement
TR14	Rail electrification and improvement	
TR17	Cycle routes	ST1 – Provision or Improvement of Footpaths, Cycleways, Bridleways and their Associated Facilities in Existing Networks and New Development.
TR18	Pedestrian and cycle facilities in new development	ST1 – Provision or Improvement of Footpaths, Cycleways, Bridleways and their Associated Facilities in Existing Networks and New Development.
TR19	Improved cycling and pedestrian facilities	
TR22	Development Access Points	ST3 – Road Schemes and Development Access
LT2	Leisure allocations	HW1 – New Open Space, Sport and Recreation Facilities HW2 – Protection of Existing Open Space, Sport and Recreation Facilities.
LT8	Valley Parks	HW3 – Valley Parks
LT9	Leeds and Liverpool canal	HW4 – The Leeds and Liverpool Canal
LT11	Allotments	HW5 - Allotments
LT12	Outdoor sport and related development	HW1 – New Open Space, Sport and Recreation Facilities HW2 – Protection of Existing Open Space, Sport and Recreation Facilities.
LT13	Playspace allocations	
LT14	Playing fields, parks and recreational open space	
LT15	Amenity open space	
PS6	Primary school allocations	EP10 – Primary School Allocations
PS7	Further and higher education facilities	EP11 – Further and Higher Education Facilities.
PS11	Crematoria and burial facilities	HW7 – Crematoria and Burial Facilities

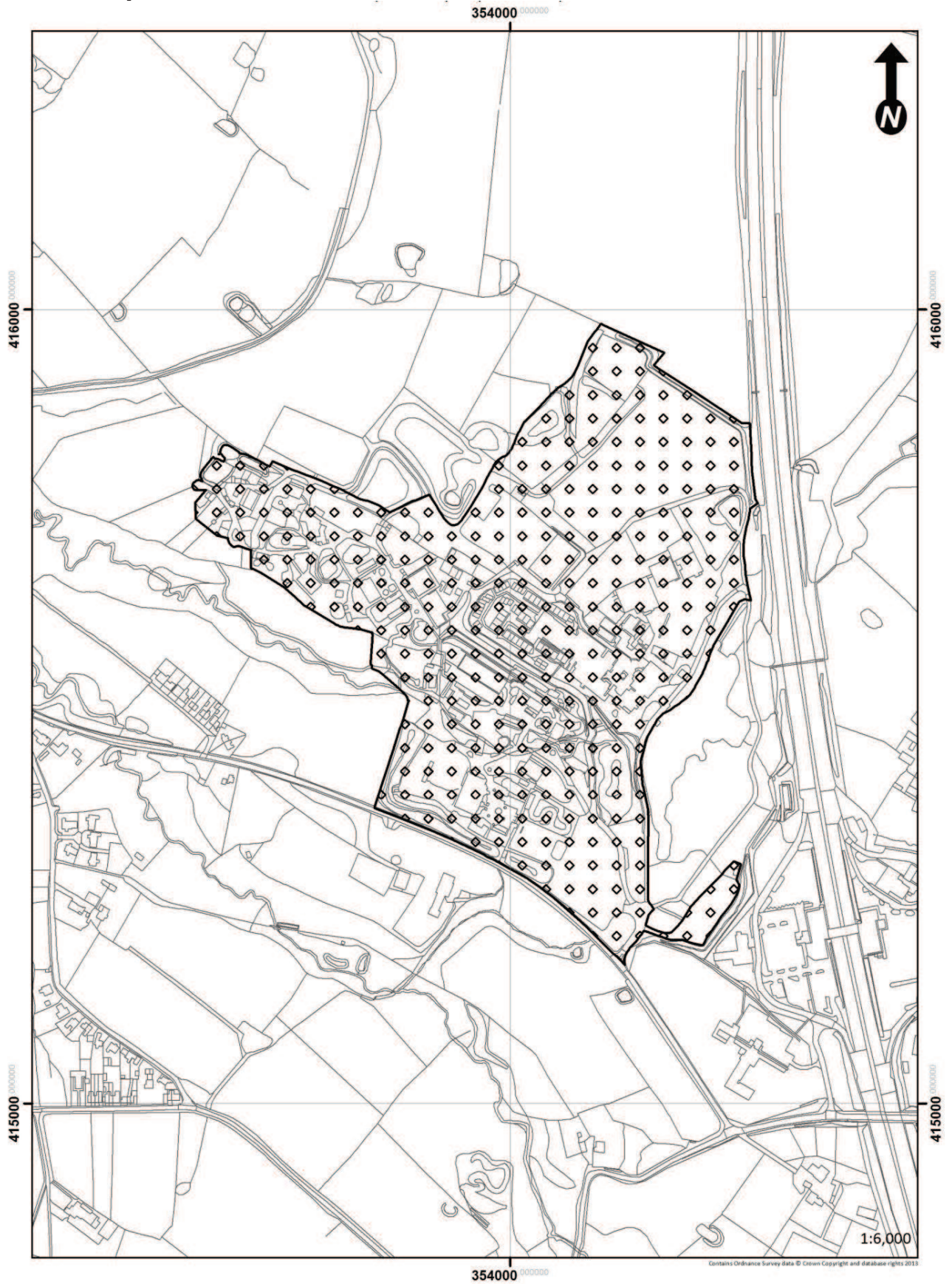
Annex 3 - Appendix E: Indicative Housing Development Phasing Schedule

Ref	Location	G'field B'field	or	Dwellings Available	Phasing Schedule		
					2012- 2016	2016- 2021	2021- 2026
Key Service Centre: Chorley Town							
HS1.1	Eaves Green, off Lower Burgh Lane	G		419 415	159 95	150 160	110 160
HS1.2	Carr Lane (Vertex Site)	B		194 124	124	70	
HS1.3	Former Lex Auto Logistics Site Pilling Lane	B		154 179	154 179		
HS1.4	Land off Quarry Road	B		37	37		
HS1.5	Cowling Farm	G		158			158
HS1.6	Crosse Hall Mill Farm	G		65 52	65 52		
HS1.7	Talbot Mill, Froom Street	B		149	30	119	
HS1.8	Botany/Great Knowley/Blackburn Brow	G/B		200		100	100
HS1.9	Chancery Road	G		50 57		50 57	
HS1.10	Gillibrand	G		46	25	21	
HS1.11	Hodder Avenue	B		14	14		
HS1.12	Park Mills, Deighton Road	B		64 63	64 63		
HS1.13	Land off Duke Street	G /B		70 71	30	40 41	
HS1.14	Lyons Lane Mill, Townley Street	B		24	24		
HS1.15	Railway Road	B		20 14	20 14		
HS1.16	Initial Textile Services, Harpers Lane	B		41	41		
HS1.17	Cabbage Hall Fields	G		11		11	
HS1.18	Rydal House, Chorley Hall Road	B		26	26		
HS1.19	Land adjacent to Northgate	G		21		21	
HS1.20	Land at Southport Road	G		59		59	
Total				1822 1761	813 754	641 589	368 418
Buckshaw Village: Strategic Site							
HS1.21	Group 1, Former Royal Ordnance Site, Euxton Lane	B		761	60 180	375 291	326 290
HS1.22	Buckshaw Village	B		796 777	700	96 77	
Total				1557 1538	760 880	471 368	326 290
Local Urban Service Centres							
Adlington							
HS1.23	Grove Farm, Railway Road	G /B		67	60	7	
HS1.24	Land Adjacent to Bolton Road	G		170 192	15 0	150 46	5 146
HS1.25	Weldbank Plastics	B		20	20		
HS1.26	Fairport, Market Place	B		31		31	
Total				288 310	95 80	188 84	5 146
Clayton Brook/Green							
HS1.27	Back Lane Reservoir, Back Lane	B		14 8	14 8		
HS1.28	Radburn Works, Sandy Lane	B		17	17		
HS1.29	Westwood Road	G		23		23	
HS1.30	Land off Chorley Old Road, Swansey Lane	G		39		39	
Total				93 87	31 25	62	0

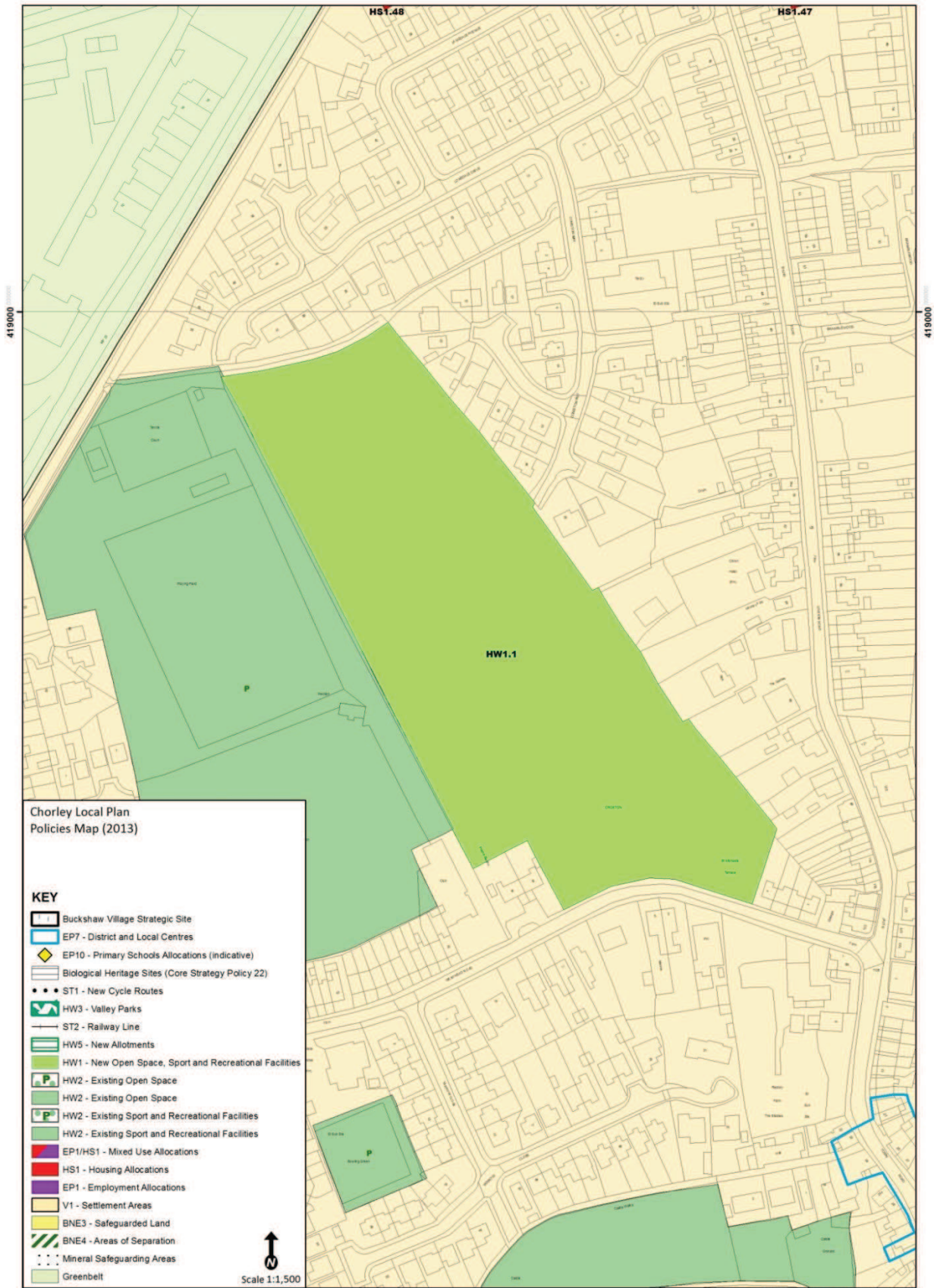
Chorley Local Plan 2012-2026 - Inspector's Partial Report – October 2013

Ref	Location	G'field B'field	or	Dwellings Available	Phasing Schedule		
					2012- 2016	2016- 2021	2021- 2026
Clayton-le-Woods							
HS1.31	Land to east of Wigan Road (A49)	G		699	<u>180</u> 90	<u>300</u> 305	<u>219</u> 304
HS1.32	Burrows Premises Wigan Road	B		13	13		
Total				712	<u>193</u> 103	<u>300</u> 305	<u>219</u> 304
Coppull							
HS1.33	Discover Leisure, Chapel Lane	B		<u>117</u> 59	<u>60</u> 0	<u>57</u> 59	
HS1.34	Regent Street	B		22	22		
HS1.35	Land at Northenden Road	G		19	19		
HS1.36	Coppull Enterprise Centre, Mill Lane	B		49	49		
HS1.37	Clancutt Lane	G		29 <u>28</u>	29 <u>28</u>		
HS1.38	Mountain Road	G		22		22	
Total				200 <u>257</u>	<u>178</u> 119	<u>79</u> 81	0
Euxton							
HS1.39	Land at Sylvesters Farm	G		161		81	80
HS1.40	Land at end of Dunrobin Drive	G		36		36	
HS1.41	37-41 Wigan Road	B		12	12		
HS1.42	Land at Greenside	G		17		17	
Total				226	12	134	80
Whittle-le-Woods							
HS1.43A	Land West of Lucas Lane	G		121	75	46	
HS1.43B	Land East of Lucas Lane	G		107	15	92 0	107
HS1.43C	Land off Moss Lane	G		<u>76</u> 307		<u>60</u> 154	<u>16</u> 153
HS1.44	Hill Top Lane	G		22		22	
HS1.45	202 Chorley Old Road	G		12	12		
HS1.53	Little Quarries, Hill Top Lane	B		85	30	55	
Total				<u>423</u> 341	<u>132</u> 12	<u>275</u> 176	<u>16</u> 153
Rural Local Service Centres and Other Places							
HS1.46	Land at Drinkwater Farm, Windsor Drive, Brinscall	G		10	10		
HS1.47	Land Adjacent 32 Moor Road, Croston	G		24	24		
HS1.48	Croston Timber Works Goods Yard, Station Road, Croston	B		<u>26</u> 32	<u>26</u>	32	
HS1.49	75 Towngate, Ecclestone	G		12		12	
HS1.50	Carrington Centre, Ecclestone	G/B		<u>62</u> 40	40	<u>22</u>	
HS1.51	Sagar House, Langton Brow, Ecclestone	G/B		66	66		
HS1.52	Pole Green Nurseries, Charnock Richard	G/B		29	29		
Total				<u>229</u> 213	<u>195</u> 169	<u>34</u> 44	0
Overall Totals				<u>5607</u> 5388	<u>2409</u> 2229	<u>2184</u> 1805	<u>1014</u> 1354

Map 1 – MMMEC5: Previously developed site boundary for Park Hall/ Camelot Leisure Complex

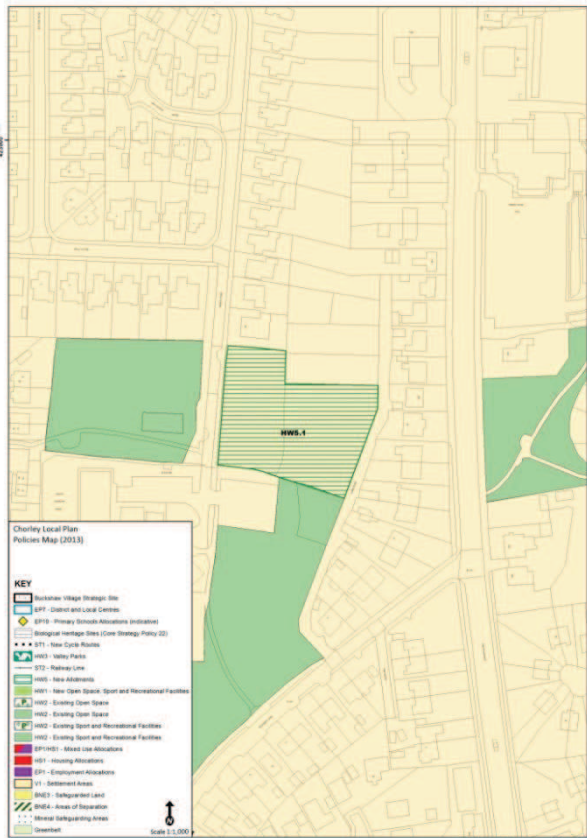


Map 2 - MMMEC7: HW1.1 - Land off Westhead Road, Croston

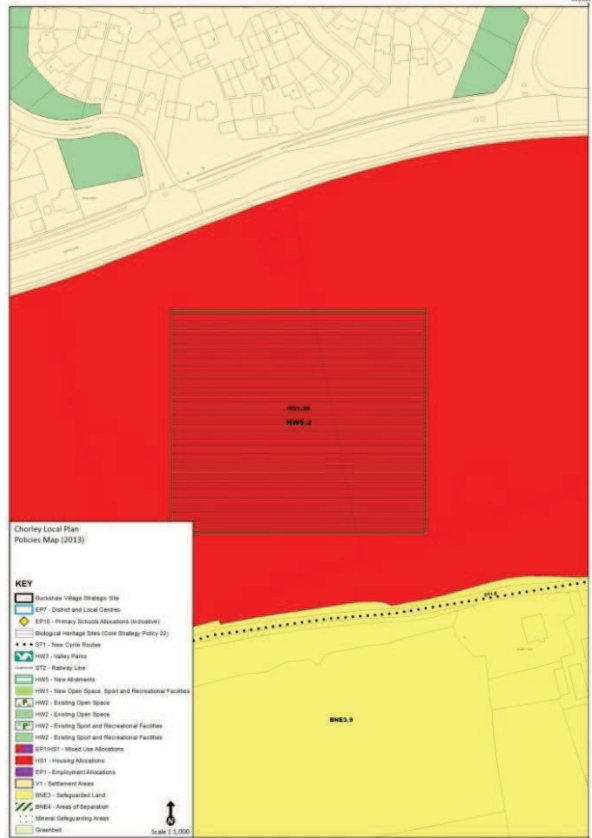


Map 3 - MMMEC8: HW5 – New Allotments

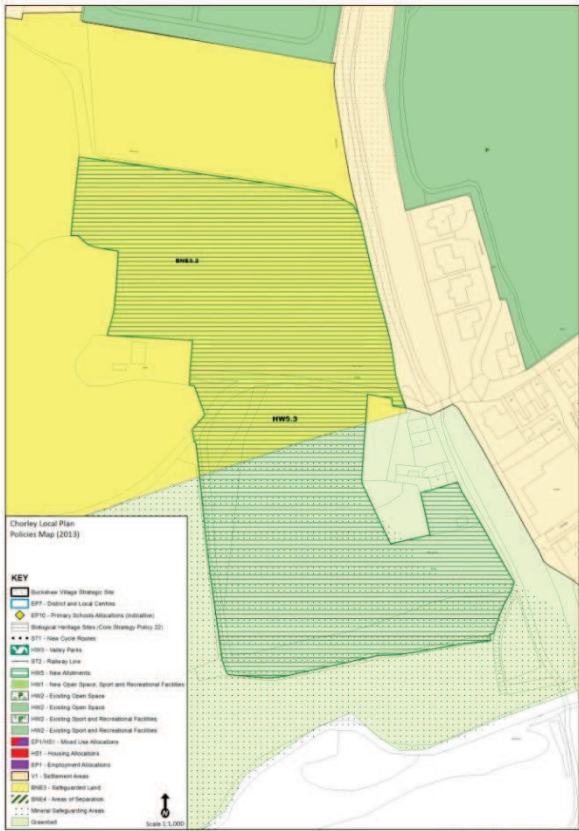
HW5.1 Manor Road, Clayton Brook/Green



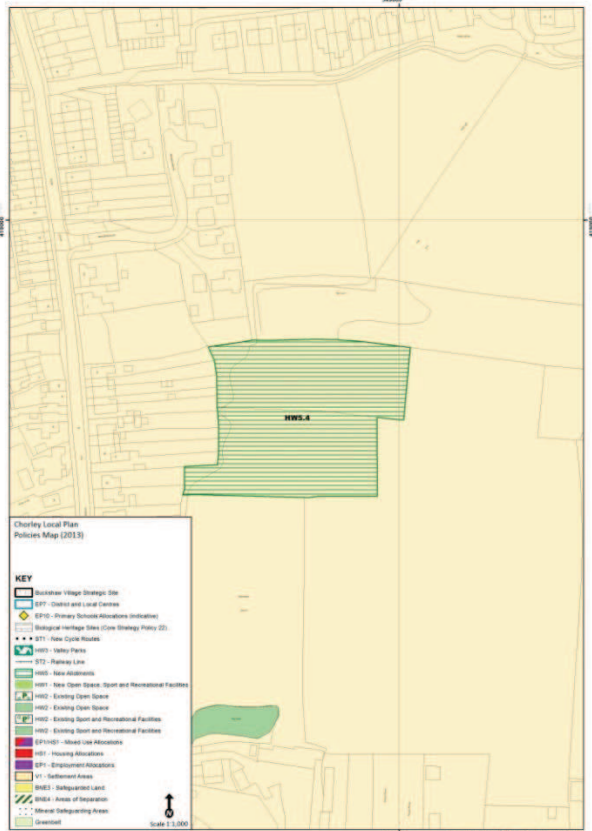
HW5.2 Land at Sylvesters Farm, Euxton



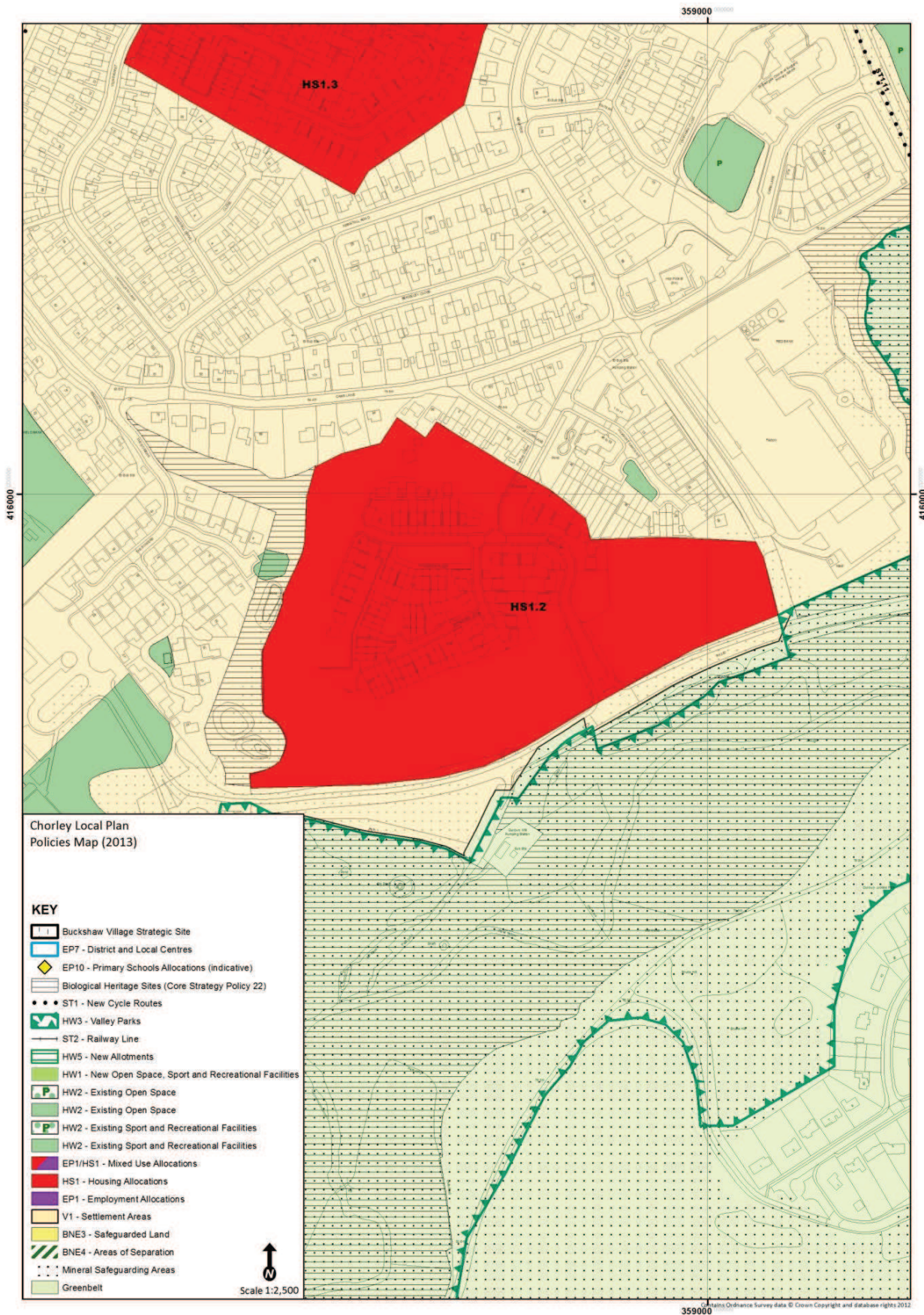
HW5.3 Harrison Road, Adlington



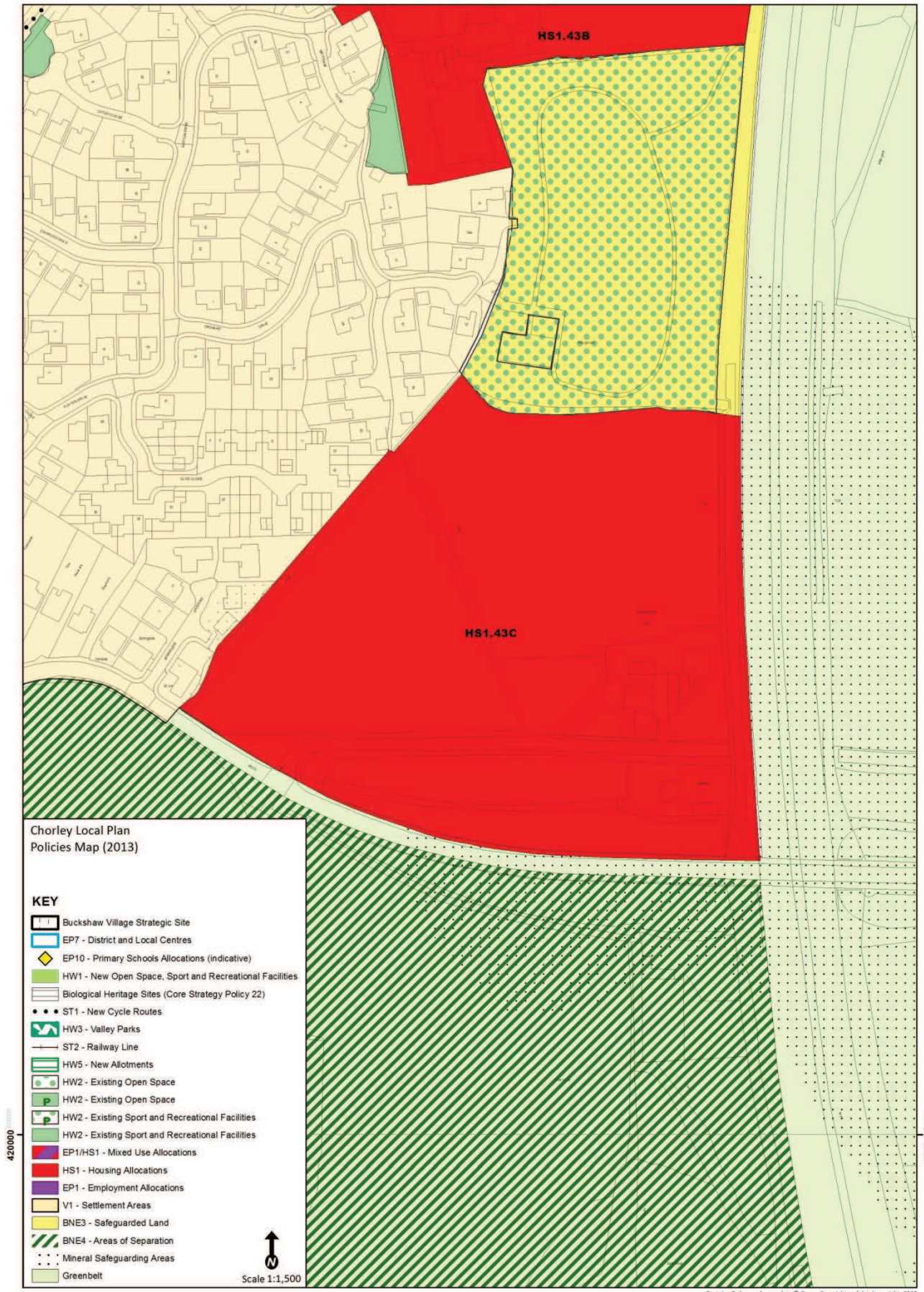
HW5.4 Land East of Station Road, Croston



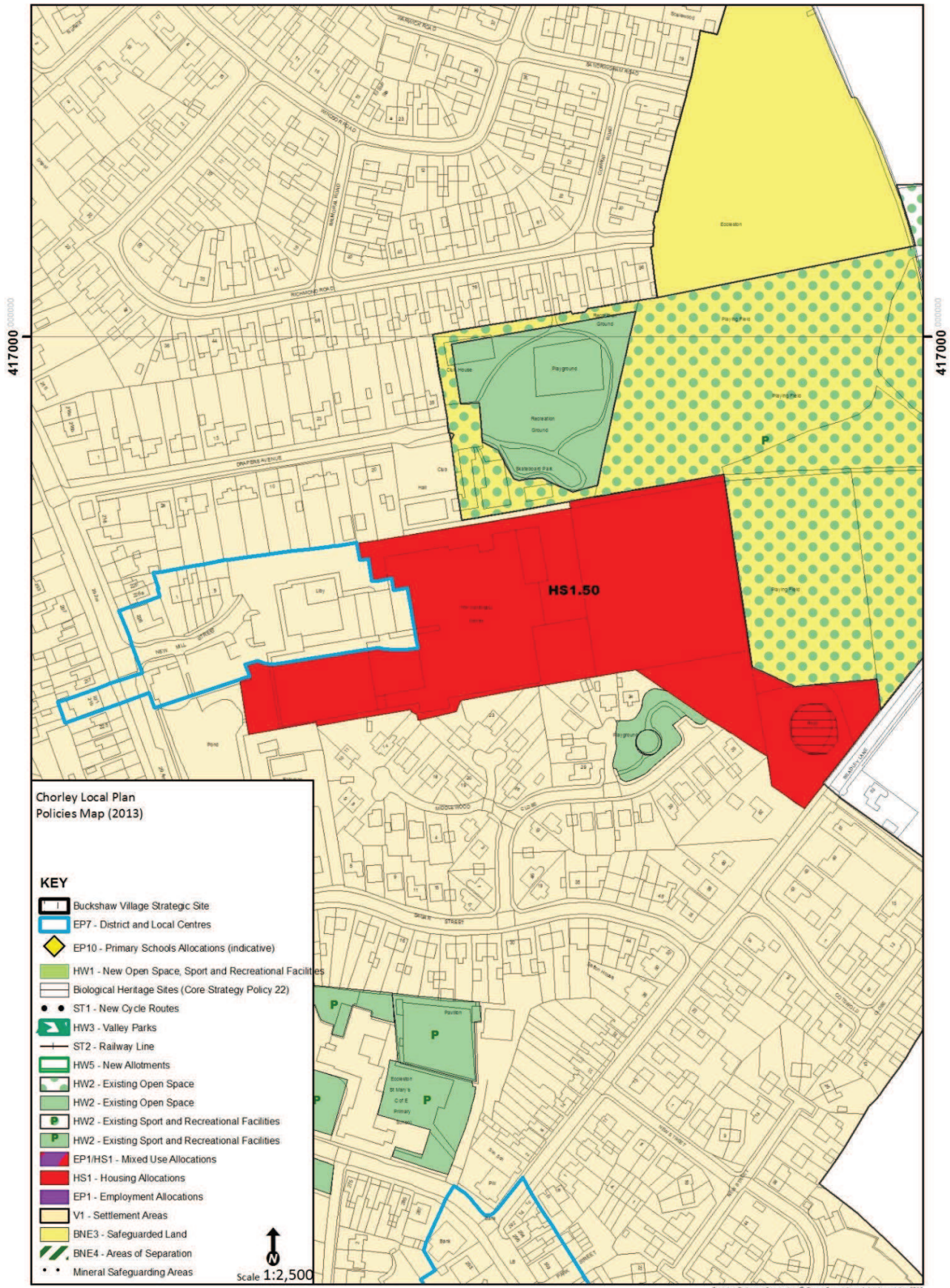
Map 4 - MMMEC9: HS1.2 Carr Lane (Former Vertex Site)



Map 5 - MMMEC10: HS1.43C Land off Moss Lane



Map 6 - MMMEC11: HS1.50 Local Centre Boundary at Carrington Centre, Eccleston (Policy EP7)



Map 7 - MMMEC12: Map Key

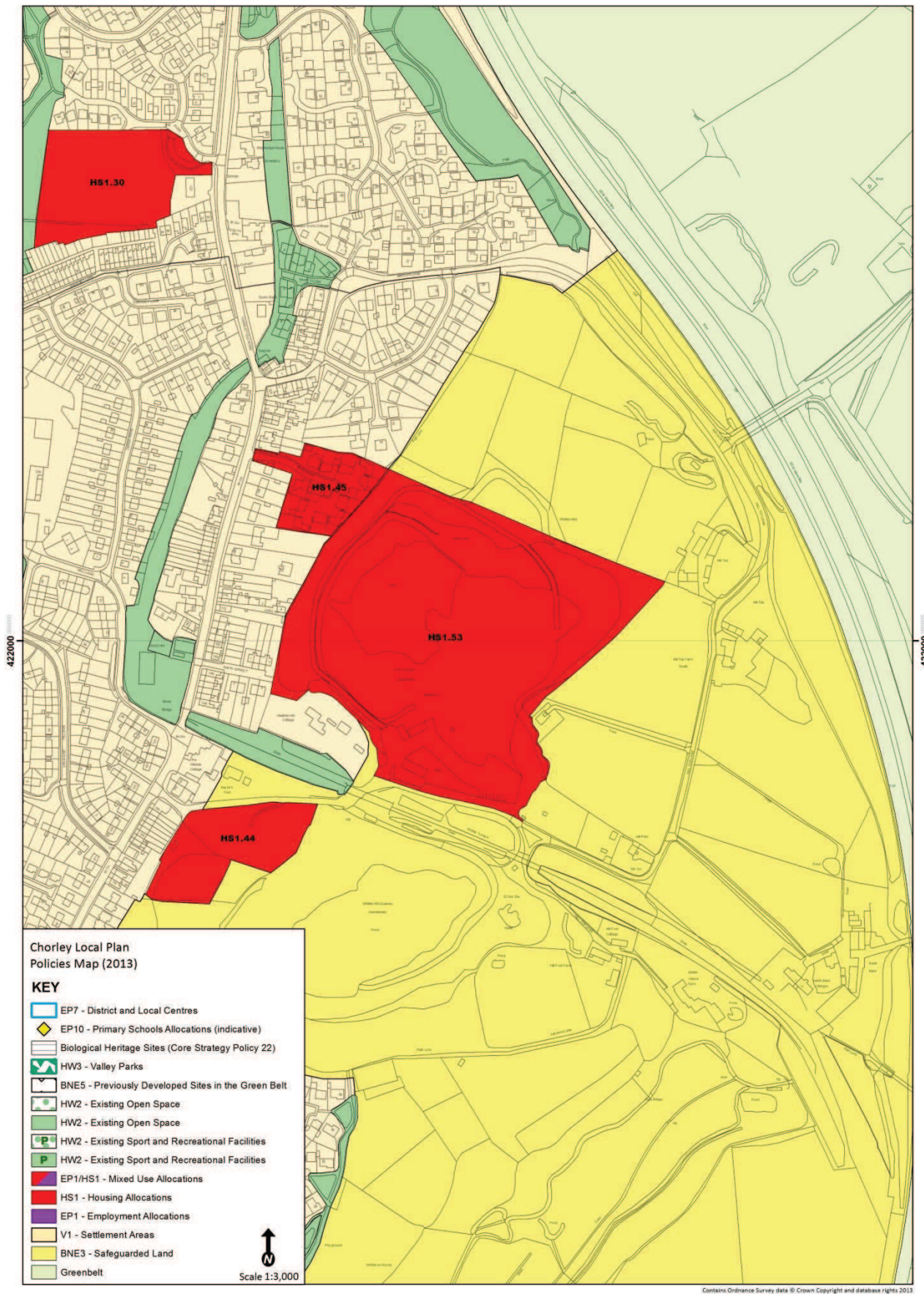
Chorley Local Plan
Policies Map (2013)

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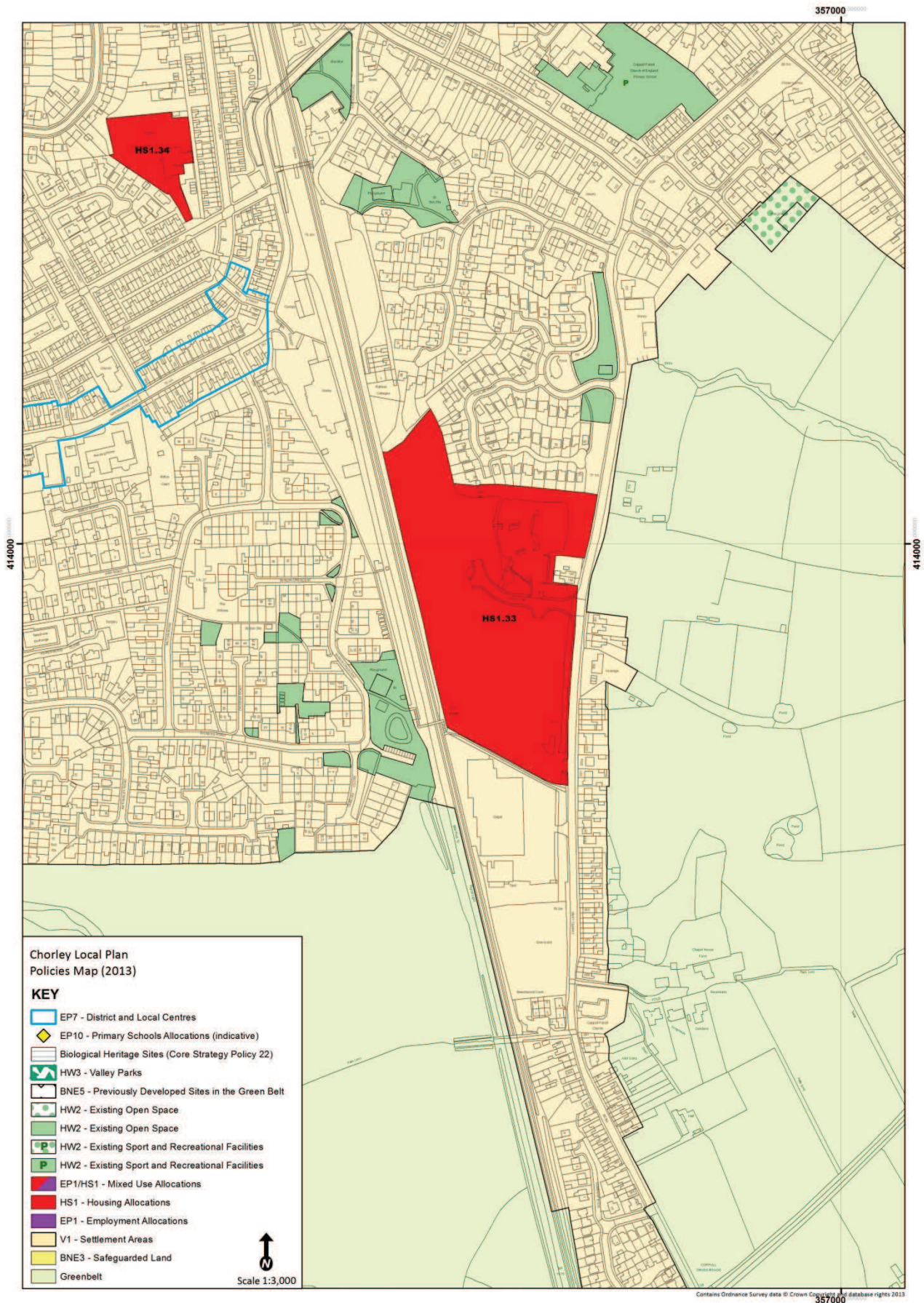
-  HW2 - Existing Open Space (Green Belt)
-  HW2 - Existing Open Space
-  HW2 - Existing Sport and Recreational Facilities (Green Belt)
-  HW2 - Existing Sport and Recreational Facilities


Scale 1:3,000

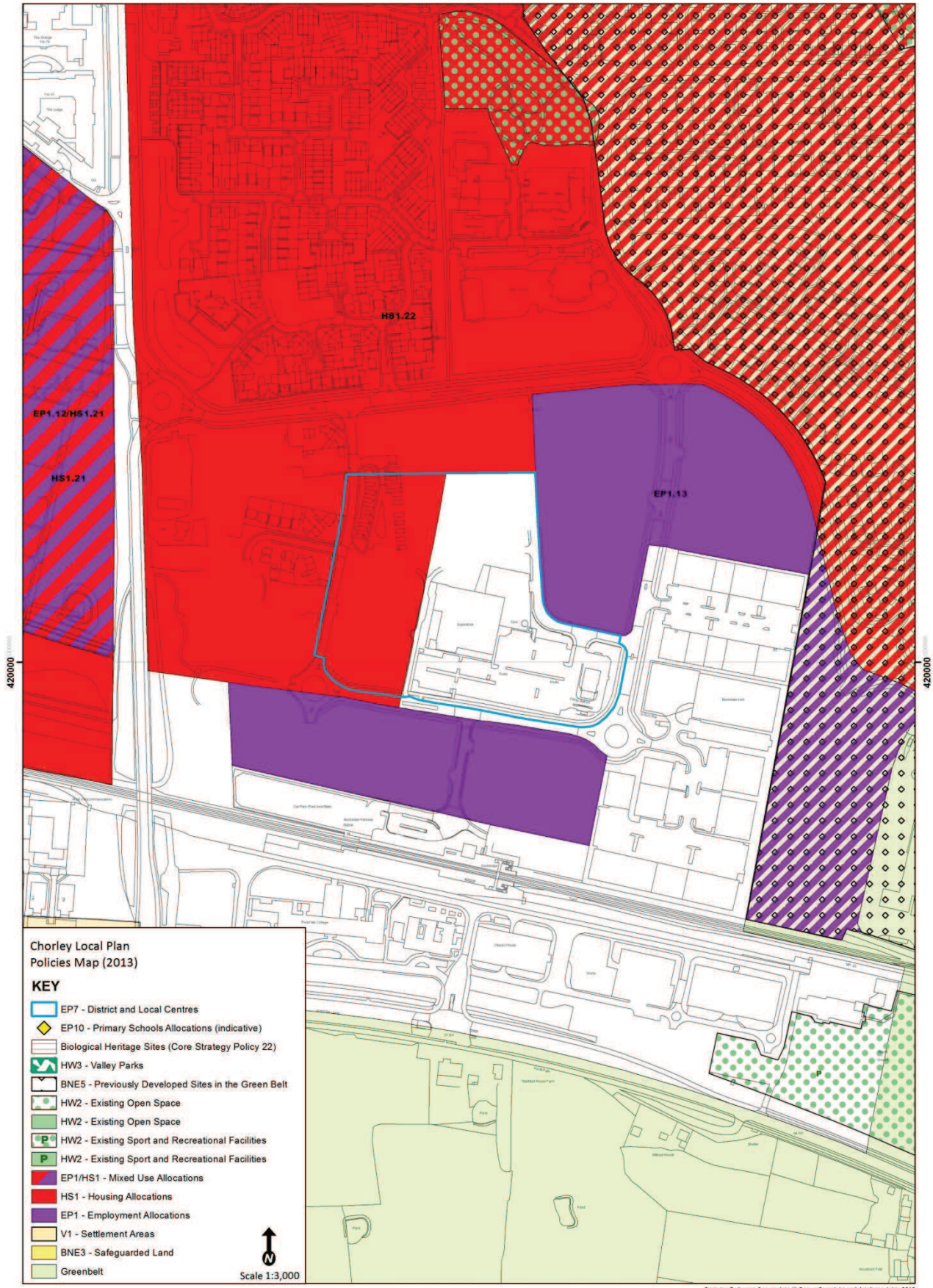
Map 8 - MMMEC15: Little Quarries, Hill Top Lane, Whittle-le-Woods (HS1.53)



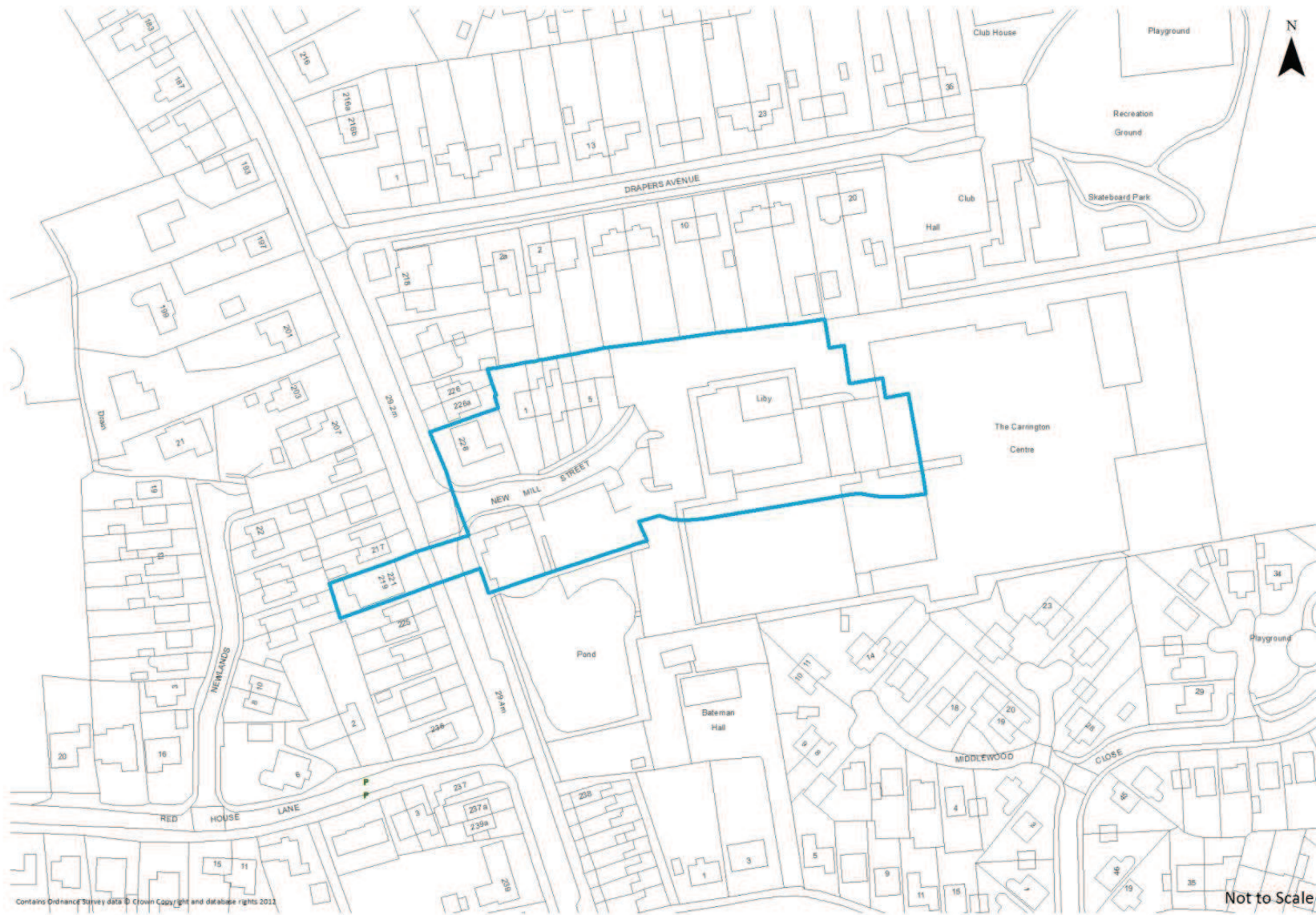
Map 9 - MMMEC16: HS1.33 Discover Leisure, Chapel Lane



Map 10 – MMMEC17: HS1.22 Buckshaw Village



Appendix F - MMEC55: Carrington Centre Local Centre



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