



Report of	Meeting	Date
Director of Early Intervention and Support, Chorley Council	Central Lancashire Strategic Planning Joint Advisory Committee	28 October 2019

CORE STRATEGY MONITORING REPORT 2018/19

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 2018 to March 2019. 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.

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

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

- The main findings of the report are set out below:

Homes for All

- During the monitoring year 1,795 dwellings were completed in Central Lancashire, 454 units above the target of 1,341. The dwelling completion targets have been exceeded in Chorley and Preston but there is under provision in 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 2010-2019

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
April 2016 – March 2017	517	417	100
April 2017 – March 2018	661	417	244
April 2018 – March 2019	573	417	156

Preston (net) dwelling completions 2010-2019

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
April 2016 – March 2017	804	507	297
April 2017 – March 2018	634	507	127
April 2018 – March 2019	785	507	278

*Includes empty homes brought back into use.

South Ribble (net) dwelling completions 2010-2019

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
April 2016 – March 2017	189	417	-228
April 2017 – March 2018	318	417	-99
April 2018 – March 2019	491	417	74

Central Lancashire total (net) dwelling completions 2010-2019

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

April 2016 – March 2017	1,510	1,341	169
April 2017 – March 2018	1,613	1,341	272
April 2018 – March 2019	1,849	1,341	508
Total	12,336	12,069	269

8. The Preston, South Ribble and Lancashire City Deal (2013) is helping 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.
9. **Affordable Housing** - 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 2018 – March 2019) a total of 512 affordable dwellings have been delivered across Central Lancashire consisting of 202 in Chorley, 213 in Preston and 97 in South Ribble. Together this exceeded the Core Strategy target of 126 by 386 dwellings.

Affordable Housing Completions 2017-2018

Authority	Affordable Housing Completions (April 2017 - March 2019)	Target
Chorley	202	50
Preston	213	46
South Ribble	97	30
Total	512	126

Delivering Economic Prosperity

10. Employment land take up is below the Core Strategy target at the current rate.
11. Steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes promoting and increasing inward investment in Chorley and bringing 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.

Employment Land Take Up 2018-2019

Authority	Employment Land Take-up 2018-19	Total Take-up Since 2009 (ha)	Target
Chorley	3.31	32.57	112
Preston	2.2	29.54	118.5
South Ribble	1.62	46.32	223.5
Total	7.13	108.43	454

NEXT STEPS

12. The monitoring results set out above show an above target housing delivery for Central Lancashire as a whole that is significantly higher than most previous monitoring years. The Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City Council and South Ribble Borough Council area).

13. 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.
14. 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 and a local plan review (the emerging Central Lancashire Local Plan).

Report Author	Ext	Date	Doc ID
Alison Marland	01257 515151	14/10/2019	