



Dear Councillor,

**CENTRAL LANCASHIRE STRATEGIC PLANNING JOINT ADVISORY COMMITTEE - THURSDAY, 2ND MARCH 2017**

The next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee to be held in the Council Chamber, Town Hall, Chorley on Thursday, 2nd March 2017 at 5.30 pm. Entrance to the Town Hall during the evening can be gained from the doors on St Thomas's Road, opposite the Police Station.

The agenda and accompanying reports for consideration at the meeting are enclosed.

The agenda papers are being sent to both appointed and substitute Members. Any appointed Member who cannot attend on 2 March is asked to first contact their substitute to see if he or she can attend instead. Then please contact Cathryn Filbin either by telephone or email at the address below to give their apology with an indication of whether the substitute Member will attend.

Yours sincerely

Gary Hall  
Chief Executive of Chorley Council

Cathryn Filbin  
Democratic and Member Services Officer  
E-mail: [cathryn.filbin@chorley.gov.uk](mailto:cathryn.filbin@chorley.gov.uk)  
Tel: (01257) 515123  
Fax: (01257) 515150

**Distribution**

All members of the Central Lancashire Strategic Planning Joint Advisory Committee

**Councillors**

Councillors Alistair Bradley (Chorley Council), Paul Walmsley (Chorley Council), Martin Boardman (Chorley Council), Neil Cartwright (Preston City Council), Councillor John Potter (Preston City Council), Councillor John Swindells (Preston City Council), Jon Hesketh (South Ribble Borough Council), Councillor Joseph Hughes MBE (South Ribble Borough Council), Rebecca Noblet (South Ribble Borough Council) and County Councillor Marcus Johnstone (Lancashire County Council).

Substitute Councillors:

Officers:

Gary Hall (Chief Executive, Chorley Council), Peter McAnespie (Principal Planning Officer), Cathryn Filbin (Democratic and Member Services Officer), Nina Neisser, Chris Moister (Head of Legal, Democratic & HR Services), Mike Molyneux (Planning Policy Manager, Preston City Council), Chris Hayward (Assistant Director (Chief Planning Officer), Preston City Council), Mike Nuttall (Chief Executive, South Ribble Borough Council), Jonathan Noad (South Ribble Borough Council), Marcus Hudson (Head of Planning, Lancashire County Council) and Steve Browne (Director of Strategy and Policy, Lancashire County Council).



## **CENTRAL LANCASHIRE STRATEGIC PLANNING JOINT ADVISORY COMMITTEE**

### **AGENDA**

1 **Appointment of Chair for the Meeting**

2 **Welcome by Chair and Introductions**

3 **Apologies for absence**

4 **Minutes of meeting Thursday, 29 September 2016 of Central Lancashire Strategic Planning Joint Advisory Committee (Pages 5 - 10)**

5 **Central Lancashire Gypsy, Traveller and Travelling Showpeople's Local Plan - preferred sites (Pages 11 - 16)**

The purpose of the report (enclosed) is to inform members about the preferred sites for a transit and permanent Traveller provision in Central Lancashire as part of the ongoing work on the Central Lancashire Gypsy, Traveller and Travelling Showpeople Local Plan.

6 **Strategic Housing Market Area Assessment (SHMAA) /Fully Objectively Assessed Housing Needs (FOAHN)**

Report to follow.

7 **Core Strategy Monitoring Report 2015/16 (Pages 17 - 32)**

The purpose of the report (enclosed) is to update members of the Joint Advisory Committee on the latest Core Strategy Monitoring Report.

8 **Cycling Strategy work**

Members of the Central Lancashire Strategic Planning Joint Advisory Committee will receive a verbal update on this item.

9 **Employment Land Review Work**

Members of the Central Lancashire Strategic Planning Joint Advisory Committee will receive a verbal update on this item.

10 **CIL Update**

Members of the Central Lancashire Strategic Planning Joint Advisory Committee will receive a verbal update on this item.

11 **Section 106 Clawback**

Members of the Central Lancashire Strategic Planning Joint Advisory Committee will receive a verbal update on this item.

12 **City Deal**

Members of the Central Lancashire Strategic Planning Joint Advisory Committee will receive a verbal update on this item.

13 **Dates of Future Meetings**

Members of the Central Lancashire Strategic Planning Joint Advisory Group to agree the meeting dates for the 2017/2018 municipal year.

- 13 June 2017
- 5 September 2017
- 30 January 2018

Lancashire County Council asked that the Group consider increasing the number of meetings per municipal year to 4 to coincide with City Deal milestones. If the additional meeting is agreed the proposed date is 1 November 2017.

All the meetings will commence at 5.30pm. The venue for each meeting will be confirmed in the minutes.

**Meeting held at 5.30pm on Thursday 29 September 2016 at the Civic Centre, South Ribble Borough Council, Leyland**

**Present: Chorley Borough Council**

Councillors Bradley and Walmsley

**Preston City Council**

Councillor Cartwright and Rollo (substitute for Councillor Swindells)

**South Ribble Borough Council**

Councillor Hughes (Chairman)

**Lancashire County Council**

County Councillor Johnstone

**In Attendance: Chorley Borough Council**

Zoe Whiteside – Development and Regeneration Manager

**Preston City Council**

Chris Hayward – Director of Development

**South Ribble Borough Council**

Jonathan Noad – Planning Manager  
Steven Brown – Assistant Planning Manager  
James Wallwork – Democratic Services Officer

**Lancashire County Council**

Marcus Hudson – Head of Planning

**Also in Attendance: County Councillor Borrow**

## **12 APPOINTMENT OF CHAIR FOR THE MEETING**

RESOLVED: That Councillor Hughes be appointed Chairman for the meeting.

## **13 WELCOME BY CHAIR AND INTRODUCTIONS**

The Chairman, Councillor Hughes, welcomed those present to the meeting.

## **14 APOLOGIES FOR ABSENCE**

Apologies for absence were submitted on behalf of Councillors Swindells (Preston City Council), Hesketh (South Ribble Borough Council) and Mrs Noblet (South Ribble Borough Council).

**15 CONFIRMATION OF MINUTES - 27 JUNE 2016**

## UNANIMOUSLY RESOLVED:

That the minutes of the Central Lancashire Strategic Planning Joint Advisory Committee meeting held on 27 June 2016 be approved as a correct record and signed by the chairman.

**16 OBJECTIVELY ASSESSED HOUSING NEEDS STUDY**

Jonathan Noad provided an update on the progress with the Strategic Housing Market Assessment being undertaken by G L Hearn Ltd. He explained that the work was behind schedule due to them having to re-run economic forecasts due to the BREXIT vote. The draft report, however, had now been received by officers the day prior to the meeting and they had started to assess the document. As it was a lengthy and technically complex document, the officers had been unable to provide the committee with an update. It was suggested that it would be more beneficial to have a separate meeting/workshop towards the end of October/beginning of November.

Councillor Cartwright agreed suggesting that a meeting should be held in the next 3-4 weeks. He stated that the document was critical, and was particularly important for those authorities who were involved in appeals and public inquiries.

## UNANIMOUSLY RESOLVED:

That a workshop be arranged for the end of October/beginning of November which would include a presentation by G L Hearn Ltd on the findings of the Strategic Housing Market Assessment.

**17 OTHER EVIDENCE - EMPLOYMENT LAND REVIEW**

Jonathan Noad provided an update in respect of the Employment Land Review. He stated that the national planning policy required authorities to look at employment land needs at the same time as housing needs. South Ribble had already undertaken a recent study produced by the BE Group which had been completed in 2015 and therefore would only require a short update. Unfortunately, both Chorley and Preston did not have an up to date study and therefore would require full studies. Officers suggested that an approach should be made to the BE Group for a quote to undertake this work which would be the most cost effective approach.

## UNANIMOUSLY RESOLVED:

- (a) That the update be noted.
- (b) That South Ribble obtain a quote from BE Group for the work required.

**18 CENTRAL LANCASHIRE GYPSY AND TRAVELLER AND TRAVELLING SHOWPEOPLE LOCAL PLAN - RESULTS OF CONSULTATION ON ISSUES AND OPTIONS PAPER**

Zoe Whiteside introduced a report which informed the committee about the results of the public consultation on the Issues and Options version of the Central Lancashire Gypsy, Traveller and Travelling Showpeople Local Plan – May 2016.

She referred to the next stages in the process and in one in particular was that the committee would need to agree how and where the transit need could be best provided as any proposed sites would be subject to a sustainability and deliverability assessment.

The three authorities, Lancashire County Council and Homes and Communities Agency (HCA) had identified what land would be available. A criteria just needed to

be agreed to score these before producing a shortlist. One of the major requirements was the need to be close to the transport network.

Councillor Bradley stated that the sites should be allocated for housing or identified as a brown field land. He indicated that within Chorley none of them had met all the criteria.

UNANIMOUSLY RESOLVED:

That the update be noted.

That a further update be provided on the proposed transit sites at the special meeting at the end of October.

## 19 CIL REVIEW

Chris Hayward introduced a report which provided an update on the current position with regard to the timing of a review of the Community Infrastructure Levy.

UNANIMOUSLY RESOLVED:

That the update be noted.

## 20 SUPPLEMENTARY PLANNING DOCUMENTS UPDATE - AFFORDABLE HOUSING; EMPLOYMENT AND SKILLS

Steven Brown provided an update in respect of the Employment Skills SPD and Affordable Housing SPD.

In respect of the Employment Skills SPD, he stated that Policy 15 of the Core Strategy was the policy which supported this particular SPD and the need had arisen because of the amount of planned growth in housing and employment within Central Lancashire. It would enable companies to grow and employ further staff, would help businesses to find suitable staff and improve the skills of local people to enable them to take advantage of employment opportunities.

The submission of a Skills Plan would only be required for those applications which would have a commercial floor space over 1000sqm or housing developments of 25 units or over. The plans would cover the following:

- Creation of apprenticeships
- Vocational training
- Local recruitment
- Use of local supplies
- Construction Skills Certificate Scheme

A draft of this SPD was now available and following it being circulated to relevant officers would go out for public consultation.

In respect of the Affordable Housing SPD, Steven Brown informed the committee that Mike Molyneux was half way through updating this. However, he would need to take account of any secondary legislation arising out of the Housing and Planning Act and/or the implications of the housing needs study.

UNANIMOUSLY RESOLVED:

That the update be noted.

**21 LDF - INDIVIDUAL AUTHORITY UPDATES**

Zoe Whiteside, Jonathan Noad, Chris Hayward and Marcus Hudson all provided updates in respect of the LDF for their respective authorities.

UNANIMOUSLY RESOLVED:

That the update be noted.

**22 KEY SITES UPDATE**

Jonathan Noad indicated that pre application discussions were currently taking place with developers concerning the Cuerden Site. It was anticipated that formal applications could be received before Christmas. Marcus Hudson suggested that it would be useful to have a presentation on this at the proposed workshop.

Chris Hayward indicated that the Preston Housing Zone within the city centre was becoming more of a focus. They were currently working with the HCA to obtain additional funding.

Marcus Hudson explained that work was progressing well in respect of Preston Bus Station and that an application had been submitted for various pieces of Structural, development and concourse work.

UNANIMOUSLY RESOLVED:

That the update be noted.

That a presentation be undertaken on the Cuerden Site at the forthcoming Workshop

**23 CITY DEAL UPDATE**

Marcus Hudson provided an update on some of the projects currently underway. These included:-

Preston Western Distributor  
East/West Link Road  
A582 – Penwortham Way/Golden Way  
Land off Croston Road Spine Road  
Penwortham By Pass  
Pickerings Farm  
Broughton By-Pass

Following a question from Councillor Cartwright concerning the proposed Ribble Bridge Crossing, Marcus Hudson stated that the survey work was still ongoing and that there was no further updates at this stage.

UNANIMOUSLY RESOLVED:

That the update be noted.

**24 Any Other Business**

No further items of business were raised.

**25 DATE OF NEXT MEETING - MONDAY 23 JANUARY 2017 - CHORLEY BOROUGH COUNCIL**

UNANIMOUSLY RESOLVED:



That, subject to the proposed Workshop (minute 16 refers), the next meeting be held on Monday 23 January 2017 at 5.30pm at Chorley Borough Council.

Chair

This page is intentionally left blank



Report of	Meeting	Date
Director (Business, Development and Growth) Chorley Council	Central Lancashire Strategic Planning Joint Advisory Committee	2 March 2017

## CENTRAL LANCASHIRE GYPSY, TRAVELLER & TRAVELLING SHOWPEOPLE’S LOCAL PLAN – PREFERRED SITES

### PURPOSE OF REPORT

1. To inform members about the preferred sites for a transit and permanent Traveller provision in Central Lancashire as part of the ongoing work on the Central Lancashire Gypsy, Traveller and Travelling Showpeople Local Plan.

### RECOMMENDATION(S)

2. It is recommended that the group note this report.

### EXECUTIVE SUMMARY OF REPORT

3. An Issues and Options version of the Central Lancashire Gypsy, Traveller and Travelling Showpeople’s Local Plan was presented to this group on 15<sup>th</sup> June 2016 when it was endorsed for public consultation.
4. Statutory formal public consultation took place between 20<sup>th</sup> May and 1<sup>st</sup> July 2016 and the results of consultation were then reported to this group on 15<sup>th</sup> Sept 2016
5. Since this date Central Lancashire officers have been assessing potential sites to accommodate the accepted need for 4 transit pitches. In addition, Preston City Council is considering site(s) to satisfy their need for 22 permanent traveller pitches.

<b>Confidential report</b> Please bold as appropriate	Yes	No
--	-----	----

### REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

6. Officers consider that this Local Plan process should continue to progress as planned to ensure an appropriate planning policy document is prepared and adopted to guide Traveller and Travelling Showpeople development.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

7. None

**CORPORATE PRIORITIES**

8. This report relates to the following Strategic Objectives:

**BACKGROUND**

9. An Issues and Options version of the Central Lancashire Gypsy, Traveller and Travelling Showpeople Local Plan was prepared early 2016 and was endorsed by the three authorities for consultation.
10. The consultation exercise was carried out between 20<sup>th</sup> May and 1<sup>st</sup> July 2016. In Chorley over 200 consultees from the Local Plan contact database were consulted including all relevant statutory bodies and these generated 15 responses (largely from statutory organisations).
11. South Ribble received 17 responses to their consultation.
12. Preston Council consulted about 50 consultees including statutory consultees and parish councils. This generated 10 responses. The traveller community in Preston was also engaged in identifying issues and options. Copies of the report were made available and publicised in all local communities.
13. The Issues and Options paper was the first stage in the process of preparing the Gypsy and Traveller and Travelling Showpeople Local Plan. It explained the purpose of the Local Plan and the current planning policy context relating to the provision of accommodation for Gypsies, Travellers and Travelling Showpeople.
14. It set out the evidence of need as contained in the Central Lancashire Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (June 2015); identified the key issues that should be addressed to meet this need, and presented a number of options on which views were sought.
15. In order to allocate sites for future provision for Gypsies, Travellers and Travelling Showpeople, the Central Lancashire authorities must identify potential sites. The Issues and Options Paper therefore also included a 'call for sites' exercise encouraging potential sites to be put forward for consideration.
16. The 'call for sites' did not generate any proposed sites, therefore potential sites were identified by the three Central Lancashire authorities, by reviewing their respective land assets. The assessment methodology is set out in section 5 of the Issues and Options paper and follows that endorsed by the Local Plan Inspector for allocations in the Chorley Local Plan.
17. Preferred sites across Central Lancashire have now been identified. It is intended that these will form the basis of further analysis and discussion with a view to agreeing final sites to meet the Central Lancashire need of 4 Transit pitches. If agreement cannot be reached, then each authority will have to provide its own site for 4 transit pitches as well as their respective permanent and travelling showpeople needs. Preston Council also have to find a site/sites to satisfy their need for 22 permanent Gypsy and Traveller pitches.
18. 'Preferred Sites' will then be formally consulted on in the Preferred Options version of the Central Lancashire Gypsy and Traveller and Travelling Showpeople Local Plan.
19. It is anticipated that the next stage of plan preparation will generate more representations than received previously as it will move away from general issues to be considered and suggest specific sites to meet Traveller and any Travelling Showpeople need.

20. Discussions are on-going with Travelling Showpeople in order to establish whether or not they can demonstrate a need for a permanent site in Central Lancashire.

#### **CHORLEY PROPOSED SITES**

21. Initially, all Council land holdings above 0.2 ha were identified. Those within the greenbelt (that were not previously developed sites) were then discounted, in line with the endorsed approach to site selection, as were sites within flood zone 2 and 3.
22. The majority of the remaining sites were open space and so, in accordance with the Council's approach taken to proposals on such sites, they were assessed for their quality and value scores. High value and high quality sites were then discounted under this second phase of assessment.
23. Site visits were undertaken for the remaining sites, and full sustainability assessments worked up. Current government advice has also allowed officers to consider the weight that should be given to each of the sustainability indicators, and Planning Policy for Traveller Sites, the Framework and the Core Strategy has set the context for further assessment of these sites.
24. The preferred site at Clayton Brook will form the basis of further discussions with Central Lancs colleagues and will be taken forward to the Joint Advisory Committee on 2<sup>nd</sup> March where member discussions will endorse the sites to be taken forward in the Central Lancashire Preferred Options document.

#### **SOUTH RIBBLE PROPOSED SITES**

25. South Ribble followed the same procedure as Chorley as described above.
26. The majority of the sites remaining at the second stage of assessment were also Public Open Space in the case of South Ribble, with also a limited number of sites on the periphery of Employment Sites.
27. The next stage in the process resulted in visits to two sites and full sustainability assessments were subsequently carried out.
28. South Ribble potentially therefore has two sites one adjacent to the Moss Side Employment Area in Leyland and the second which scored more highly on the periphery of the Walton Summit Employment Area. These sites will therefore subject to further discussion with colleagues.

#### **PRESTON PROPOSED SITES**

29. The amount of suitable Council owned land in Preston is limited, much of it being open space within existing development. Suitable development sites in Council ownership have been considered and an assessment of possible sites in PCC ownership identified a site at Wallend Road as a potential location. A sustainability appraisal of the site does, however, put it at the limits of accessibility particularly for access to schools and health facilities. The site would, however, provide sufficient space to deliver the necessary permanent pitch requirement separate from but in addition to the transit requirement.

**NEXT STAGES**

30. Chorley Council will progress its permanent site at Cowling Farm in accordance with the Allocation in the Chorley Local Plan and the Central Lancashire Gypsy and Travellers and Travelling Showpeople Local Plan will be progressed to preferred options.
31. Central Lancashire Members will agree how and where the transit need can be best provided, Preston, and South Ribble and Chorley will also explore how best to satisfy their respective permanent Traveller site needs and any Travelling Showpeople need.
32. Outside Central Lancashire, surrounding authorities are all progressing their own GTAA's, therefore their respective Gypsy and Traveller and Travelling Showpeople's needs will be covered by these. Any cross-boundary need will be satisfied through the arrangements set up under the duty to cooperate.
33. Before the Local Plan is adopted, as a need has been demonstrated, should any applications be submitted for Gypsy, Traveller or Travelling Showpeople sites, Central Lancashire Authorities will apply Core Strategy Policy 8: Gypsy and Traveller and Travelling Showpeople in order to assess the appropriateness of any proposed sites.
34. The Preferred Options document will examine a number of options and set out preferred allocations and draft policies covering design issues and rural exception sites and will be consulted on for a 6 week period. Following this consultation all representations will be taken into account and the Local Plan will be finalised and a Publication version will be published and consulted on prior to submission to the Secretary of State for examination. If found sound the Local Plan will then be adopted in 2018.

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Peter McAnespie	01572 515286	Feb 2017	***

Appendix 1 : The timetable for preparation of the Gypsy and Traveller and Travelling Showpeople Local Plan

**Timetable for Production of the Gypsy and Traveller and Travelling Showpeople Local Plan**

<b>Task</b>	<b>Previous Timescale</b>	<b>Revised Timescale</b>
6 week consultation on Issues and Options and call for sites process at same time	May – July 2015	Complete???
Review Issues and Options stage and prepare responses to representations/preferred options stage	July – August 2015	
6 weeks consultation on Preferred Options	Sept – Nov 2015	April-May 2017
Review preferred options consultation stage and prepare responses to representations/publication stage	Nov – January 2016	June/July 2017
6 week consultation on Publication DPD	Feb – March 2016	July-Aug 2017
Review publication stage and prepare responses to representations/ prepare for submission	April - May 2016	Sept – Nov 2017
Submission to SoS	July – August 2016	Dec2017-Jan 2018
Pre-Hearing Meeting with Inspector (8 weeks after submission, 6 weeks before examination)	September 2016	Feb 2018
Examination	October/Nov 2016	March/April 2018
Inspector's Report	December 2016	May 2018
Adoption of DPD	January 2017	June 2018

This page is intentionally left blank





Report of	Meeting	Date
Director (Business, Development and Growth), Chorley Council	Central Lancashire Strategic Planning Joint Advisory Committee	2 March 2017

## CORE STRATEGY MONITORING REPORT 2015/16

### PURPOSE OF REPORT

- To update Members on the latest Core Strategy Monitoring Report.

### RECOMMENDATION(S)

- That the report be noted.

### EXECUTIVE SUMMARY OF REPORT

- The Core Strategy Monitoring Report covers the period from April 2015 to March 2016. Monitoring policy implementation is achieved by reporting against a broad range of indicators taken from the Central Lancashire Core Strategy monitoring framework. Taken together the indicators provide a comprehensive evidence base on which to inform policy implementation, delivery and review.

<b>Confidential report</b> Please bold as appropriate	Yes	No

### CORPORATE PRIORITIES

- 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

- The purpose of the Core Strategy Monitoring Report is to assess the effectiveness of the Core Strategy policies and the extent to which policies are being successfully implemented. Monitoring is an essential and integral part of the plan-making process and is the means by which we establish what is happening now and what is likely to happen in the future. It also checks whether the policies in the Core Strategy are being applied as intended. The Central Lancashire Core Strategy was adopted in July 2012.
- The Core Strategy Monitoring Report is attached at Appendix 1.

**MAIN FINDINGS**

7. The main findings of the report are set out below:

**Homes for All**

8. During the monitoring year 1,363 dwellings were completed in Central Lancashire, 22 units above the target of 1,341. The dwelling completion targets have been exceeded in Chorley but there is under provision in Preston and South Ribble. The number of dwellings completed during recent years is shown below for each Central Lancashire authority along with the Central Lancashire total:

*Chorley (net) dwelling completions 2010-2016*

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	527	417	110
April 2011 – March 2012	552	417	135
April 2012 – March 2013	638	417	221
April 2013 – March 2014	582	417	165
April 2014 – March 2015	723	417	306
April 2015 – March 2016	597	417	180

*Preston (net) dwelling completions 2010-2016*

Plan Period	Delivered *	Target	Surplus/Deficit
April 2010 – March 2011	178	507	-329
April 2011 – March 2012	325	507	-182
April 2012 – March 2013	272	507	-235
April 2013 – March 2014	254	507	-253
April 2014 – March 2015	613	507	106
April 2015 – March 2016	395	507	-112

\*Includes empty homes brought back into use.

*South Ribble (net) dwelling completions 2010-2016*

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	221	417	-196
April 2011 – March 2012	170	417	-247
April 2012 – March 2013	168	417	-249
April 2013 – March 2014	346	417	71
April 2014 – March 2015	486	417	69
April 2015 – March 2016	371	417	-46

*Central Lancashire total (net) dwelling completions 2010-2016*

Plan Period	Delivered	Target	Surplus/Deficit
April 2010 – March 2011	926	1,341	-415
April 2011 – March 2012	1,047	1,341	-294
April 2012 – March 2013	1,078	1,341	-263
April 2013 – March 2014	1,182	1,341	-159
April 2014 – March 2015	1,822	1,341	481
April 2015 – March 2016	1,363	1,341	22
<b>Total</b>	<b>7,418</b>	<b>8,046</b>	<b>-628</b>

9. The Preston, South Ribble and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area (Preston City Council and South Ribble Borough Council area) and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the period to 2024.
10. Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. During the year (April 2015 – March 2016) a total of 413 affordable dwellings have been delivered across Central Lancashire consisting of 85 in Chorley, 178 in Preston and 150 in South Ribble. Together this exceeded the Core Strategy target of 126 by 287 dwellings.

*Affordable Housing Completions 2015-2016*

Authority	Affordable Housing Completions (April 2015 - March 2016)	Target
Chorley	85	50
Preston	178	46
South Ribble	150	30
<b>Total</b>	<b>413</b>	<b>126</b>

**Delivering Economic Prosperity**

11. Since 2010 employment land take-up has fallen significantly below the Core Strategy target however this year take-up in Central Lancashire as a whole has increased significantly compared with last year.
12. Steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes the refresh of the Economic Regeneration Strategy, the Inward Investment Plan which aims to promote and increase inward investment in Chorley to provide a strong and expanding business sector and to progress key employment sites in the Borough. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

*Employment Land Take Up 2015-2016*

Authority	Employment Land Take-up 2015-16	Total Take-up Since 2009 (ha)	Target
Chorley	5.79	28.26	112
Preston	0.53	23.33	118.5
South Ribble	4.63	32.55	223.5
<b>Total</b>	<b>10.95</b>	<b>84.14</b>	<b>454</b>

**NEXT STEPS**

13. The monitoring results set out above show an above target housing delivery for Central Lancashire as a whole for the second year in a row but the delivery was significantly less than last year due to under provision in Preston and South Ribble. However, the Preston, South Ribble and Lancashire City Deal will help to improve future housing delivery across the City Deal area (Preston City Council and South Ribble Borough Council area).
14. In relation to employment, take-up is below the Core Strategy target however delivery initiatives have been set up to secure and deliver such development in the near future. We are committed to taking a longer-term view of monitoring information to provide an adequate impression of trends over time (at least a 3 year period).

15. The Monitoring Report monitors Core Strategy indicators on an annual basis so as to provide consistency and continuity to the monitoring process and to allow for trend analysis, and will provide a comprehensive evidence base on which to inform policy development/review in the future.

<b>Report Author</b>	<b>Ext</b>	<b>Date</b>	<b>Doc ID</b>
Katherine Howarth	01257 515813	20/02/17	***

## Central Lancashire Local Development Framework

# Central Lancashire Core Strategy Monitoring Report

Covering the period April 2015 – March 2016

**Chorley**  
Council



## Contents

Introduction .....	1
Adopted Central Lancashire Core Indicators	
1. Provision of Housing Developments by Location.....	1
2. Value of Developer Contributions Collected (and spent on infrastructure priorities) .....	2
3. Changes to Road Traffic Volume .....	3
4. Net Additional Dwellings Completed .....	5
5. Affordable Housing .....	5
6. Employment Land Take-up .....	6
7. Working Age Population Qualified to NVQ Level 4 or higher .....	6
8. Number of Heritage Assets at Risk .....	7
9. Higher Quality Building Design.....	7
10. Amount of Sport, Recreation and Informal Open Space lost to other uses .....	8
11. Change of areas of biodiversity importance .....	8
12. Improving Community Health .....	9
13. Planning to Adapt to Climate Change .....	9
Appendix 1: Monitored Policies of the Adopted Central Lancashire Core Strategy.....	10

## Introduction

The Joint Central Lancashire Core Strategy has been produced by the Central Lancashire authorities of Chorley, Preston and South Ribble and was adopted in July 2012; it is a key part of the Local Development Framework. This is the fourth Monitoring Report of the performance indicators of the Core Strategy (please see Appendix D of the Core Strategy), and contains data for Chorley, Preston and South Ribble Councils.

## Adopted Central Lancashire Core Strategy Indicators

### 1. Provision of housing developments by location

**Related Policy: Policy 1 - Locating Growth**

#### Location of housing completions 2015/16

Location	No. of dwellings completed 2015/16	% of dwellings completed 2015/16	Central Lancashire target (%)
Preston/South Ribble Urban Area *(Within Strategic Sites and Locations)	545 (200)	40% (15%)	48% (25%)*
Buckshaw Village	149	10%	10%
Key Service Centre	280	21%	25%
Urban Local Service Centre	258	19%	9%
Rural Local Service Centres and elsewhere	131	10%	8%
Total	1,363	100%	100%

\* Included within 48% for Preston/South Ribble UA

Table 1 of the Core Strategy establishes the predicted proportion of housing development across Central Lancashire until 2026. The number of new homes built in the Preston/South Ribble Urban area in 2015/16 fell below the predicted proportion. The Preston, South Ribble and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.

The number of dwellings constructed across Central Lancashire in 2015/16 decreased by 459 dwellings compared to the 2014/15 Monitoring Report. This is mainly due to fewer completions in the Preston/South Ribble Urban Area, Buckshaw Village and the Key Service Centres. It is expected that this figure will start to increase again as sites allocated in the 3 Local Plans start to come forward. It is likely that there will be more development on Strategic Sites and that the targets set for locations of development in the Core Strategy will be achieved.

**Location of housing completions 2012-2016**

Location	No. of dwellings completed 2012-2016	% of dwellings completed 2012-2016	Central Lancashire target (%)
Preston/ S Ribble Urban area *(within strategic sites and locations)	1,770 (250)	33% (5%)	48% (25%)
Buckshaw Village	1,112	21%	10%
Key Service Centre	1,178	22%	25%
Urban Local Service Centre	730	13%	9%
Rural Local Service Centres and elsewhere	585	11%	8%
Total	5,375	100%	100%

\* Included within 48% for Preston/South Ribble UA

Over the four year monitoring period (2012/13–2015/16), the majority of all housing developments have occurred within the Preston/ South Ribble Urban Area (33% in total) as envisaged by the Central Lancashire Core Strategy. However, only 5% of development overall has been within the Strategic Sites and Locations. This is expected to increase rapidly in the coming years with the help of City Deal securing necessary strategic infrastructure. This is supported by the fact that a number of developers are currently on site in strategic locations such as North West Preston.

A higher percentage of development than envisaged by the Core Strategy has occurred across the four year period in Buckshaw Village (21% of all development) due to higher than expected completion rates because of the attraction of this centrally located site within the housing market. Group 1 within Buckshaw Village is now being developed for housing and mixed uses including a school. There has been a slowdown in completion rates at Buckshaw Village over the last year as much of the original area is now completed.

Development within Key Service Centres, Urban Local Service Centres and Rural Local Service Centres and elsewhere has generally been in line with the proportion of development envisaged in those locations by the Core Strategy.

**2. Value of Developer Contributions Collected (and spent on infrastructure priorities)**

**Related Policy: Policy 2 - Infrastructure**

Local Authority	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on 123 List	CIL transferred to Parish Councils
Chorley	£1,662,289	£695,165.15	£588,896.93	£0	£86,852.52
Preston	£686,830.59	£424,990.65	£3,073,094.70	£774,179.69	£121,530.70
South Ribble	£2,761,043.81	£81,988.74	£275,214.23	£0	£41,077.23

The above table shows the amount of s106 contributions and CIL collected by each authority. Preston transferred £774,179.69 of the CIL collected to LCC to spend on the 123 List. Chorley and South Ribble did not spend any CIL on the 123 List.



### 3. Changes to Road Traffic Volume

**Related Policy: Policy 3 - Travel**

Lancashire County Council carry out traffic counts in the Central Lancashire Area. These are either continuous, automatic or manual counts. In order to be able to produce trend data over time, only the continuous counts will be used in the Monitoring Report.

The table below shows the 7 day average figures for each of the 6 locations selected in Chorley, Preston and South Ribble for one week during each year. These will be monitored each year so will show any trends up or down in the future. The monitoring sites are in locations known to experience significant volumes of traffic. A number of traffic count locations are no longer counted because Lancashire County Council no longer has funding to carry out the data collection.

#### Chorley Data

##### Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	9914	5513	18834	12176	17594	9967
2013	9589	5467	20056	13160	18119	10825
2014	9650	5612	20564	14014	19896	12759
2015	9212	5850	20370	13410	18602	7709
2016	**	**	*	*	*	*

##### Location of Monitoring Sites in Chorley

- 1 A49 Springs Brow, South of Coppull Moor Lane, Coppull
- 2 A5106 Wigan Lane, South of Jolly Tar Lane, Coppull
- 3\* A59 Windgate, S of Carr House Lane, Bretherton
- 4\* A6 Preston Road, S of Dawson Lane, Whittle-le-Woods
- 5\* B5252 Euxton Lane, W of Preston Road, Chorley
- 6\* B5256 Sheep Hill Lane, E of Cuerden Valley Park, Clayton-le-Woods

\* This location is no longer monitored  
 \*\* Not currently operational

#### Preston Data

##### Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	21965	36198	24338	16602	11715	26427
2013	21700	36205	24229	16081	11274	26786
2014	22488	35882	24707	16471	11783	27620
2015	22660	37590	22123	16456	12149	27462
2016	22910	**	**	**	12375	29198

Location of Monitoring Sites in Preston

- 1 A6 Garstang Road, south of Woodplumpton Rd, Broughton
- 2 A6 London Rd, south of Ashworth Grove
- 3 A59 Brockholes Brow, west of River Ribble
- 4 B6241 Lightfoot Lane, west of Wychnor
- 5 B6243 Longridge Rd, East of M6 motorway bridge.
- 6 A583 Blackpool Rd, west of Riversway

\*\* Not currently operational

**South Ribble Data**Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	22022	29061	23126	33156	21284	27985
2013	22372	29308	21656	33978	21930	27889
2014	22585	29301	23758	32380	20152	28298
2015	22322	30996	23421	*	21816	28120
2016	21282	30541	23934	*	22832	29881

Location of Monitoring Sites in South Ribble

- 1 A582 Penwortham Way, South of Lodge Lane, Farington Moss
- 2 A6 London Way, South of B5257 Brownedge Road, Bamber Bridge
- 3 A59 Liverpool Road, West of Lindle Lane, Hutton
- 4\* A6 South Ribble Way, South of A582 Lostock Lane, Bamber Bridge
- 5 A6 Lostock Lane, West of M6 J29a, Bamber Bridge
- 6 A59 Preston New Road, West of B6230 Cuerdale Lane, Samlesbury

\* This location is no longer monitored

For most of the locations across Central Lancashire, the traffic levels have increased throughout the periods recorded. It is expected that traffic levels will continue to rise as new development occurs throughout the region. It is important that appropriate infrastructure is put in place to cope with the extra traffic associated with this development. It is also necessary to ensure that appropriate sustainable transport infrastructure is put in place as part of development, to try and reduce the number of cars on the road. This report will continue to monitor traffic volumes/trends in Central Lancashire in future years.

The Central Lancashire Highways and Transport Masterplan (March 2013) represents Lancashire County Council's priorities for future investment in highways and transport across Central Lancashire and a delivery programme to 2026 which will see new road space built, public transport prioritised across key corridors into Preston and between Leyland and Chorley, and public realm improvements in city, town and local centres.

## 4. Net Additional Dwellings Completed

### Related Policy: Policy 4 - Housing Delivery

Local Authority	Housing Completions 2015-16	Target
Chorley	597	417
Preston	395	507
South Ribble	371	417
Total	1,363	1,341

The number of dwellings completed in all three authorities is 22 units above the target of 1,341 set in the Core Strategy. The dwelling completion targets have been exceeded in Chorley but there is under provision in South Ribble and Preston.

Completions are expected to increase in Preston as sites such as Cottam and North West Preston allocated in the adopted Local Plan come forward/ continue development. Also the Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City and South Ribble Borough Council area) and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the period to 2024.

## 5. Affordable Housing

### Related Policy: Policy 7 - Affordable Housing

Local Authority	Affordable Housing Completions 2015-16	Target
Chorley	85	50
Preston	178	46
South Ribble	150	30
Total	413	126

Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. The definition of 'affordable housing' also includes shared equity products (for example Home Buy) that are agreed after planning consent has been granted – therefore, net dwelling completion figures and affordable housing completions are not comparable.

The number of affordable dwellings completed has increased by 37 units in this monitoring period compared to last year with the above table highlighting that all councils have significantly exceeded the target set in the Core Strategy. The total of 413 affordable dwellings delivered across Central Lancashire exceeded the Core Strategy overall target of 126 dwellings by 287 dwellings.

## 6. Employment Land Take-Up

### Related Policy: Policy 9 - Economic Growth and Employment

Local Authority	Employment Land Take-Up 2015-16 (ha)	Total Take-Up Since 2009 (ha)	Target 2010-26 (ha)
Chorley	5.79	28.26	112
Preston	0.53	23.33	118.5
South Ribble	4.63	32.55	223.5
Total	10.95	84.14	454

Employment land take up is significantly below the Core Strategy target however steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes the production of the Economic Regeneration Strategy and the development of an Inward Investment Plan which aims to promote and increase inward investment in Chorley and bring forward key employment sites allocated in the Chorley Local Plan. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

The total employment land take-up in the Central Lancashire area as a whole has increased significantly compared with last year.

## 7. Working Age Population Qualified to NVQ Level 4 or higher

### Related Policy: Policy 15 - Skills and Economic Inclusion

Chorley	Preston	South Ribble	North West
26,500 or 38.4%	23,400 or 25.5%	21,400 or 31.9%	32.6%

Source: ONS National Statistics / Nomis 2015 Crown Copyright

In terms of education and skills monitoring the Core Strategy aims to achieve a performance better or equal to the regional average. According to recent statistics a higher proportion of the working-age population in Chorley are qualified to NVQ level 4 or higher than the region as a whole. The comparable figures for South Ribble show the authority is just below the regional average and Preston significantly below the regional average.

Although Preston and South Ribble figures are below the regional average for the current monitoring year, none of the three authorities have been consistently lower than the regional average for three years running to trigger a requirement for any contingencies.

## 8. Number of Heritage Assets at Risk

**Related Policy: Policy 16 - Heritage Assets**

Local Authority	Heritage Assets at Risk
Chorley	Bank Hall, Liverpool Road, Bretherton (Category D) Lower Burgh Hall, Coppull New Road, Chorley (Category F) Buckshaw Hall, Euxton Lane, Euxton (Category E) Bretters Farm moated site and two fishponds (declining condition) Ingrave Farm moated site (improving condition)
Preston	Emmanuel Church, Brook Street (Category C) Church of St George the Martyr, Georges Road (Category C) Preston 7th Day Adventist Church (Category F)
South Ribble	There are no buildings on the at risk register within South Ribble in this monitoring period.

Source: Historic England Buildings at Risk Register

The Core Strategy aims to prevent the increase or reduce the number of heritage assets at risk in Central Lancashire. There remain three buildings at risk in Chorley with the condition of these buildings showing some improvement in recent years. Work will be starting imminently at Bank Hall, Bretherton. There are also two scheduled monuments at risk at Ingrave Farm and Bretters Farm. In Preston, the Preston 7th Day Adventist Church, Avenham Lane remains on the Heritage at Risk Register, whilst the Harris Institute has been removed from the list as work has been completed. The Church of St. Emmanuel and St George the Martyr have both been added to the list due to being places of worship despite only being Grade II listed buildings.

## 9. Higher Quality Building Design

**Related Policy: Policy 17 - Design of New Buildings**

All developments in Chorley are considered against the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. In addition, policies included in the Built and Natural Environment section of the Chorley Local Plan, including BNE1: Design Criteria for New Development ensure that high design quality is achieved. Chorley has not used Building for Life (BfL) for any schemes for a number of years.

All housing developments in Preston have been considered against the design policy criteria in the Adopted Design SPD which uses the principles set out in the BfL standard (originally launched in Sep 2012 and updated in Jan 2015 - this is called Building for Life 12 - BfL12). Preston uses the BfL scheme for all major developments, not just those over 5 ha.

All housing developments in South Ribble have been considered against the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. As well as this, developments are also considered against policy G17 of the South Ribble Local Plan (adopted July 2015). South Ribble has not used Building for Life for any schemes for several years.

Due to changes in the BFL Scheme the target in Indicator 9 is now out of date and needs re-wording.

## 10. Amount of Sport, Recreation and Informal Open Space lost to other uses

**Related Policy: Policy 18 - Green Infrastructure**

Local Authority	Loss of Open Space
Chorley	There have been various applications that have been on sport, recreation and open space land. However the majority of these applications, secured provision elsewhere or contributions were secured for off-site provision.
Preston	There have been various applications that have been on sport, recreation and open space land. However the majority of these applications, secured provision elsewhere or contributions were secured for off-site provision.
South Ribble	During this monitoring period there has been no loss of this type of land to other uses. However to enable the Enterprise Zone to be delivered at BAE Systems Samlesbury the Green Belt boundary has been amended in accordance with policy 'C5–BAE Systems, Samlesbury' in the South Ribble Local Plan.

The Core Strategy aims to avoid the unmitigated loss of sport, recreation and informal open space across Central Lancashire.

There has been no loss of sport, recreation and informal open space in South Ribble. In Chorley and Preston there has been some loss of open space however in accordance with the Central Lancashire Open Space and Playing Pitch SPD alternative provision or financial contributions for off-site provision or improvement of existing open spaces were secured from these applications.

## 11. Change of areas of biodiversity importance

**Related Policy: Policy 22 - Biodiversity**

Local Authority	Loss of Areas of Biodiversity Importance
Chorley	There have been no net losses in areas designated for their environmental value in Chorley during this monitoring period. The Council would be informed of any changes by the County Council (local sites) and Natural England (regional, national and international sites).
Preston	There have been no net losses in areas designated for their environmental value in Preston during this monitoring period. The Council would be informed of any changes by the County Council (local sites) and Natural England (regional, national and international sites).
South Ribble	There have been no net losses in areas designated for their environmental value in South Ribble during this monitoring period. The Council would be informed of any changes by the County Council (local sites) and Natural England (regional, national and international sites).

The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. Over the last three year monitoring period there have been no losses in areas of biodiversity importance across the three authorities. The Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document SPD (July 2015) provides guidance on the interpretation and implementation of the relevant Central Lancashire policies on biodiversity and sets out what is required as part of the planning process. This includes guidance in relation to ecological networks.

## 12. Improving Community Health

**Related Policy: Policy 23: Health**

Local Authority	Consents Granted on Strategic Sites and Locations Without a Health Impact Assessment (HIA)
Chorley	No applications were received that require a HIA in this monitoring period.
Preston	Preston ensure that applications on North West Preston Strategic Site meet the principles set out in the HIA which was carried out for the North West Preston Strategic Location Master plan (December 2013).
South Ribble	No applications relating to Strategic Sites/locations in South Ribble were received in this monitoring period.

Health Impact Assessments are required for major planning applications on Strategic Sites and Locations. Over the three year monitoring period Preston is the only authority to have carried out a HIA for the North West Preston Strategic Location.

## 13. Planning to Adapt to Climate Change

**Related Policy: Policy 27: Sustainable Resources and New Developments**

In March 2015 the Deregulation Act received Royal Assent which proposed that all energy efficiency standards will be included in Building Regulations. As a result the Code for Sustainable Homes was withdrawn. The Code for Sustainable Homes requirement in Policy 27 is therefore no longer relevant. The Government set out transitional arrangements until energy efficiency standards are included in Building Regulations which allow local authorities to continue to apply policies in their Local Plans that require compliance with energy efficiency standards that exceed Building Regulations. In accordance with the transitional arrangements, the three authorities are requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes are no longer required.

All other new developments in the three areas have achieved a BREEAM rating of ‘very good’ in accordance with Policy 27.

## Appendix One

### Monitored Policies of the Adopted Central Lancashire Core Strategy

The following policies are those within the Performance Monitoring Framework of the Adopted Central Lancashire Core Strategy (Appendix D):

1. Policy 1: Locating Growth
2. Policy 2: Infrastructure
3. Policy 3: Travel
4. Policy 4: Housing Delivery
5. Policy 7: Affordable Housing
6. Policy 9: Economic Growth and Employment
7. Policy 15: Skills and Economic Inclusion
8. Policy 16: Heritage Assets
9. Policy 17: Design of New Buildings
10. Policy 18: Green Infrastructure/Sport and Recreation
11. Policy 22: Biodiversity
12. Policy 23: Health
13. Policy 27: Sustainable Resources and New Developments