

<u>Report of</u>	<u>Meeting</u>	<u>Date</u>
Director of Partnerships, Planning and Policy	Council	25 September 2012

LOCAL DEVELOPMENT FRAMEWORK: CHORLEY LOCAL PLAN – PUBLICATION STAGE

PURPOSE OF REPORT

1. To inform members of the progress on the Site Allocations and Development Management Policies Development Plan Document now to be known as the Chorley Local Plan.
2. To seek approval for the “publication” document to enable consultation in October/November 2012 and submission to Secretary of State in December 2012.

RECOMMENDATION(S)

3. It is recommended that:
 - a) The Council approves the “publication” version of the Chorley Local Plan; as appended to this report (Appendix 1), together with the Policies Maps (Appendix 2 -to follow) and the Sustainability Appraisal (Appendix 3) for public consultation;
 - b) That delegated authority be granted to the Executive Member for LDF and Planning (or the Leader of the Council in his absence) in consultation with the Director for Partnerships, Planning and Policy for the following matters in relation to the Publication stage:
 - i. The actual start and end dates for consultation for the Publication stage (anticipated to be for 6 weeks during October – November 2012);
 - ii. to approve minor changes and amendments prior to the start of consultation (excludes substantive changes to any policy wording, and the deletion/addition of any sites for allocation)
 - iii. the approval of other documents for consultation as listed in paragraph 86 of this report
 - c) Authority be delegated to the Executive Member for LDF and Planning (or the Leader of the Council in his absence) in consultation with the Director for Partnerships, Planning and Policy for the following matters in relation to the Submission stage (anticipated in December 2012):
 - i. to prepare documentation in accordance with the regulations to detail representations made at Publication Stage;
 - ii. to submit the Chorley Local Plan, together with all relevant documents for submission to the Secretary of State for examination.

EXECUTIVE SUMMARY OF REPORT

4. The purpose of the Chorley Local Plan is to apply the general principles and policies set out in the Central Lancashire Core Strategy. Each of the Central Lancashire authorities (Chorley, South Ribble and Preston) is preparing individual Local Plans. The Chorley



Local Plan allocates specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy. It also identifies local issues and includes policies to either protect existing uses on sites or guide the way these sites are developed.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

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

CORPORATE PRIORITIES

6. This report relates to the following Strategic Objectives:

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

BACKGROUND

7. Members may wish to note that the National Planning Policy Framework (NPPF – The Framework) now refers to ‘local plans’ rather than the term Local Development Framework, and therefore the term local plan is now being used in relation to the preparation of the Site Allocations & Development Management document.
8. The three councils of Chorley, Preston & South Ribble are working in partnership to deliver the Central Lancashire Core Strategy (adopted July 2012) and also to progress Local Plans.
9. Members will recall that Chorley consulted on the “preferred option” version of the Local Plan in September/November 2011. The purpose of this Local Plan is to allocate specific sites for development in accordance with the policies and general locations for development set out in the Central Lancashire Core Strategy in order to meet Chorley’s development needs to 2026. It identifies local issues and includes policies to either protect sites or guide the way these sites are developed, ensuring that where development takes place, proper provision of necessary community facilities, infrastructure, landscaping and open space and affordable housing etc. is incorporated into the design and development of a scheme.
10. The Local Plan follows the key themes as set out in the Central Lancashire Core Strategy, namely:
 - Delivering Infrastructure
 - Catering for Sustainable Travel
 - Homes for All
 - Built and Natural Environment
 - Promoting Health and Wellbeing
 - Tackling Climate Change
11. Since the preferred option stage, information on suggested sites, development management policies, previous representations and officer views was made available to

all members, and a number of member drop-in sessions were held at which members attended on an individual basis. Discussions were also held with the LDF Member Working Group, Development Control Committee and at the Informal Cabinet. A final schedule of officer recommendations for allocation was presented to Informal Cabinet.

12. Member views have informed this publication version for formal consideration.
13. The Publication Version is the Council's 'final' iteration of the document. It details allocations and policies that the Council wishes to submit to the Secretary of State for consideration and adoption. The associated consultation is not intended to invite comments on how the document could be changed - it is inviting any outstanding objections to be heard at an Examination Hearing. Only 'minor' changes may be made to the local plan before Submission.
14. The Publication stage aims to
 - Identify the scale of development in each settlement
 - Allocate sites for development including sites previously submitted to the Council for consideration in the LDF process and those sites identified through the various evidence base studies
 - Identify key local issues and provide the local planning policy framework (development management policies) for the Borough
15. This report is presented in four main sections – the first deals with the outcomes of preferred option consultation, the second covers site allocations, and the third deals with development management policies. The final section details next steps.

SECTION 1 – PREFERRED OPTION CONSULTATION OUTCOMES

16. Information on sites for development has been gathered from various sources over the past 6 years. There had previously been 'calls for sites' to landowners, developers and any interested individuals to tell us if they would like land considered for development, as well as community surveys to establish local needs and issues. The full list of sites were 'up for discussion' during the 'Issues and Options' consultation which ran from December 2010 to February 2011.
17. At the Preferred Option stage the list of sites was reviewed and a preferred list of sites was produced based on a combination of responses received, detailed sustainability assessments, site visits, knowledge and discussions with service providers e.g. United Utilities and National Grid. All existing policies in the Chorley Borough Local Plan Review have been reviewed and subjected to a detailed assessment as part of this process. Although some policies have remained unchanged, others have been amended to better reflect changes that have occurred nationally and locally since 2003 most notably with the introduction of the Framework and some new policies have been formulated based on recent or emerging local issues.
18. The Preferred Option consultation ran from 16 September 2011 and was originally planned to end on 28 October 2011, but was extended by 3 weeks to 18 November 2011 due to the level of public interest.
19. Prior to publishing the Preferred Option DPD a number of Member drop-in sessions, workshops and meetings were held. The views of the Members contributed to the selection of preferred sites.
20. In addition, Officers attended Parish Council meetings throughout the borough and a number of public drop in sessions were held. Details of all events are set out below.

Date	Location	Event	Time	No of attendees (approx)
5 th Sep	Parish Rooms (Community Centre), Charter Lane,	Charnock Richard Parish meeting	7.30pm	10

Date	Location	Event	Time	No of attendees (approx)
	Charnock Richard			
8 th Sep	The changing rooms, Drapers Avenue	Eccleston Parish Council meeting	7pm	8
12 th Sep	Village Hall, Union Street, Whittle-le-Woods	Whittle-le-Woods Parish Council meeting	7pm	12
12 th Sep	7 Lydiate Lane, Cuerden	Cuerden Parish Council meeting	7pm	3
14 th Sep	Mawdesley Village Hall, Hurst Green	Mawdesley Parish Council meeting	7.30pm	12
15 th Sep	Council Chamber	Member drop in session	3-4pm	1
15 th Sep	Community Centre, Railway Road, Adlington	Heath Charnock Parish Council meeting	7.30pm	6
19 th Sep	Community Centre, Railway Road, Adlington	Adlington Town Council	6.30pm	8
19 th Sep	Clayton Green Library	Clayton-le-Woods Parish Council meeting	7pm	30
20 th Sep	Chorley Covered Market	Public drop in session	11am-1pm	10
21 st Sep	Village Hall, Chapel Lane, Coppull	Coppull Parish Council meeting	7pm	8
26 th Sep	Chorley Central Library	Public drop in session	10am-1pm	9
27 th Sep	Committee Room 2	Member drop in session	4-6.30pm	2
29 th Sep	Euxton Community Centre	Drop in exhibition covering Euxton, Astley and Buckshaw areas	5-7.30pm	50
1 st Oct	Village Hall, Union Street, Whittle-le-Woods	Whittle-le-Woods public meeting	1-3.30pm	60
3 rd Oct	Rivington Foundation Primary School, Horrobin Lane	Rivington Parish Council meeting	7pm	4
5 th Oct	Chorley Town Hall	Equality Forum	5.45pm	15
11 th Oct	Tatton Community Centre, Chorley	Public drop in session	12-2pm	5
TOTAL				253

21. The following activities were also undertaken:

- All information posted on Chorley Council website as well as links to online representation forms.
- Social networking e.g. Twitter.
- Local press releases.
- Article in Chorley Smile magazine, October to December 2011 edition.
- Two articles in 'In the Know' 12 August and 9 September 2011 editions.
- Over 1,500 letters sent to local businesses, landowners, agents and other consultees.
- LDF Member Working Group reports, JAC reports, Exec Cabinet report.
- Identified as a key project in Corporate Strategy Project Initiation Document and associated Highlight Reports.
- Document deposited at all libraries and post offices in the Borough.
- 25 copies of the document made available for collection in Member library.
- Posters to Parish Clerks and in Union Street reception.

- Additional meetings were held at the request of groups e.g. Great Knowley and Whittle-le-Woods Residents Action Groups, Clayton-le-Woods Residents Against Inappropriate Development.

Responses

22. The consultation exercise generated a great deal of interest. In total we received 2508 representations. Appendix 4 provides a breakdown of the number of representations received.
23. Most representations (83.4%) were from residents, with 6.3% from developers and agents and 6.1% from other organisations. 2.3% of responses were from Parish Councils and 1.9% were from Borough Councillors.
24. Most representations relate to a specific housing or employment site allocation. In total 1579 representations were received for housing allocations and 498 received for employment allocations.

Main Issues Raised

25. The housing allocations generating the most significant number of responses from residents are identified below along with a summary of the main objections.

HS1.12 – Chancery Way/West Way, Chorley

- The local highway infrastructure, particularly West Way, struggles to cope at present. Further development would worsen this.
- The site should be protected from development to retain the separation between Astley Village and Euxton.
- The site provides a valuable recreation use and should be kept for that use.
- There are concerns that the site would be developed for more social housing and it is considered that Astley Village has enough.
- There is enough housing in the area with the development at Buckshaw Village.

HS1.29 – Land at Babylon Lane, Adlington

- Development would change the rural character of the area.
- Loss of mature trees, some of which have TPOs.
- Loss of the Band Hut which is a practice venue for the local brass band.
- There are existing traffic problems on Babylon Lane and it is reduced to a single lane for long stretches due to residents parking. Development would make this worse and there would be an increase in potential road traffic accidents, especially as there is a school nearby.
- Development would lead to the destruction of a valuable wildlife habitat.
- Services in Adlington such as schools and doctors are already full.
- The site is enjoyed by residents for recreational use.
- The site is subject to flooding when it rains and if the site was developed there would be further pressure on the natural drainage system.
- Development would decrease the value of surrounding properties and lead to overlooking and loss of privacy.

HS1.35 – Land to the East of Wigan Road, Clayton-le-Woods

- The site already has planning permission for 300 houses, no more houses are needed in the area.
- The roads cannot cope with any more traffic especially Lancaster Lane and the Hayrick junction.
- Local schools and doctors are already full.
- There is a Biological Heritage Site on the site and development would have an adverse impact on wildlife.

- The site is a greatly valued open space for local residents and development will affect their wellbeing.
- Nearby Buckshaw Village is far from complete and is scheduled to provide thousands more homes and many already built remain unoccupied.
- There is concern over the impact the development would have on the road safety in existing developments adjacent to the site due to the increase in traffic.
- Development would lead to overlooking and loss of views for surrounding houses.
- Development of this site would lead to Chorley and South Ribble merging.
- Extensive development of this site is not in accordance with the Core Strategy which states that there should be 'some growth' in Urban Local Service Centres. A huge proportion of the housing requirement for Chorley is earmarked for Clayton-le-Woods and this is not consistent with the overall plan.

HS1.41 – Land at Sylvesters Farm, Euxton

- The open fields act as a buffer between Euxton and Chorley and they are the last green space separating them.
- More housing development in Euxton is unnecessary due to the development at Buckshaw Village.
- Euxton has had more than its fair share of development in recent years and appears to have been targeted to take a disproportionate share of new housing.
- There is an excess of unsold houses in Euxton and Buckshaw Village.
- There are not enough school places.
- The roads cannot cope with an increase in traffic and when the quarry is in operation the area will be gridlocked.
- Pear Tree Lane is used extensively by horse riders, dog walkers and cyclists etc and is too narrow and unsuitable for development.
- Development would lead to a negative impact on wildlife.
- Euxton is supposed to be a village, more development means it is losing its identity as a village.

HS1.42 – Land at end of Dunrobin Drive, Euxton

- The access road from Dunrobin Drive onto Wigan Road cannot cope with the current level of traffic. It is too narrow and cannot be widened and extra traffic would be dangerous.
- The site is a wildlife haven and a large number of species use the field due to its proximity to Yarrow Valley Country Park.
- Development would lead to the loss of the boundary between Euxton and Charnock Richard.
- The area is poorly served by public transport.
- A previous proposal to develop the site was refused based on the access being inadequate and the problem has got worse since then.
- More housing development in Euxton is unnecessary due to the development at Buckshaw Village.

HS1.44 – Land off Moss Lane, Whittle-le-Woods

- Development of the site would wipe out the last green spaces in the area and result in the loss of a beautiful, open green space.
- Drainage systems in the area are not sufficient and development would add to flooding on Lower Town Lane and Waterhouse Green.
- Local schools and doctors surgeries are already full.
- Dunham Drive should not be used for access to the proposed development as the increase in traffic will put the safety of children on the estate at risk and would have a negative impact on existing properties.
- Development would lead to the loss of a wildlife habitat.

- The development is not needed due to the amount of development taking place at Buckshaw Village and the number of empty properties there.
- Whittle-le-Woods has lost its village appeal and further development would worsen this.
- The A6 is already extremely busy.
- There was a lack of consultation on the selection of this site as a preferred housing allocation.

26. The employment allocations generating the most significant number of responses from residents are identified below along with a summary of the main objections.

EP1.19 – Land East of Wigan Road, Clayton-le-Woods

- There are concerns over the effect development will have on local infrastructure. The roads cannot cope with any more traffic especially Lancaster Lane and the Hayrick junction.
- Development will lead to disruption to elderly residents at Cuerden Residential Park.
- There is a Biological Heritage Site on the site and development would have an adverse impact on wildlife.
- The site is a greatly valued open space for local residents and development will affect their wellbeing.
- There is enough commercial development at Buckshaw Village.
- There is concern over the impact the development would have on road safety in existing developments adjacent to the site due to the increase in traffic.
- Too much employment development is proposed on the site. 20 hectares would constitute a ‘Strategic Employment Site’ but the Core Strategy does not propose such an allocation at this site. The site is also located close to the Cuerden Strategic Site.

EP1.21 – Land at Sylvesters Farm, Euxton

- The open fields act as a buffer between Euxton and Chorley and they are the last green space separating them.
- More employment development in Euxton is unnecessary due to the development at Buckshaw Village and the number of existing employment units in Euxton.
- The roads cannot cope with an increase in traffic and when the quarry is in operation the area will be gridlocked.
- Pear Tree Lane is used extensively by horse riders, dog walkers and cyclists etc and is too narrow and unsuitable for development.
- Development would lead to a negative impact on wildlife.
- Euxton is supposed to be a village, more development means it is losing its identity as a village.

27. 119 representations were received relating to the Development Management Policies. The majority of these (60) were in support of the policies. Policies HS1- Housing Site Allocations and HS2 – Phasing of Housing Development - raised the most objections. 13 objections were received for Policy HS1, which related generally to the number of houses proposed in various settlements and the overall total number of dwellings proposed as well as the densities proposed. 7 objections were received for Policy HS2 which mainly objected to the proposed time period in which the housing allocations were scheduled to come forward for development.

SECTION 2 – SITE ALLOCATIONS

KEY MATTERS IN THE APPROACH TO SITE SELECTION

28. Information on sites has been gathered from various sources over a number of years which include various calls for sites, community surveys, issues and options and preferred option consultations. These sites were mainly suggested for housing or commercial/employment development uses, but there were also other suggested uses such as mixed use, open space, recreation, tourism, community facilities and town/district/neighbourhood centres.

29. At the issues and options stage, a number of suggested sites were discounted for allocation, in accordance with the agreed methodology for sustainability appraisal of the three Councils. In Chorley a total of 168 sites were discounted because they were located within the green belt and/or areas of other open countryside; within Flood Zone Area 3; less than 0.4ha in size, or not in keeping with the Core Strategy:
30. At the preferred option stage the remaining suggested sites (including existing allocations and safeguarded land in the local plan) were considered further.
31. The publication stage details the final site selection. This been based on many factors, including national planning policy, the core strategy, the characteristics of the borough and each settlement, as well as the sustainability, suitability, availability and deliverability of the sites; and the comments made at the 'preferred option' stage.

Core Strategy: Quantum & Location of Development

32. Following the adoption of the Core Strategy, members will note that the most sustainable approach for the core strategy is to spread growth and investment across an identified hierarchy with priority locations, and have the least negative impacts - policy 1: Locating Growth, sets out that approach.
33. In essence the following settlement hierarchy applies to Chorley:
 - growth should be focussed on brownfield sites, Chorley Town (including some development on greenfield sites), and Buckshaw Village.
 - an 'appropriate' scale of growth and investment is to be encouraged in the *Urban Local Service Centres* of Adlington, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods.
 - Limited growth and investment is encouraged at the *Rural Local Service Centres* of Brinscall and Eccleston.
 - In other places, development would generally be small scale.
34. Chapter 8 of the Core Strategy 'Homes for All' - sets out the approach to housing and details the housing requirement of 417 pa for Chorley. Policy 5 requires housing density to be in keeping with local areas etc. The Core Strategy requires Councils to consider a phasing approach to help bring forward or hold back uncommitted developments to manage the performance of housing delivery.
35. Chapter 9: 'Delivering Economic Prosperity' sets out the approach to economic matters, with Chorley expected to deliver 117ha of employment land, and policy 9 sets out the how economic growth and employment will be provided for. For Chorley, office development will be located in Chorley Town, with regionally significant schemes at Buckshaw Village, and sub-regional development at Botany/Great Knowley.
36. Members should note that while the Core Strategy details a predicted percentage of housing development for the settlement hierarchy. This is not intended as a specific target. However, officers have used this table as a guide to inform the allocation process. The overall requirements, taking account of the position at April 2012, and the predicted percentage by settlement for housing is set out later in this report.

Sustainability Assessment

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

Commitments

38. Sites that benefit from an extant planning permission (including those subject to a section 106 agreement; or an expired permission which is considered to support the principle of development), have been allocated, unless material considerations have suggested otherwise.

Existing Allocations

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

Open Space and Playing Pitches

40. In terms of open space the Central Lancashire Open Space Study and Playing Pitch Strategy were completed in May and June 2012 respectively. They have informed open space standards to be applied to new housing developments and existing/new open space allocations.
41. The approach taken has been to protect the majority of existing open spaces. Where there is a deficit in quantity of a particular open space typology in a settlement, contributions will be sought from housing developments in that settlement to provide additional open space. Where there is a surplus in quantity, contributions may still be requested if there is a deficit in accessibility or quality/value.
42. The Open Space Study recommends new provision of allotments (at least 0.4 hectares each) in Adlington, Croston, Euxton and Whittle-le-Woods to meet identified deficiencies. Suitable sites need to be allocated in these settlements and financial contributions will be secured from new housing developments to bring these sites forward.
43. The Playing Pitch Strategy identified a deficit in overall playing pitch provision in the Borough but identified that the majority of the deficit could be addressed by increasing community use at schools, utilising spare capacity at other sites and redesignating pitches. It recommended new playing pitch provision for junior rugby league in Coppull and mini football in Croston. It is considered that the proposed improvements to existing junior rugby league pitches in Coppull will meet the demand therefore a new allocation is not necessary. A new site for playing pitches needs to be allocated in Croston.

Existing Safeguarded Land

44. Some of the existing Safeguarded Sites are needed to meet development requirements within the plan period, and 135.6ha of existing safeguarded land is allocated for development. Further consideration of safeguarded sites has highlighted those that are not sustainable; are likely to require significant infrastructure development; have significant constraints; are in multiple ownership or are in an active use; which may suggest they are genuinely available to meet needs in the plan period. Such sites are proposed to remain safeguarded.

Selection of Sites to meet Employment & Housing Requirements

45. The pool of potential sites suitable for employment is relatively small compared to the pool of sites suitable for housing, and it is considered appropriate to take the employment land as a starting point for consideration of suggested sites. Good quality employment sites need to be relatively flat with good access. However, older existing premises (e.g. old mills) are often less well located and less suited to modern uses but they offer a valued source of supply of more affordable accommodation and are close to local labour supplies, with better travel to work patterns and may therefore be proposed to be retained.

46. Existing employment uses have largely been retained, in keeping with the Core Strategy Policy 10 – Employment Premises and Sites, which seeks to protect the better employment sites for employment use, and only release poorer sites for housing/alternative uses where they are supported by a viability assessment and a marketing period of 12 months. If there is robust evidence on viability/marketing to justify release now, it is proposed to release these sites for housing, but in all other cases, they are protected for employment use.
47. Where a site is considered to be good quality employment land, the preference is for employment, unless material considerations suggest otherwise. Existing employment allocations in the local plan have been reviewed, and only those that are truly suitable, available and deliverable are proposed to be carried forward for a purely employment allocation. The viability of other sites for an element of employment use has been enhanced with proposals for mixed use. Other sites have been de-allocated.
48. After taking the above factors into account, the remaining sites were assessed for their suitability for housing.

District/Town/Neighbourhood Centre Boundaries

49. The centre boundaries will remain as those proposed at the preferred option document.

PUBLICATION SITES

50. Table 1 in the Publication Local Plan details the predicted housing requirements for each element of the settlement hierarchy, and details the total predicted supply based on existing commitments and proposed allocations.
51. Policy HS1 details the housing sites for allocation by settlement and Policy EP1 details the employment allocations. Appendix A of the Publication Local Plan sets out sites that are no longer proposed for allocation. Appendix B details the new site suggestions received and the decision taken with a summary of reasons and the site's sustainability band.
52. Land is allocated for 5,388 dwellings. A further 415 dwellings are available on 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 5,803 dwellings, which is slightly in excess of the minimum housing requirement of 5,755 dwellings. A total of 98.78ha is proposed to be allocated for employment. This includes 57.68ha from commitments and from existing local plan allocations to be rolled forward, plus a further 41.10ha of proposed new allocations.
53. The safeguarded land proposed for employment development amounts to about 40ha and 95.6ha is set aside for housing which is considered sufficient to meet the potential needs that may arise at the end of the Local Plan.

Housing

54. The publication version proposes the removal of several allocated housing sites due to deliverability issues. These include Cowling Mill [63 units], Chorley (located in flood zone) and From Street [36 units], Chorley (access issues). Babylon Lane, Adlington [36 units] has also been removed as additional housing is planned at the more sustainable site adjacent Bolton Road. Furthermore, a number of housing sites have been removed from the publication document as they have been fully completed since the Preferred Option document was produced. These include Fairview Farm, Adlington; Birchin Lane, Whittle-le-Woods; 243-281 Preston Road, Whittle-le-Woods; and Dog and Partridge, Charnock Richard.
55. During the same period a number of sites have been granted permission for housing and are proposed to be allocated in the publication version. These include Burrows Premises [13 units], Clayton-le-Woods; 202 Chorley Old Road [12 units], Whittle-le-Woods; and Pole Green Nurseries [29 units], Charnock Richard. In addition, some new sites have been suggested for housing use and are proposed for allocation. These are Land adjacent

Northgate [21 units], Chorley; Land at Southport Road [59 units], Chorley; Fairport [31 units] (mixed use), Adlington; Swansey Lane [39 units], Clayton Brook/Green; Mountain Road [22 units], Coppull; and Greenside [17 units], Euxton.

56. At some sites the number of houses proposed to be delivered has been altered to reflect local housing densities and to provide a more accurate estimate of the numbers that may be achieved on site.

Employment

57. The publication version proposes a Core Strategy employment requirement between 2009 and 2026 of 117 hectares. This is 12 hectares less than the issues and options version employment requirement of 129ha. This is because the Inspector's Report on the overall Core Strategy employment requirement stated "Instead of expecting the loss of as much as 70ha on the basis of present trends the Central Lancashire Councils may wish to include no more than about half of it (35ha) in their calculations" Chorley's portion of the Central Lancashire 70ha loss figure was 24 hectares. Half of this figure amounts to 12 hectares which when deleted gives a Chorley employment requirement figure of 117 hectares.
58. Seventeen sites are allocated for employment use in the publication version amounting to a total land allocation of 98.78 hectares. The five sites that have been deleted from the issues and options version are: Martindales Depot, Chorley (located in flood zone); Bankside House and Training Centre, Chorley (withdrawn by Lancashire County Council as the site is to be reused and not disposed of); Crosse Hall Street, Chorley (remaining part of allocation too small to be viable and covered in trees); land at Bolton Road, Adlington (site is not suitable for employment use in this locality the lack of road frontage of the development and need for any employment uses to be "tucked away" at the back of the site reduces considerably its attractiveness to occupiers and developers.; and land at Euxton Lane, Euxton (There are other proposed, emerging and existing employment sites in the locality which will offer a range of choice e.g Southern Commercial area, Group 1, Chorley Business Park and the site is suitable for housing).
59. Other changes to the hectareage of sites follows improved accuracy of measurements since the Chorley Local Plan Review, removal of the housing element of a site to accord with planning consent subject to signing of the S106 (Lyons Lane Mill, Chorley) and/or construction (Carr Lane, Chorley) and removal of part of a site from an employment allocation because a Biological Heritage designation comprising woodland has matured (Woodlands Centre, Southport Road, Chorley).
60. A new policy EP2 -has been prepared to cover the area to the east of the M61, Chorley which has 2 sites M61/Botany Bay and Botany Great Knowley either side of the Leeds and Liverpool Canal. The policy requires an agreed Masterplan for the comprehensive development of the area to be prepared to include employment sub-regionally significant developments and mixed use developments including residential including affordable housing, and leisure/recreational uses.

Open space

61. Following production of the Open Space Study and Playing Pitch Strategy, all existing open spaces allocated in the Local Plan were reviewed. All sites, apart from three areas of amenity greenspace, have been carried forward and will continue to be allocated as open space in the publication version. An area of amenity greenspace at Acresfield in Adlington has been de-allocated as open space as the site has planning permission for affordable housing. Two other areas of amenity greenspace, one on Westwood Road in Clayton Brook/Green and one off Mountain Road in Coppull have been de-allocated as open space and allocated for housing. Both sites were assessed as being of low quality and value, were in private ownership so improvements could not be made and were considered to no longer serve an important open space function.

62. Sites for allotments and playing pitches to meet identified shortfalls in certain settlements are proposed for allocation.

PUBLICATION DOCUMENT BY SETTLEMENT

Chorley Town

63. The proposed allocations will mean that Chorley town will accommodate 32.4% of the core strategy housing requirement.
64. There is a slight deficiency of land to meet the Core Strategy requirement which is proposed to be met by the Urban Local Service Centres. Land proposed for allocation includes greenfield land which is an accepted approach in the core strategy for Chorley Town. Not all of the existing safeguarded land or suggested greenfield sites are proposed to be allocated. The Core Strategy identifies the Botany Bay/Great Knowley area as a sub-regional employment site, and this area is allocated in the Local Plans for mixed-use development, seeks a masterplan to guide the development of this site and secure a high quality, sustainable development solution.

Buckshaw

65. The proposed allocations will mean that Buckshaw will accommodate 26.5% of the core strategy housing requirement. Existing commitments at Buckshaw are sufficient to meet requirements.

Urban Local Service Centres

66. The proposed allocations will mean that the six Urban Local Service Centres will accommodate 34.5% of the core strategy housing requirement.
67. Within Urban Local Service Centres land for 1,997 units has been identified.
68. However, not all settlements can contribute what might be considered to be a fair share (about 300 units). The Core Strategy does not prescribe that the share should be equal, but members should note that the issue of fair share may be a matter for the Core Strategy inspector.
69. Clayton Brook/Green can only make a very small contribution, while Whittle-Le-Woods, Adlington and Clayton-le-Woods have a much larger pool of sites from which to allocate. Accordingly, the following percentages of proposed growth have been arrived at after carefully considering the characteristics of each settlement, the sustainability assessment for each site, and issues of deliverability:
- Adlington 6.6%
 - Clayton Brook/Green 1.7%
 - Clayton-le-Woods 12.3%
 - Coppull 3.8%
 - Euxton 4.0%
 - Whittle-le-Woods 6.1%
70. On the larger sites, it is proposed to apply a phasing policy in order to ensure that the development occurs is appropriate and sustainable, and that any infrastructure and mitigation measures are adequately secured in a timely manner.

Rural Local Service Centres

71. The proposed allocations will mean that the Rural Local Service Centres will accommodate 2.4% of the core strategy housing requirement. Brinscall/Withnell & Eccleston contribute 136 units.

Other Rural Settlements & Major Development Sites in the Green Belt

72. The proposed allocations will mean that Other Rural Settlements will accommodate 4.3% of the core strategy housing requirement, with 251 units from commitments. No further land can be identified.
73. Existing major developed sites in the green belt will be carried forward, while the recent approval at Washington Hall means that the site can be regarded as a commitment.

PHASING

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

DELIVERING INFRASTRUCTURE

75. Work has been undertaken with infrastructure providers to assess the transport (roads, railways), utilities/energy (water, energy), green (parks etc) and social (schools, community uses) needs associated with bringing the publication sites forward in order that these can be secured in advance of development coming forward, under Community Infrastructure Levy and /or section 106 contributions. This has informed the Central Lancashire infrastructure delivery schedule.

SECTION 3 - DEVELOPMENT MANAGEMENT POLICY FORMULATION

76. In addition to the allocation of sites, development management policies have been formulated. These policies support National and Regional Guidance and the strategic policies set out in the Core Strategy and allow Chorley Council to respond to local issues.
77. The Local Plan lists some 43 policies. Some policies are still effective in their current form and remain unchanged from the Chorley Borough Local Plan Review (2003). Other policies have been amended to better reflect changes that have occurred since 2003 and more recently in light of the Framework and the Core Strategy. Some new policies have been formulated based on recent or emerging local issues not covered by the Framework or Core Strategy.
78. All proposed policies have been re-visited with a view to changing the emphasis from development control to development management i.e. managing/promoting sustainable development/growth. In addition, all policies were assessed against new or updated national planning guidance. Some of the policies were no longer needed as it is not appropriate for local planning authorities to repeat policies contained in national planning guidance. Alternatively, national guidance may only cover part of the issue to be addressed in which case it will be necessary to supplement this with a policy that 'goes further' and responds to local issues. Similarly, policies may also be partly or fully covered by the core strategy.
79. The publication policies were subject to a sustainability appraisal which assesses the likely social, environmental and economic effects of the policies in order to predict and evaluate effects. As a result of this any necessary changes to the policies were made which included any mitigation measures or altering of wording/emphasis needed to ensure that they promote sustainable development.
80. An updated list of 'publication' policies is included in Appendix 4. This list includes all policies, whether they have been carried forward, amended, deleted and new policies and the rationale for these decisions.
81. When adopted, the Local Plan will form part of the development plan. The publication version gives the Council's 'final' planning policies and allocations. As such they will be a material consideration in the determination of planning applications.

SECTION 4 – NEXT STEPS

CONSULTATION

82. An important factor in the test of soundness of the Local Plan is how the Council demonstrates public engagement in its preparation. Public consultation is required under by the Town and Country Planning (Local Development) (England) Regulations 2012.
83. The publication stage is not the final stage. It details allocations and policies that the Council wishes to submit to the Secretary of State along with any comments received during this consultation for consideration. The Local Plan will then go to an Examination Hearing where any objections may be heard.
84. It is intended that the 6 week consultation period for the publication document will run from October until November 2012. It will include; member drop-in sessions, parish council liaison meetings, road shows/exhibitions, presentations to local groups, a leaflet, website information, a map interface system and the availability of all information in Council offices and libraries.

Consultation Documents

85. In addition to the text of the Local Plan and the Policy Maps a number of other documents will also be published for consultation. These include the Sustainability Appraisal (Appendix 3). The purpose of the sustainability appraisal is to promote sustainable development through the integration of social, environmental and economic considerations into the preparation of plans. The sustainability appraisal tests the plan's objectives and policies against an established framework.
86. Other documents that will accompany the publication document include an Equality Impact Assessment, a Habitats Regulations Assessment, a Consultation Statement and a Rural Proofing document – delegated authority is sought from the Council for final approval of these documents, as well as delegated authority for any minor amendments to documents approved by this Council.

SUBMISSION / EXAMINATION

87. At the end of the Publication consultation, the Council can progress to submission stage. For submission, the Publication version of the Local Plan must be submitted together with the Sustainability Appraisal, Policies Map and a 'consultation statement' setting out various matters including a summary of main issues raised at Publication Stage. Delegated authority is sought to ensure that documents can be prepared and submitted to the Secretary of State – anticipated to be December 2012.
88. The next stage will be the Examination by an Inspector anticipated in April 2013, and final adoption in June 2013. This timetable has been previously endorsed by members.

RISK MANAGEMENT

89. The Government has reaffirmed a commitment to the plan-led system, and has also made it clear that the weight to be applied to policies adopted prior to 2004 will diminish after the 12 months following the publication of The Framework (NPPF) i.e. from the end of March 2013. The Chorley Borough Local Plan Review was adopted in 2003, and after March 2013, the saved policies of the Chorley Borough Local Plan Review will receive less weight in the consideration of planning applications and appeals.
90. A failure to progress the Local Plan to timescale also carries the risk that the Council may lose control in managing the delivery of sustainable development. In general terms, the Publication version will receive more weight than the preferred option version.

IMPLICATIONS OF REPORT

91. 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

92. There are no comments

COMMENTS OF THE MONITORING OFFICER

93. All procedural issues are addressed within the body of the report and comply with the relevant legislation. The delegations proposed in paragraph 3 are appropriate to enable the efficient consideration of objections. Any significant issues must be brought back to Council for Consideration.

LESLEY-ANN FENTON
DIRECTOR OF PARTNERSHIPS, PLANNING AND POLICY

Report Author	Ext	Date	Doc ID
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