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# **Partial Report to Chorley Council**

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

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

**Date: 25th October 2013**

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**PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)**

**SECTION 20**

**PARTIAL REPORT ON THE EXAMINATION INTO THE CHORLEY**

**LOCAL PLAN 2012 - 2026**

Document submitted for examination on 20 December 2012

Examination hearings held between 23 April and 2 May 2013

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## **Abbreviations Used in this Report**

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

## **Non-Technical Summary**

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

The modifications can be summarised as follows:

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

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

## Introduction

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

## Assessment of the Duty to Co-operate

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

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

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

## **Assessment of Soundness**

### **Preamble**

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

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

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

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

## **Main Issues**

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

### **Issue 1 – An Overview of the Soundness of the Plan**

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

#### *Positive Preparation*

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



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

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

#### *Justification*

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

#### *Effectiveness/Delivery/Infrastructure Provision/Monitoring*

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

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

#### *Consistency with Other Plans and Policies*

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

#### **Issue 2- Sustainable Travel**

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

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

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

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

### **Issue 3 – Homes for All - Housing Supply and Phasing**

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

#### *Housing Land Requirements and Supply*

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

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

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

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

#### *Delivery*

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

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

### *Location of Allocations*

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

*Phasing and Contingency*

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

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

*Housing Sites Allocated in the Key Service Centre: Chorley Town*

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



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

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

*Housing Sites Allocated in Buckshaw Village: Strategic Location*

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

*Housing Sites Allocated in the Urban Local Service Centres*

*Adlington*

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

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

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

#### *Clayton Brook/Green*

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

#### *Clayton-le-Woods*

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

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

### *Coppull*

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

*Euxton*

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

*Whittle-le-Woods*

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

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

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

#### *Rural Local Service Centres*

##### *Eccleston*

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

#### *Suggested Alternative / Additional Housing Sites*

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

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

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

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

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

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

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

#### **Issue 4 – Homes for All – Housing Development Management Policies**

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

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



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

## **Issue 5 – Delivering Economic Prosperity – Employment Site Allocations**

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

### *Overview*

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

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

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

*Employment Sites Allocated in the Key Service Centre: Chorley Town*

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

the allocation is sound.

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

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

*Employment Sites Allocated in Buckshaw Village Strategic Site*

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

*Employment Sites Allocated in Local Urban Service Centres*

*Clayton-le-Woods*

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

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

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

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

147. Whilst I support the view of representations that the scale of the employment allocation of the Plan, at 20.0 hectares, is strategic in nature and is not clearly consistent with CS policy 1 that informs that some growth and investment will be encouraged in Clayton-le-Woods, the proposed reduction to 15.0 hectares would partly redress this. I acknowledge that this would still amount to a substantial allocation, but this consideration should be weighed against the, in principle, suitability of the site for employment, and the employment land supply requirement of the CS, which the Plan would fall short of. Furthermore, no other suggested site areas have been put to me for consideration.

148. I conclude that the allocation of 15.0 hectares of employment land for the full range of Class B uses at site EP1.15, as detailed in (**MMEC48**) and (**MMEC60**) is justified. But since the master planning of the combined HS1.31 and EP1.15 sites will require careful consideration, a degree of flexibility regarding their respective site areas may be necessary in order to achieve the most appropriate and effective comprehensive planning of this mixed use site.

### *Coppull*

149. EP1.16, Discover Leisure, Chapel Lane, is a vacant, brownfield site that has an area of 2.0 hectares and is allocated for all Class B uses, as part of a larger mixed use site that includes housing allocated as HS1.33. Some representations support the allocation. However, representations submitted on behalf of the land owner consider that amongst other constraints, due to contamination from previous uses, the site requires abnormal remediation that would render it unviable for employment development.

150. The site has been subject to a robust but unsuccessful marketing exercise in accordance with the Council's SPD on Controlling the Re-Use of Employment Premises, which indicates that the employment allocation is unlikely to be effective. Furthermore, planning permission for housing has been granted across the entire mixed use site since submission of the Plan. Therefore, for effectiveness and soundness, I conclude that site EP1.16 should be de-allocated for employment, as detailed in (**MMEC63**). It would also be necessary to amend the Policies Map accordingly as shown in (**MMMEC16**).

### *Employment Sites Allocated in Other Places*

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

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

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

*Suggested Alternative/Additional Employment Sites*

153. AL22 is 4.2 hectares in area and is located at Gorse Lane, Mawdesley. It contains part of site EP1.17 and is proposed in representations for residential, employment and community uses. Mawdesley is a rural settlement that is not identified in CS policy 1 as a location for growth, except for small scale development in limited circumstances, which the proposal does not meet due to its fairly large area in the context of this settlement and its poor SA score of band D. Consequently, I conclude that the allocation of Alternative Site 22 would conflict with CS policy 1 and would not be sound. However, the employment element could be permitted in accordance with allocation EP1.17, as discussed above.

154. Mixed use development incorporating employment, residential and open space is proposed in representations at AL23, land at Bagganley Lane, Chorley. The site is greenfield and is designated partly as safeguarded land by policy BNE3.1 and mainly as an Area of Other Open Countryside by policy BNE2. It also lies within the West Pennine Moors that is managed by the Wildlife Trust to safeguard its intrinsic ecological and heritage importance.

155. The development site proposed is 20.3 hectares in area, of which 2.65 hectares are proposed for employment use. I acknowledge that the site is being promoted on behalf of a single landowner and that its location to the east of the M61 motorway is relatively sustainable. However, in the absence of an overriding need for additional employment land and convincing reasons why the proposed designations of the site are not justified, I conclude that the allocation of this site would not be sound.

156. In summary, I conclude the Plan allocates sufficient employment land in the right locations to accord with the CS. I also conclude that each of the employment allocations is sustainable and has been realistically assessed in all of the circumstances. I further conclude that with the main modifications referred to above each of the employment allocations would be justified, effective, sufficiently flexible and consistent with the Framework.

## **Issue 6 – Delivering Economic Prosperity – Development Management Policies.**

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

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



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

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

### **Issue 7 – Protecting and Enhancing the Built and Natural Environment**

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

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

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

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

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

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

175. However, in the light of what was observed at my accompanied inspection of the Park Hall/Camelot Leisure Complex, its boundaries should be amended, partly as indicated in representations by extending the boundary to the north-east to include the paintball area, but not including the natural area around The Dam and Swifts Wood in the south-east, since at my visit this area appeared natural and open, and did not display clear characteristics of previously developed land. Although the revised boundaries may not reflect land ownership boundaries, I conclude that they would correctly define the extent of this previously developed Green Belt site. Therefore, the Plan would not be sound unless the Policies Map was amended accordingly, as detailed by (**MMEC5**).
176. With reference to Cuerden Hall, I support the Council's opinion that land to the west known as Lady Hoghton's Plantation is visually and physically separated from the Hall and its adjoining gardens. Consequently, that the Plantation does not form part of its curtilage. I conclude that no amendment to the defined boundaries of this previously developed site is justified.
177. The policy text of BNE5 is outdated and reflects the detailed guidance of PPG2: Green Belts. It is also inconsistent with paragraph 89 of the Framework regarding proposals for infill and redevelopment of previously developed sites in the Green Belt. (**MMEC46**) would remedy this by deleting criteria d, f and g. Criteria a and b, which refer to re-use have also been criticised, but I consider that they re-state parts of paragraphs 81 and 90 of the Framework. Whilst probably being unnecessary, their retention does not make the Plan unsound.
178. Policy BNE8 seeks to protect and enhance heritage assets, but parts of the supporting and policy texts at criteria a and b are ambiguous and ineffective. Also, criterion biii fails to make clear reference to the importance of consideration of the setting of a heritage asset. In addition, criterion v is insufficiently flexible and it fails to take account of paragraph 134 of the Framework, which refers to the balancing of considerations, including viability that should take place when considering proposals that could substantially harm the significance of designated heritage assets. (**MMEC47**) would soundly remedy these defects of the policy and its supporting text.
179. (**MMEC14**) is necessary to bring the terminology used in policy BNE10: Species Protection in line with paragraph 117 of the Framework.
180. After publication of the Plan, the Council has proposed amendment of its explanatory text at paragraphs 7.45-7.47 and the insertion of a new policy, Biodiversity and Nature Conservation. It had intended to rely upon CS policy 22, but in the light of representations received the Council has recognised that the CS provides insufficient detail on this matter for development management purposes. I consider that suggested change (**MMEC26**) would soundly fill this policy gap.
181. I conclude that with the main modifications referred to above, all of the policies of the Plan that aim to protect and enhance the built and natural environments and to promote sustainable development would be justified, effective and consistent with the Framework.

## **Issue 8 – Promoting Health and Wellbeing**

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

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

## Assessment of Legal Compliance

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

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

## Overall Conclusion and Recommendation

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

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

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

*Shelagh Bussey*

Inspector

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

## Appendix

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

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

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

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



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

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

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

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

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			<p><b><u>important role and are protected under European and National Law. Where species or habitats may come under threat, it is the developer's responsibility to carry out all necessary surveys. Ecology surveys need to be provided to assess the quality, quantity and value of biodiversity on site or near the site and how the development may affect biodiversity. In certain cases development will not be permitted and in other cases mitigation/ compensatory measures of equal area, quality and diversity, if not higher will apply to try and reduce or overcome the impacts and where possible provide net gains or enhancements to improve the Borough's nature conservation assets.</u></b></p> <p><b><u>7.51 The Council will work with the other Central Lancashire authorities of Preston and South Ribble and the Wildlife Trust, with a view to agreeing a Central Lancashire approach to nature conservation. This may be in the form of a Supplementary Planning Document (SPD).</u></b></p> <p>Existing paragraphs 7.48 onwards to be renumbered starting from 7.52.</p> <p>Include the following new policy after new paragraph 7.51:</p> <p><b><u>Policy BNE9: Biodiversity and Nature Conservation</u></b></p> <p><b><u>In Chorley, Biodiversity and Ecological Network resources will be protected, conserved, restored and enhanced:</u></b></p> <p><b><u>Priority will be given to:</u></b></p> <ul style="list-style-type: none"> <li data-bbox="824 1118 2056 1310">i. <b><u>Protecting and safeguarding all designated sites of international, national, regional, county and local level importance including all Ramsar sites, Special Protection Areas, Special Areas of Conservation, national nature reserves, sites of special scientific interest and biological heritage sites, geological heritage sites, local nature reserves and wildlife corridors together with any ecological network approved by the Council;</u></b></li> <li data-bbox="824 1310 2056 1374">ii. <b><u>Protecting, safeguarding and enhancing habitats for European, nationally and locally important species;</u></b></li> </ul>

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			<p>iii. <u>The ecology of the site and the surrounding area (safeguarding existing habitats / features such as but not exclusive to trees, hedgerows, ponds and streams), unless justified otherwise.</u></p> <p>iv. <u>When considering applications for planning permission, protecting, conserving, restoring and enhancing Chorley's ecological network and providing links to the network from and/or through the proposed development site.</u></p> <p><b><u>In addition development must adhere to the provisions set out below:</u></b></p> <p>a. <u>The production of a net gain in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated;</u></p> <p>b. <u>The provision of opportunities for habitats and species to adapt to climate change;</u></p> <p>c. <u>The support and encouragement of enhancements which contribute to habitat restoration;</u></p> <p>d. <u>Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs;</u></p> <p>e. <u>In exceptional cases where the need for development in that location is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures or as a last resort compensatory habitat creation and/or restoration will be required through planning conditions and/or planning obligations.</u></p> <p><b><u>The following definition of what constitutes damage to natural environmental assets will be used in assessing applications potentially impacting upon assets:</u></b></p> <ol style="list-style-type: none"> <li>1. <u>Loss of the undeveloped open character of a part, parts or all of the ecological network;</u></li> <li>2. <u>Reducing the width or causing direct or indirect severance of the ecological</u></li> </ol>

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

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			<p>"A potential site has been identified and <b>allocated for new provision</b> discussions are currently taking place with the landowner."</p>
MMEC34	54	Policy HW5 and supporting text.	<p>Amend the last part of Policy HW5 to read:</p> <p>"New allotments will be provided at the following sites:</p> <p>HW5.1 Manor Road, Clayton Brook/Green (site has planning permission)                      HW5.2 Land at Sylvesters Farm, Euxton</p> <p>Potential sites are also identified at the following locations and are subject to further consideration:</p> <p>HW5.3 Land adjacent to Bolton Road, Adlington                      HW5.4<del>3</del> Harrison Road, Adlington                      HW5.5<del>4</del> Land East of Station Road, Croston</p> <p>Amend paragraph 8.13 from the second sentence onwards to read:</p> <p>"New allotment sites have been allocated Euxton and Whittle-le-Woods <b>in these settlements</b> and will be protected for such use. A number of potential sites are currently being considered in Adlington and Croston and discussions are taking place with landowners. In addition to these sites, the Council is committed to providing more allotment sites across the Borough to meet the high level of demand and large waiting list in the Borough. These will be brought forward through the development control process."</p>
MMEC35		Policy ST1.8	<p>Introduce footnote to Policy ST1 and an asterisk to a number of cycle routes to show routes that are indicative only.</p> <p><u>Cycle Routes</u></p> <ol style="list-style-type: none"> <li>1) *Clayton Le Woods cycling improvements on Lancaster Lane/ Moss Lane/Lydiate Lane and Town Brow to cycle links to Cuerden Valley Park including Toucan crossings of A49 by Moss Lane, Lancaster Lane.</li> <li>2) *Clayton Brook and Whittle-le-Woods to Chorley (A6) with links to the canal and</li> </ol>



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

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

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

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

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

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

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			<p>v. The use of the Heritage Asset should be compatible with the conservation of its significance. <del>(i.e. uses that are not compatible with or damaging to the significance of the Heritage Asset should be avoided)</del> <b><u>Whilst the original use of a building is usually the most appropriate one it is recognised that continuance of this use is not always possible. Sensitive and creative adaptation to enable an alternative use can be achieved and innovative design solutions will be positively encouraged;</u></b></p> <p>vi. Historical information discovered during the application process shall be submitted to the Lancashire Historic Environment Record.</p> <p>Development involving the demolition or removal of significant heritage assets or parts thereof will be granted only in exceptional circumstances which have been clearly and convincingly demonstrated to be in accordance with the requirements of the Framework."</p> <p>Move Policy BNE8 and insert after paragraph 7.40.</p> <p>Add a section below the 'Designated Environmental Sites' section titled <b><u>Other Sites</u></b> with the following text:</p> <p><b><u>The Lancashire Historic Environment Record includes the designated sites above and more than 1,800 other known heritage assets in the Borough. Development proposals and plans are checked against the Record on behalf of the Council and are dealt with on their merits. Where appropriate, further information or works to mitigate the impact of development proposals on the Borough's heritage assets will be required. Developers may therefore wish to consult the Record themselves at an early stage in planning a scheme.</u></b></p>												
MMEC48	28	Table 2 and Policy EP1	<p>Amend Table 2 as follows:</p> <table border="1" data-bbox="801 1217 1946 1380"> <thead> <tr> <th></th> <th>Hectares</th> </tr> </thead> <tbody> <tr> <td><b>Chorley Employment Requirement 2010 - 2026</b></td> <td><b><u>112</u></b> <del>117</del></td> </tr> <tr> <td>Employment Completions 2010 - 2012(as at 31.03.2012)</td> <td><b><u>5.01</u></b> <del>6.33</del></td> </tr> <tr> <td>Residual Requirement</td> <td><b><u>106.99</u></b> <del>110.67</del></td> </tr> <tr> <td>Commitments on Unallocated Sites</td> <td>11.87</td> </tr> <tr> <td>Commitments on Allocated Sites</td> <td><b><u>14.11</u></b> <del>16.61</del></td> </tr> </tbody> </table>		Hectares	<b>Chorley Employment Requirement 2010 - 2026</b>	<b><u>112</u></b> <del>117</del>	Employment Completions 2010 - 2012(as at 31.03.2012)	<b><u>5.01</u></b> <del>6.33</del>	Residual Requirement	<b><u>106.99</u></b> <del>110.67</del>	Commitments on Unallocated Sites	11.87	Commitments on Allocated Sites	<b><u>14.11</u></b> <del>16.61</del>
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MMEC49		Policy BNE4	<p>Amend the last sentence of paragraph 7.18 as follows:</p> <p><del>Here development will be restricted, including all forms of development considered appropriate in the Green Belt.</del> <b>Areas of Separation are also designated Green Belt.</b></p> <p>Amend Policy BNE4 to read:</p> <p>The two Areas of Separation as shown on the Policies Map are between:</p> <ul style="list-style-type: none"> <li>• Chorley and Euxton</li> <li>• Chorley and Whittle-le-Woods</li> </ul> <p><del>Within Areas of Separation, appropriate development related to open space, sport and recreation uses will be permitted providing that they do not have an unacceptable adverse impact on the visual or spatial continuity of the separation area.</del></p>																				
MMEC50		Policy HS1.43C	<p>Amend Policy HS1: Housing Site Allocations table as follows:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">HS1.43C</td> <td style="width: 40%;">Land off Moss Lane</td> <td style="width: 10%; text-align: right;"><del>3.1</del></td> <td style="width: 10%; text-align: right;"><b>4.2</b></td> <td style="width: 10%; text-align: right;"><del>65</del></td> <td style="width: 10%; text-align: right;"><b>76</b></td> </tr> </table>	HS1.43C	Land off Moss Lane	<del>3.1</del>	<b>4.2</b>	<del>65</del>	<b>76</b>														
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MMEC52	4	Paragraph 2.10	<p>Amend paragraph 2.10 to read:</p> <p>"Outside of the areas already identified, Chorley has a number of smaller villages and substantially built up frontages. In the interest of sustainable development, <b>Core Strategy</b></p>																				

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

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

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

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			<p><del>timescales identified in Appendix E.</del> will be released in accordance with the phasing in this policy. This phased approach to housing development <b>encourages</b> will give priority to the development of brownfield sites and <b>seeks to</b> maintain a sufficient supply of housing land throughout the Borough over <b>the</b> plan period.</p> <p>Three phases are proposed, 2012-2016, 2016-2021 and 2021-2026. Development will be <b>encouraged</b> <del>permitted</del> in order to achieve the general sequence of development set out in Appendix E and deliver the annual rate of supply proposed under Core Strategy Policy 4: Housing Delivery.</p> <p><del>If monitoring shows that:</del></p> <p><del>more dwellings are coming forward from windfall sites than anticipated then consideration will be given to moving greenfield sites into later phases; or</del></p> <p><del>sites are not coming forward for development then consideration will be given to moving sites into earlier phases or carrying out an alteration to this plan to allocate further sites.</del></p>																																																							
MMEC57		Policy HS1	<p>Amend Policy HS1: Housing Site Allocations table as follows:</p> <table border="1" data-bbox="813 890 2047 1383"> <thead> <tr> <th data-bbox="813 890 954 997">Ref</th> <th data-bbox="954 890 1574 997">Location</th> <th data-bbox="1574 890 1776 997">Greenfield or Brownfield</th> <th data-bbox="1776 890 1892 997">Total Site Area (ha)</th> <th data-bbox="1892 890 2047 997">Dwellings Available at April 2012</th> </tr> </thead> <tbody> <tr> <td colspan="5" data-bbox="813 997 2047 1034"><u>Key Service Centre: Chorley Town</u></td> </tr> <tr> <td data-bbox="813 1034 954 1070">HS1.1</td> <td data-bbox="954 1034 1574 1070">Eaves Green, off Lower Burgh Lane*</td> <td data-bbox="1574 1034 1776 1070">G</td> <td data-bbox="1776 1034 1892 1070">18.5</td> <td data-bbox="1892 1034 2047 1070"><del>415</del> <b>419</b></td> </tr> <tr> <td data-bbox="813 1070 954 1107">HS1.2</td> <td data-bbox="954 1070 1574 1107">Carr Lane ( Former Vertex Site)</td> <td data-bbox="1574 1070 1776 1107">B</td> <td data-bbox="1776 1070 1892 1107"><del>4.7</del> <b>7.2</b></td> <td data-bbox="1892 1070 2047 1107"><del>124</del> <b>194</b></td> </tr> <tr> <td data-bbox="813 1107 954 1144">HS1.3</td> <td data-bbox="954 1107 1574 1144">Former Lex Auto Logistics Site, Pilling Lane</td> <td data-bbox="1574 1107 1776 1144">B</td> <td data-bbox="1776 1107 1892 1144">10.1</td> <td data-bbox="1892 1107 2047 1144"><del>179</del> <b>154</b></td> </tr> <tr> <td data-bbox="813 1144 954 1181">HS1.4</td> <td data-bbox="954 1144 1574 1181">Land off Quarry Road</td> <td data-bbox="1574 1144 1776 1181">B</td> <td data-bbox="1776 1144 1892 1181">1.5</td> <td data-bbox="1892 1144 2047 1181">37</td> </tr> <tr> <td data-bbox="813 1181 954 1217">HS1.5</td> <td data-bbox="954 1181 1574 1217">Cowling Farm*#</td> <td data-bbox="1574 1181 1776 1217">G</td> <td data-bbox="1776 1181 1892 1217">6</td> <td data-bbox="1892 1181 2047 1217">158</td> </tr> <tr> <td data-bbox="813 1217 954 1254">HS1.6</td> <td data-bbox="954 1217 1574 1254">Crosse Hall Mill Farm</td> <td data-bbox="1574 1217 1776 1254">G</td> <td data-bbox="1776 1217 1892 1254">7.8</td> <td data-bbox="1892 1217 2047 1254"><del>52</del> <b>65</b></td> </tr> <tr> <td data-bbox="813 1254 954 1291">HS1.7</td> <td data-bbox="954 1254 1574 1291">Talbot Mill, Froom Street</td> <td data-bbox="1574 1254 1776 1291">B</td> <td data-bbox="1776 1254 1892 1291">4.4</td> <td data-bbox="1892 1254 2047 1291">149</td> </tr> <tr> <td data-bbox="813 1291 954 1327">HS1.8</td> <td data-bbox="954 1291 1574 1327">Botany Bay/Great Knowley *# See also Policy EP2</td> <td data-bbox="1574 1291 1776 1327">G/B</td> <td data-bbox="1776 1291 1892 1327">9.6</td> <td data-bbox="1892 1291 2047 1327">200</td> </tr> <tr> <td data-bbox="813 1327 954 1383">HS1.9</td> <td data-bbox="954 1327 1574 1383">Chancery Road</td> <td data-bbox="1574 1327 1776 1383">G</td> <td data-bbox="1776 1327 1892 1383">1.9</td> <td data-bbox="1892 1327 2047 1383"><del>57</del> <b>50</b></td> </tr> </tbody> </table>	Ref	Location	Greenfield or Brownfield	Total Site Area (ha)	Dwellings Available at April 2012	<u>Key Service Centre: Chorley Town</u>					HS1.1	Eaves Green, off Lower Burgh Lane*	G	18.5	<del>415</del> <b>419</b>	HS1.2	Carr Lane ( Former Vertex Site)	B	<del>4.7</del> <b>7.2</b>	<del>124</del> <b>194</b>	HS1.3	Former Lex Auto Logistics Site, Pilling Lane	B	10.1	<del>179</del> <b>154</b>	HS1.4	Land off Quarry Road	B	1.5	37	HS1.5	Cowling Farm*#	G	6	158	HS1.6	Crosse Hall Mill Farm	G	7.8	<del>52</del> <b>65</b>	HS1.7	Talbot Mill, Froom Street	B	4.4	149	HS1.8	Botany Bay/Great Knowley *# See also Policy EP2	G/B	9.6	200	HS1.9	Chancery Road	G	1.9	<del>57</del> <b>50</b>
Ref	Location	Greenfield or Brownfield	Total Site Area (ha)	Dwellings Available at April 2012																																																						
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Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment				
			HS1.10	Gillibrand	G	1.5	46
			HS1.11	Hodder Avenue	B	0.4	14
			HS1.12	Park Mills, Deighton Road	B	1.4	<del>63</del> <b>64</b>
			HS1.13	Land off Duke Street	<u>G/B</u>	1.5	<del>71</del> <b>70</b>
			HS1.14	Lyons Lane Mill, Townley Street	B	0.5	24
			HS1.15	Railway Road	B	0.6	<del>14</del> <b>20</b>
			HS1.16	Initial Textile Services, Harpers Lane	B	1.0	41
			HS1.17	Cabbage Hall Fields	G	0.6	11
			HS1.18	Rydal House, Chorley Hall Road	B	0.8	26
			HS1.19	Land adjacent to Northgate	G	0.8	21
			HS1.20	Land at Southport Road	G	2.1	59
<u>Buckshaw Village: Strategic Site</u>							
			HS1.21	Group 1, Former Royal Ordnance Site, Euxton Lane	B	25.4	761
			HS1.22	Buckshaw Village (inc. Group 4N)	B	<del>77.4</del> <b>77.9</b>	<del>777</del> <b>796</b>
<u>Urban Local Service Centres</u>							
<u>Adlington</u>							
			HS1.23	Grove Farm, Railway Road	<u>G/B</u>	2.5	67
			HS1.24	Land Adjacent to Bolton Road*	G	7.2	<del>192</del> <b>170</b>
			HS1.25	Weldbank Plastics	B	0.7	20
			HS1.26	Fairport, Market Place* #	B	0.9	31
<u>Clayton Brook/Green</u>							
			HS1.27	Back Lane Reservoir, Back Lane	B	0.4	<del>8</del> <b>14</b>
			HS1.28	Radburn Works, Sandy Lane	B	2.8	17
			HS1.29	Westwood Road	G	1.3	23
			HS1.30	Land off Chorley Old Road, Swansey Lane	G	1.3	39
<u>Clayton-le-Woods</u>							
			HS1.31	Land to the East of Wigan Road*#	G	<del>32.7</del> <b>37.14</b>	699

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

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



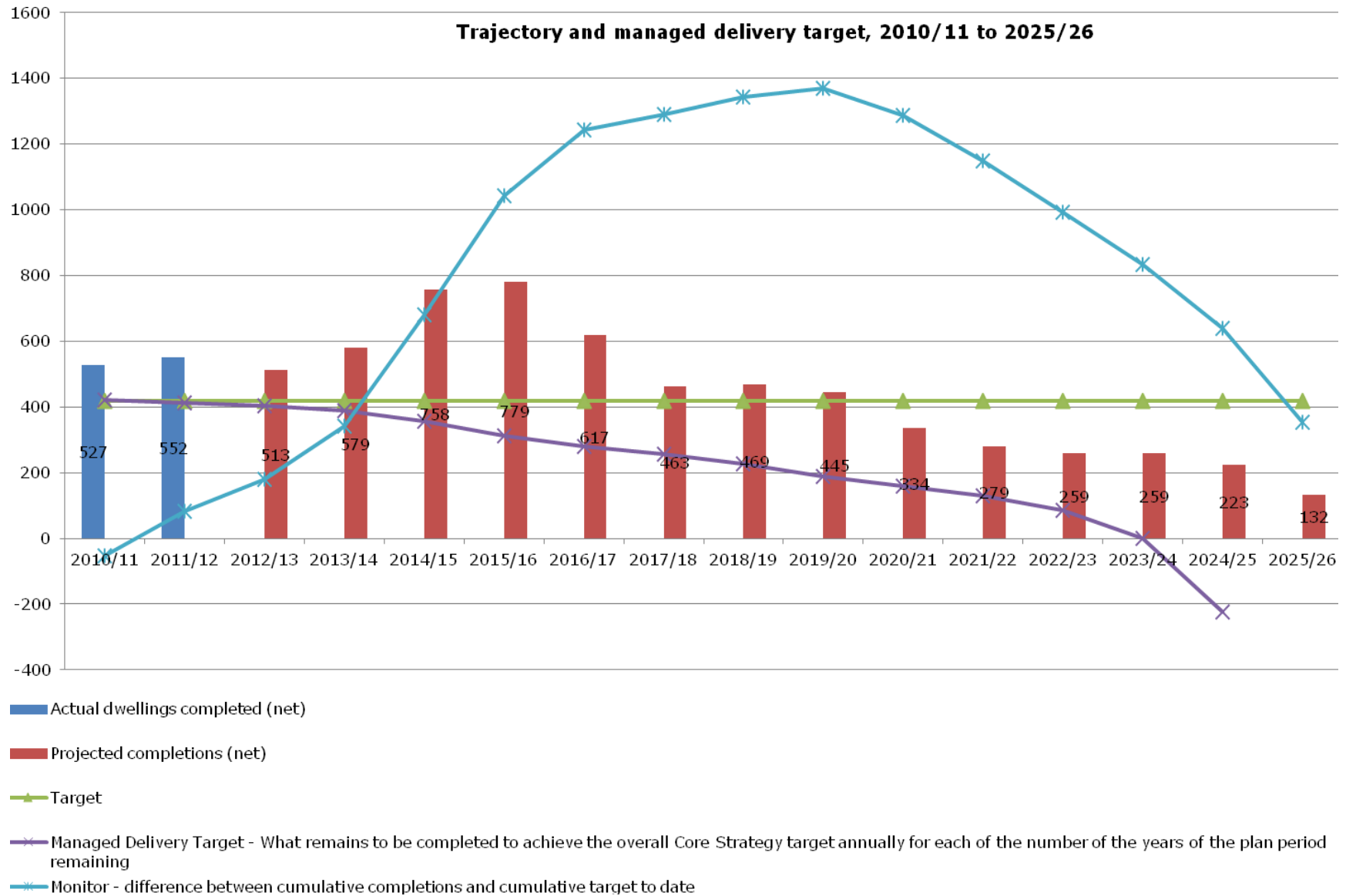
Ref	Page Number	Policy/Section of Publication Document	Proposed Amendment
MMMEC1		Policy EP10	Delete EP10 allocation from Policies Map 12: Brinscall/Withnell
MMMEC5		Policy BNE5	Amend boundary of Park Hall/Camelot Leisure Complex on Policies Map (See Map 1).
MMMEC7		Policy HW1	Remove indicative point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

## Annex 1 - Housing Trajectory

**Table 1a** Housing Trajectory

Projection   Completion  

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



**Annex 2 - Superseded Policies from Chorley Local Plan Review 2003**

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

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

### Annex 3 - Appendix E: Indicative Housing Development Phasing Schedule

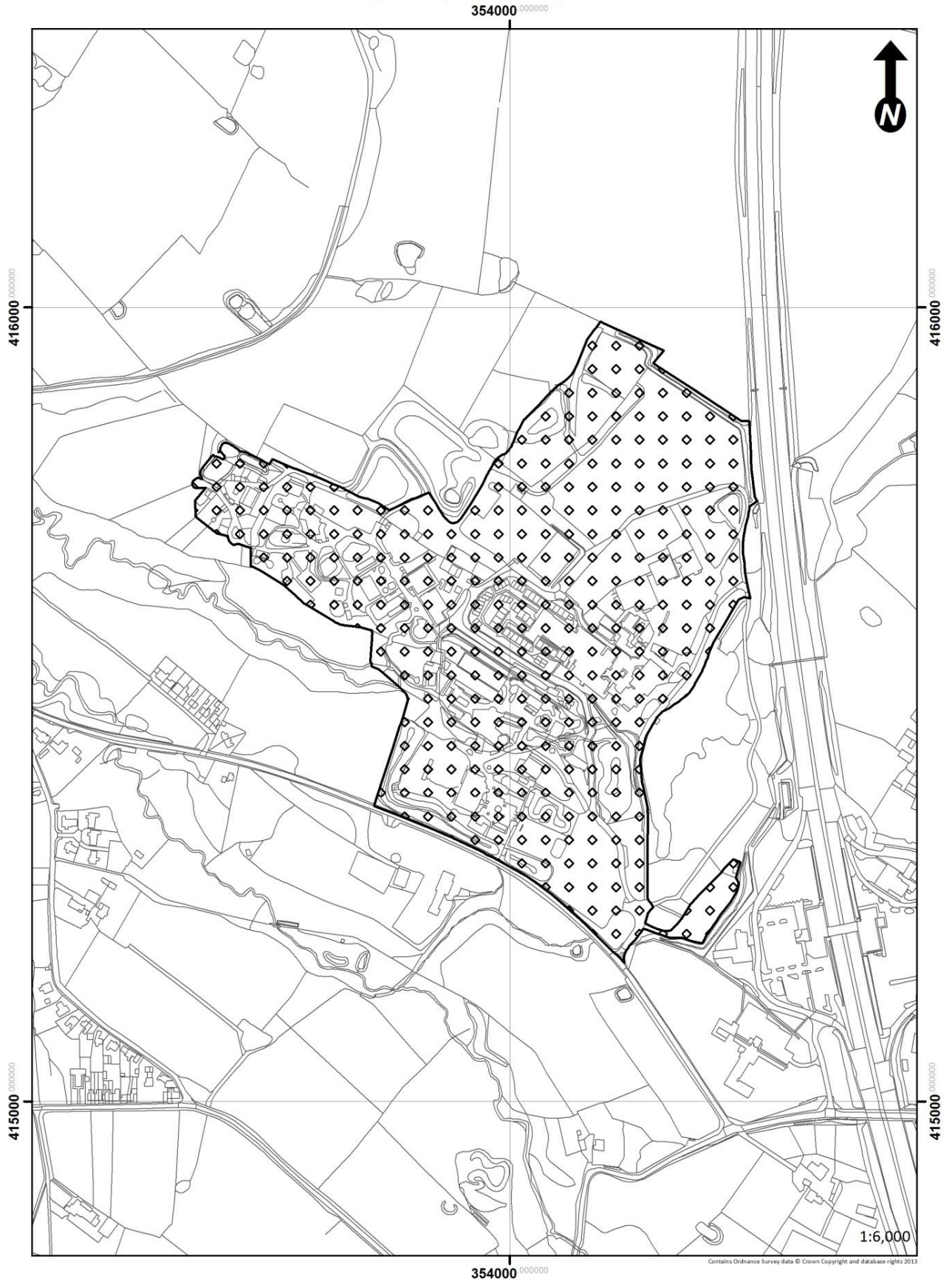
Ref	Location	G'field B'field	or	Dwellings Available	Phasing Schedule		
					2012- 2016	2016- 2021	2021- 2026
<b>Key Service Centre: Chorley Town</b>							
HS1.1	Eaves Green, off Lower Burgh Lane	G		<del>419</del> 415	<del>159</del> 95	<del>150</del> 160	<del>110</del> 160
HS1.2	Carr Lane (Vertex Site)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

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

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

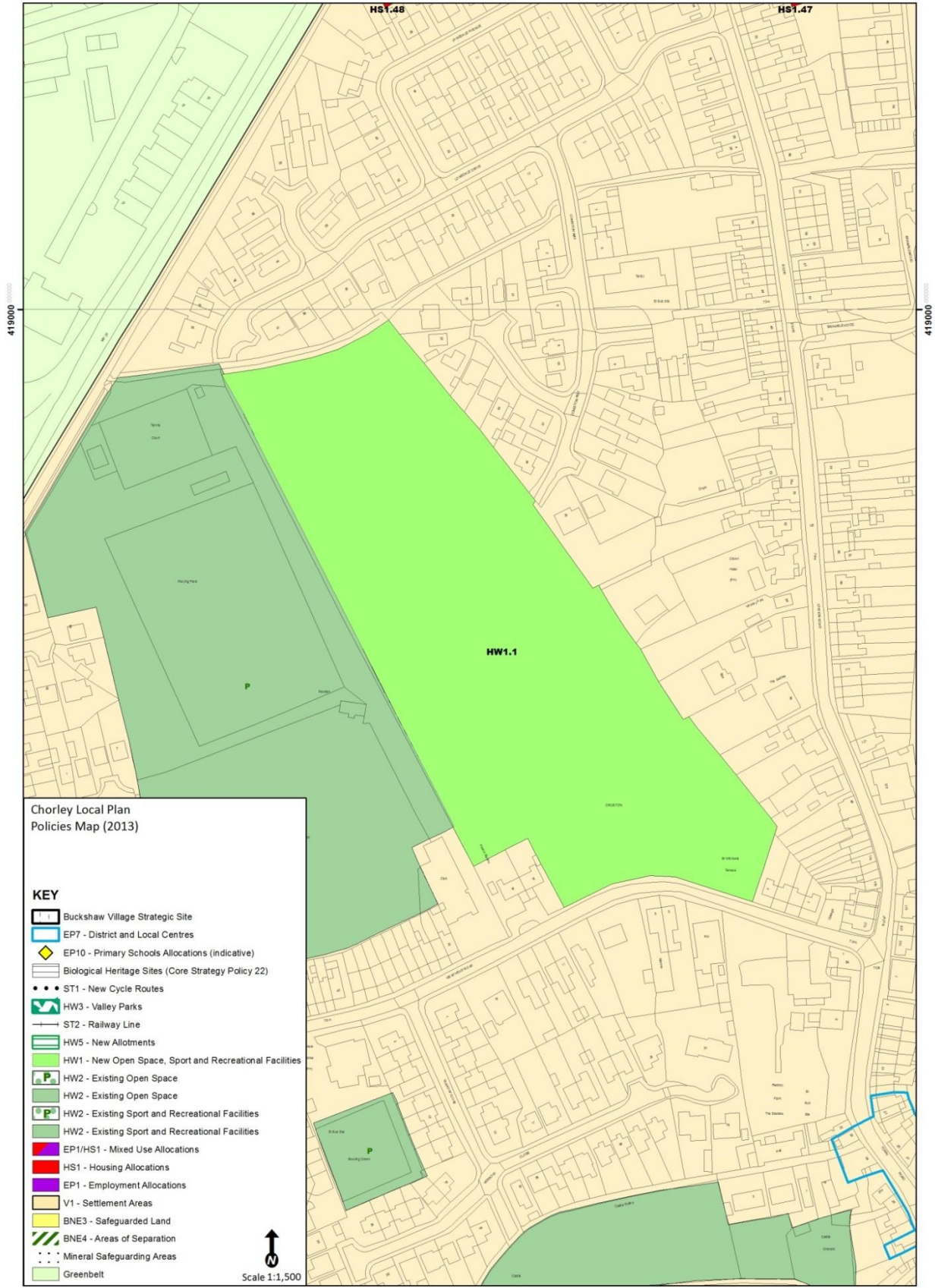


### Map 1 – MMMEC5: Previously developed site boundary for Park Hall/ Camelot Leisure Complex



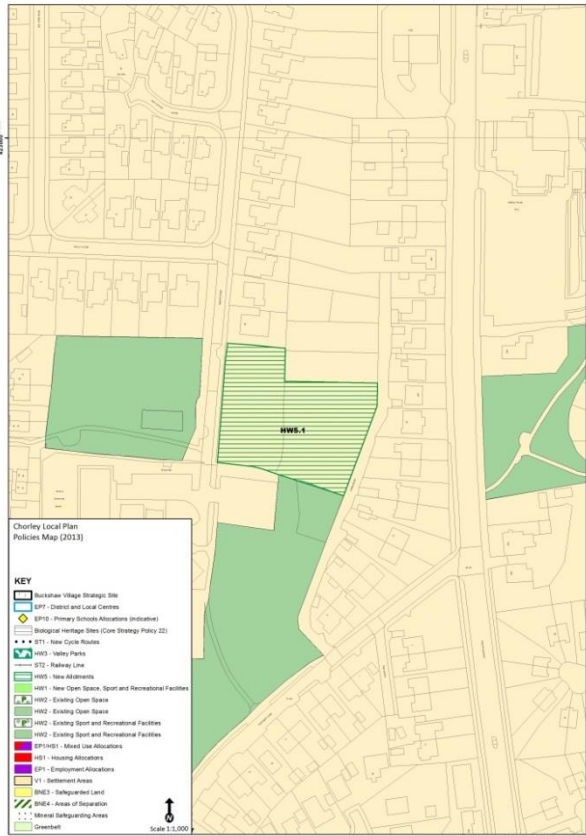


### Map 2 - MMMEC7: HW1.1 - Land off Westhead Road, Croston

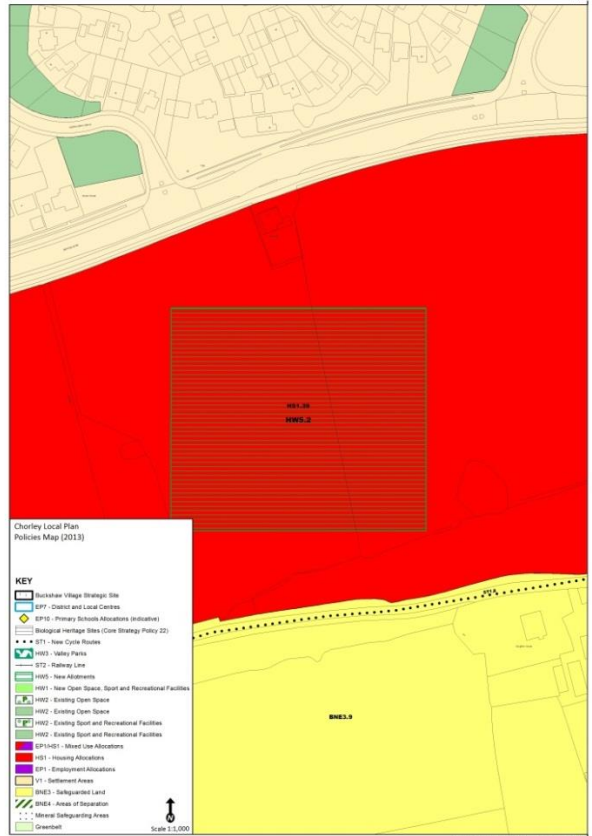


### Map 3 - MMMEC8: HW5 – New Allotments

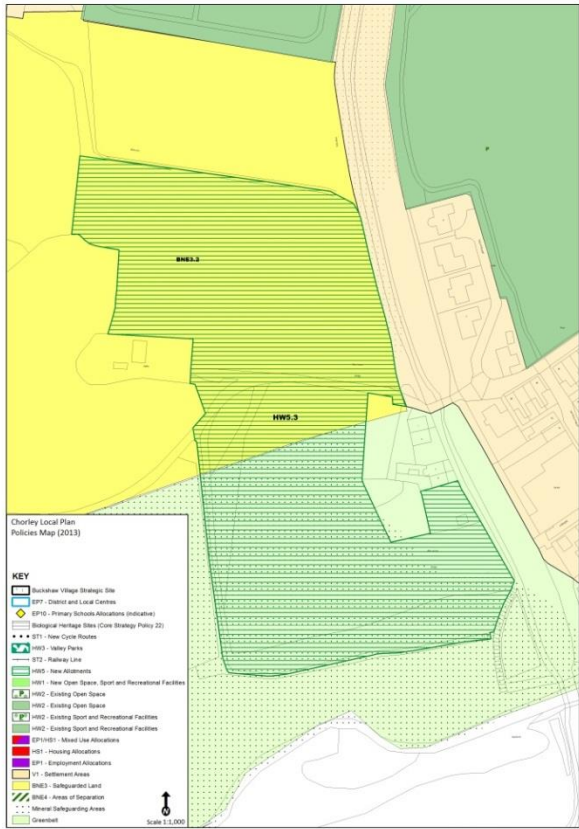
**HW5.1 Manor Road, Clayton Brook/Green**



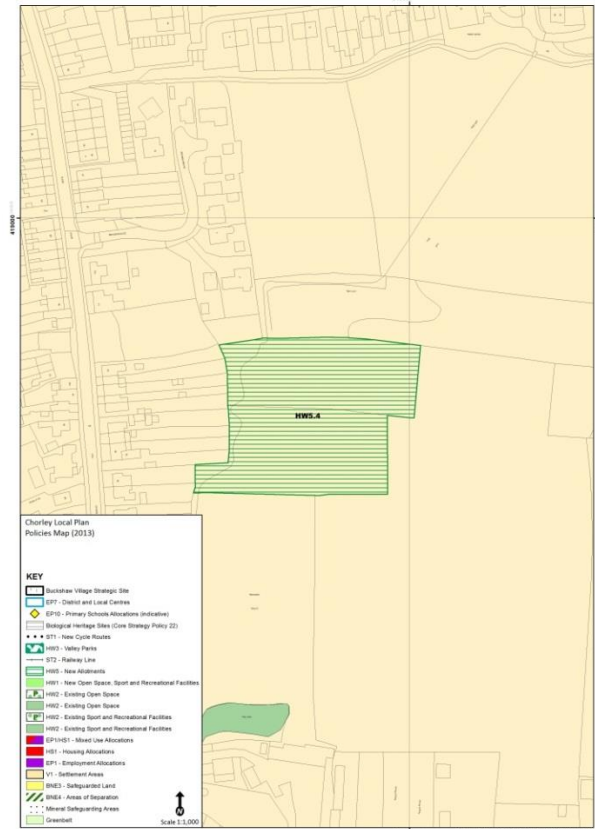
**HW5.2 Land at Sylvesters Farm, Euxton**



**HW5.3 Harrison Road, Adlington**

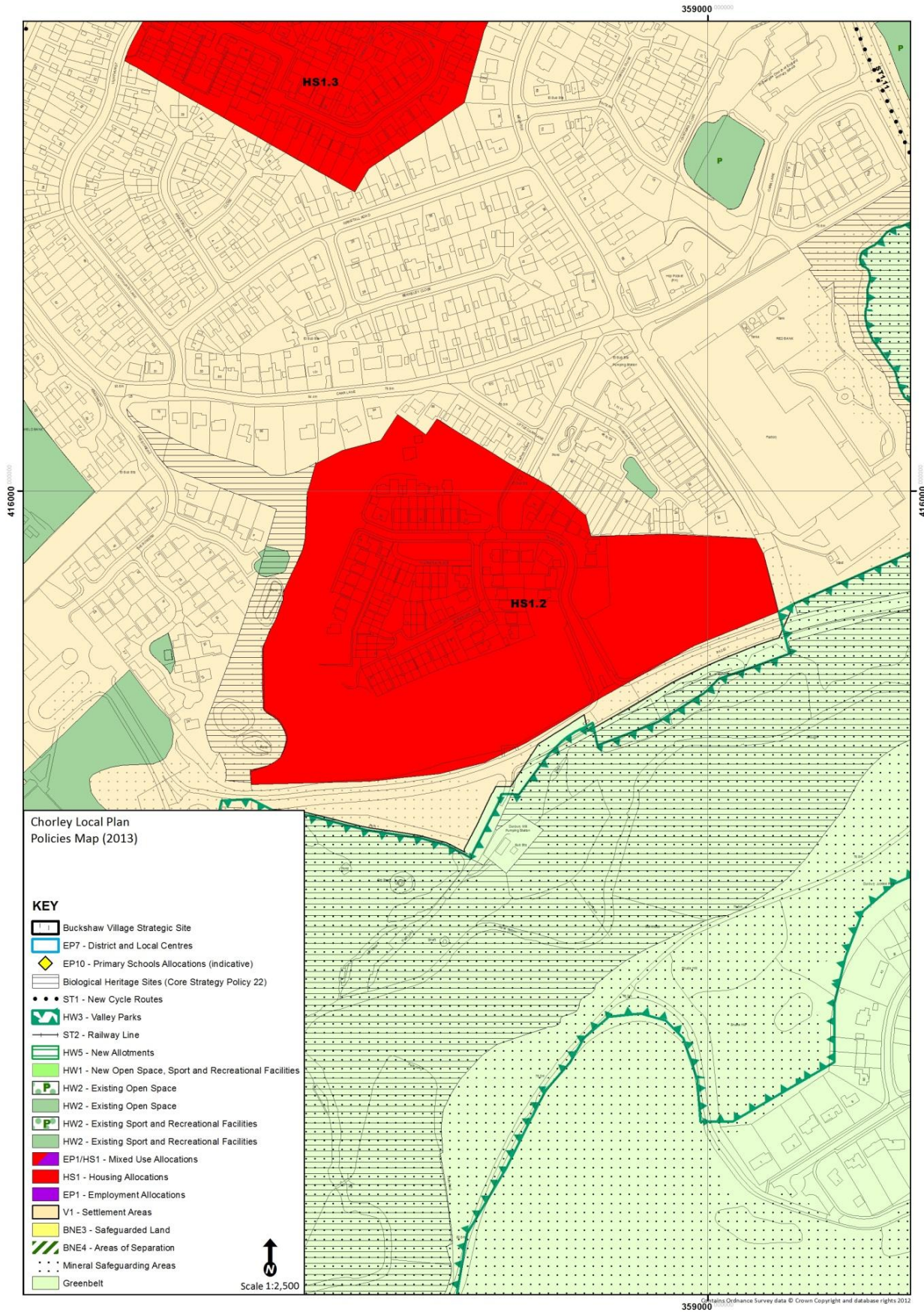


**HW5.4 Land East of Station Road, Croston**



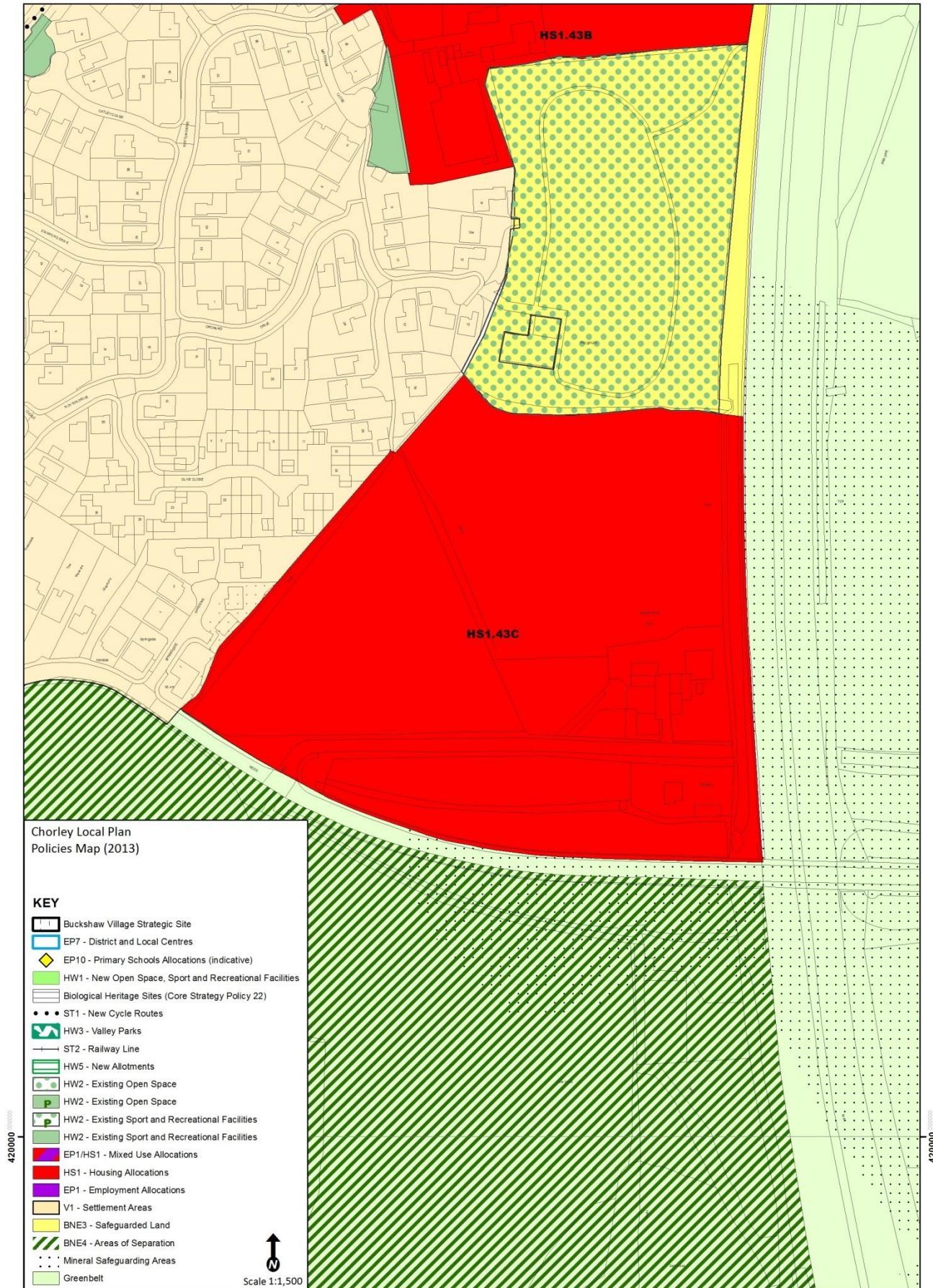


**Map 4 - MMMEC9: HS1.2 Carr Lane (Former Vertex Site)**



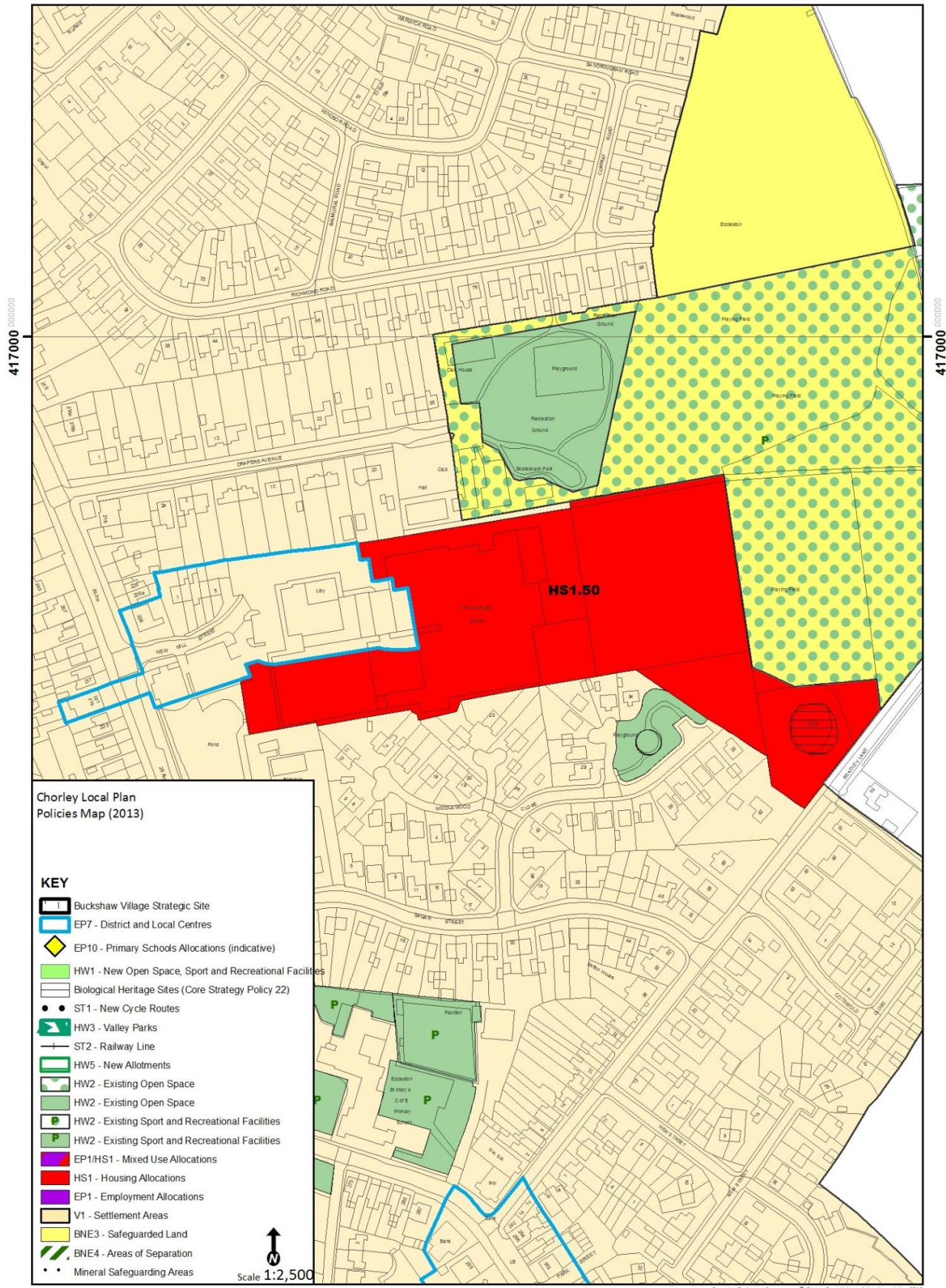


**Map 5 - MMMEC10: HS1.43C Land off Moss Lane**





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



**Map 7 - MMMEC12: Map Key**

Chorley Local Plan  
Policies Map (2013)

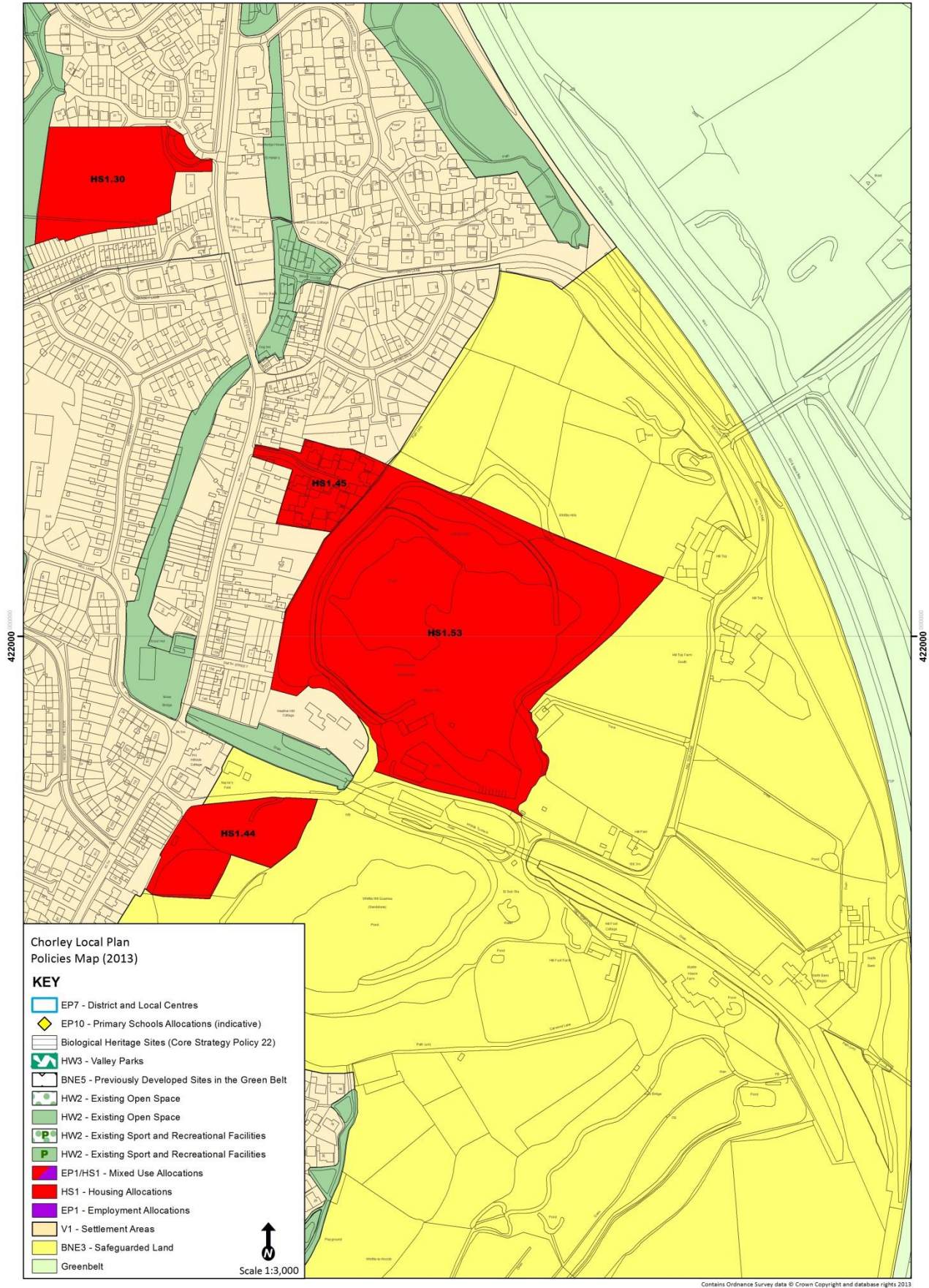
**KEY**

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

  
Scale 1:3,000

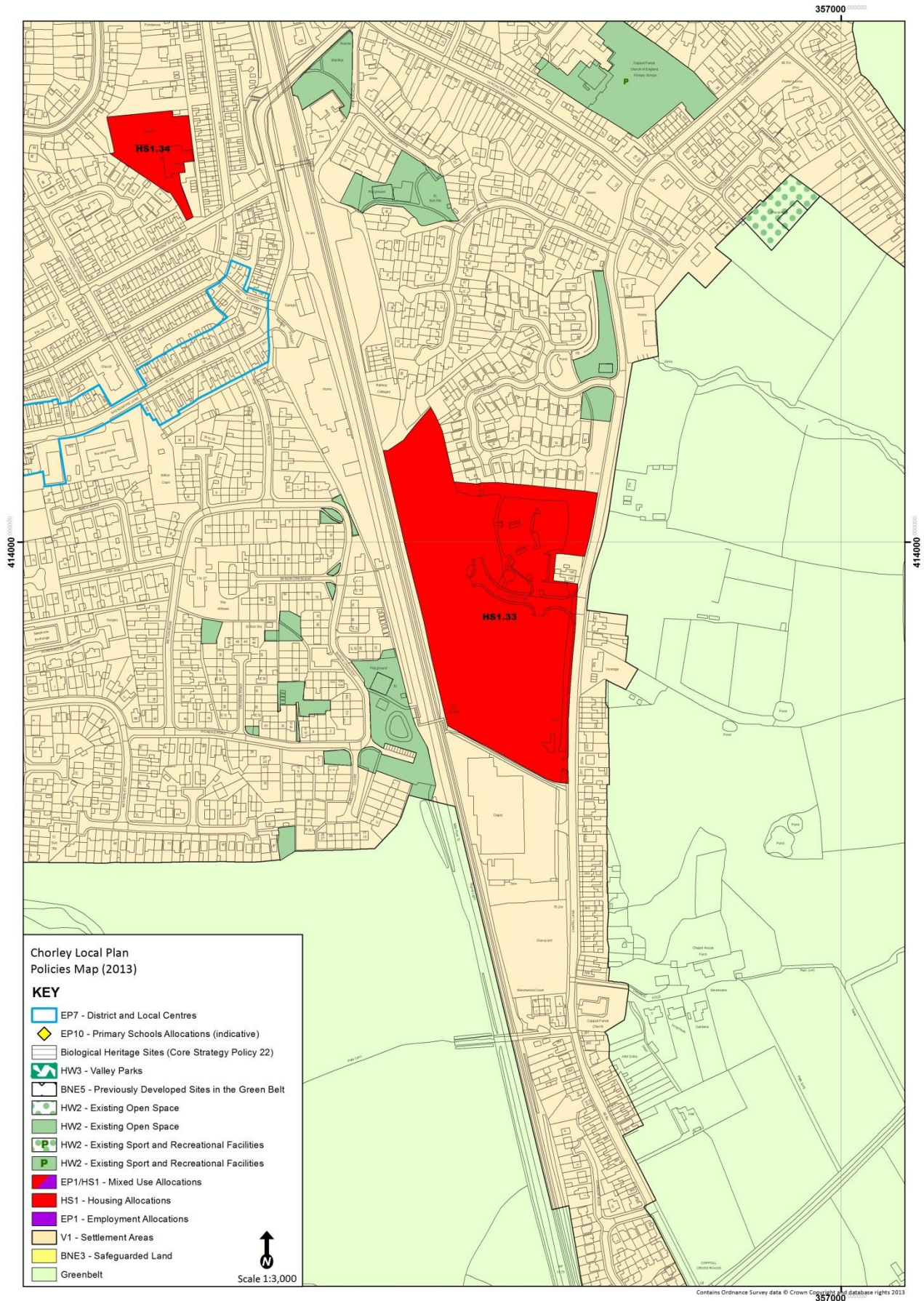


### Map 8 - MMMEC15: Little Quarries, Hill Top Lane, Whittle-le-Woods (HS1.53)



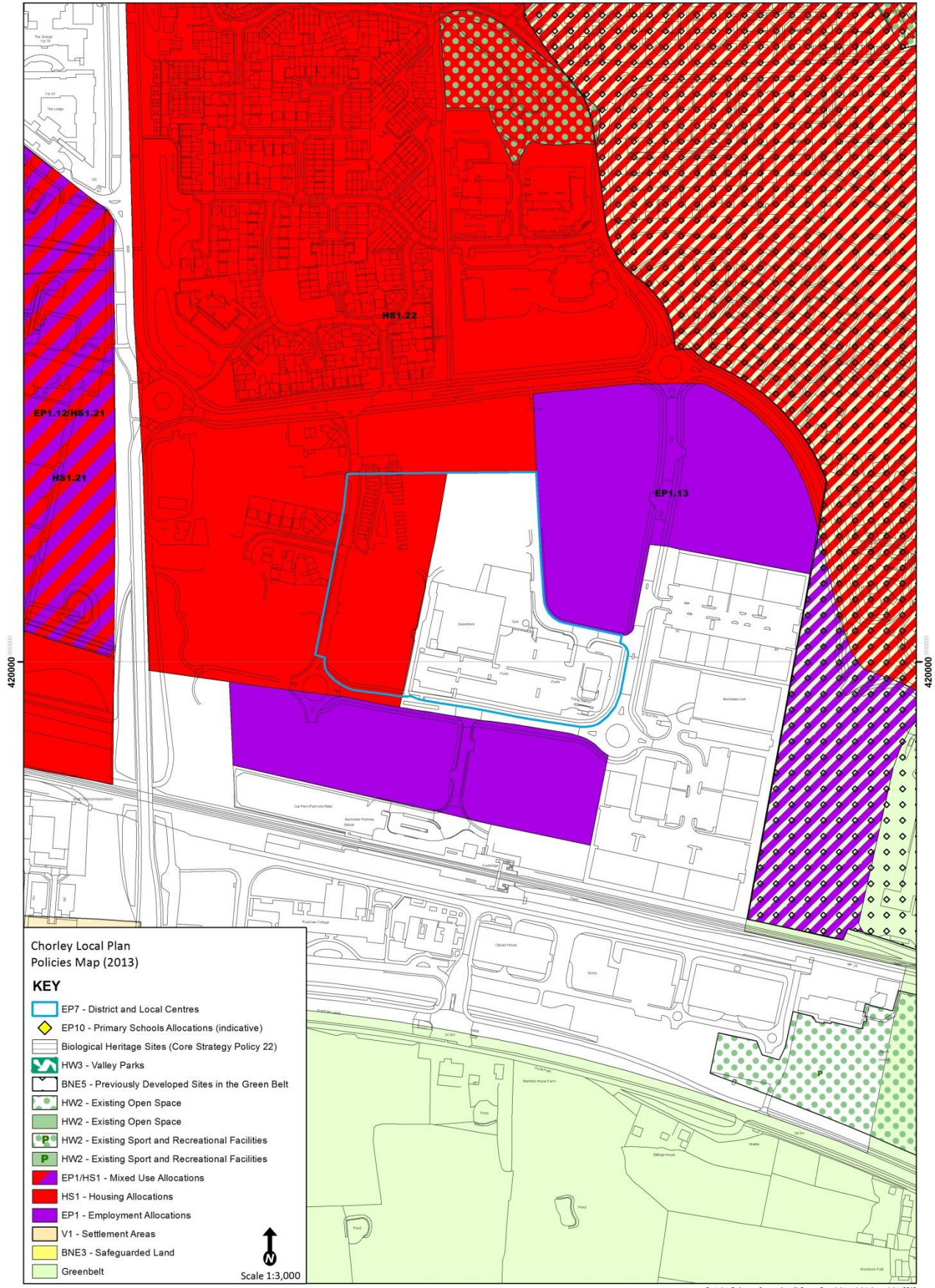


# Map 9 - MMMEC16: HS1.33 Discover Leisure, Chapel Lane





### Map 10 – MMMEC17: HS1.22 Buckshaw Village



## Appendix F - MMEC55: Carrington Centre Local Centre

