

Central Lancashire Local Development Framework

Central Lancashire Core Strategy Monitoring Report

Covering the period April 2012 – March 2013



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Introduction

The Joint Central Lancashire Core Strategy has been produced by the Central Lancashire authorities of South Ribble, Preston and Chorley and was adopted in July 2012; it is a key part of the Local Development Framework. This is the first Monitoring Report of the Performance indicators of the Core Strategy (please see Appendix D of the Core Strategy), and contains data for South Ribble, Chorley and Preston Councils. As this is the first report it is not possible to cover every indicator in detail as mechanisms are still being adopted in order to gather the relevant information in the future and it will be necessary to compare targets on a yearly basis in order to form a view on any need for a policy review.

Adopted Central Lancashire Core Strategy Indicators

1. Provision of housing developments by location

Related Policy: Policy 1: Locating Growth

Area	Total Dwellings		Target (%)
	No.	%	
Preston/South Ribble Urban Area	214	21	48
Buckshaw Village	293	29	10
Key Service Centre	313	31	25
Urban Local Service Centre	68	7	9
Rural Local Service Centres and elsewhere	120	12	8
Total	1,008	100	100

Source: Housing Land Monitoring Database

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

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

Related Policy: Policy 2: Infrastructure

South Ribble	Chorley	Preston
The Council collected no developer contributions	The Council collected £363,000 in developer	The Council collected £1,902,326 during the

during the Monitoring period. £208, 669 was spent during this period, from contributions from previous years. However, none of this expenditure was on any of the current Infrastructure priorities list.	contributions during the Monitoring period. In addition to this, £123,000 was spent during this period, from contributions from previous years. However, none of this expenditure was on any of the current Infrastructure priorities list.	Monitoring period. £379,329 was spent during this period from contributions from previous years. None of this expenditure was on any of the current infrastructure priority list.
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Source: S106 Monitoring Database

No developer contributions were spent on items on the current infrastructure priorities list (Regulation 123 List) during the monitoring year. However, CIL changing across Central Lancashire only commenced in autumn 2013 (1st September in Chorley and South Ribble, 30th September in Preston) and it is expected that it will take time before CIL contributions are available to spend.

3. Changes to Road Traffic Congestion

Related Policy: Policy 3: Travel

South Ribble	Chorley	Preston
There is insufficient information to allow us to monitor this indicator within this monitoring period. However we will endeavour to monitor this indicator in the future.		

Source: Lancashire County Council

Road Traffic Congestion information is provided by Lancashire County Council. Insufficient information was available to allow us to monitor this indicator within this monitoring period. Further joint working is required with Lancashire County Council to establish a way to monitor road traffic congestion across Central Lancashire in the future. One option is to use Department for Transport (DfT) point count data for numerous congestion spots across Central Lancashire in future years.

4. Net Additional Dwellings Completed

Related Policy: Policy 4: Housing Delivery

Authority	Housing Completions 2012-13	Target
South Ribble	168	417
Chorley	638	417
Preston	202	507
Total	1,008	1,341

Source: Housing Land Monitoring Database

During the monitoring year 1,008 dwellings were completed in Central Lancashire, below the target of 1,341. Whilst the district target was exceeded in Chorley, there was a significant shortfall of completions in South Ribble and Preston. The Preston, South Ribble

and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.

5. Affordable Housing

Related Policy: Policy 7: Affordable Housing

Authority	Affordable Housing Completions 2012-13	Target
South Ribble	40	30
Chorley	183	50
Preston	66	46
Total	289	126

Source: Housing Land Monitoring Database

Core Strategy policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. The definition of 'affordable housing' also includes shared equity products (for example Homebuy) that are agreed after planning consent has been granted – therefore, net dwelling completion figures and affordable housing completions are not comparable. During the year a total of 289 affordable dwellings have been delivered across Central Lancashire consisting of 40 in South Ribble, 183 in Chorley and 66 in Preston. Together this exceeded the Core Strategy target of 126.

6. Employment Land Take-up

Related Policy: Policy 9: Economic Growth and Employment

Authority	Employment Land Take Up 2012-13	Total Take-up Since 2010	Target to 2026
South Ribble	0.7ha	27.92ha	223.5ha
Chorley	6.5ha	11.5ha	112ha
Preston	1.11ha	12.11ha	118.5ha
Total	8.31ha	51.53ha	454ha

Source: Employment Land Monitoring Database

Since 2010 employment land take-up has fallen significantly below the Core Strategy target. During the year 6.5 hectares of employment land was developed and included the creation of around 270 jobs at Parclforce at Buckshaw Village. Steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes the production of the Economic Regeneration Strategy and the development of an Inward Investment Plan which aims to promote and increase inward investment in Chorley. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

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

Related Policy: Policy 15: Skills and Economic Inclusion

South Ribble	Chorley	Preston	North West
26.4%	27.8%	24.6%	24.4%

Source: ONS National Statistics Crown Copyright

In terms of education and skills monitoring the Core Strategy aims to achieve a better or equal performance than the regional average. According to recent statistics a higher proportion of the working-age population in Central Lancashire are qualified to NVQ level 4 or higher than the region as a whole.

8. Number of Heritage Assets at Risk

Related Policy: Policy 16: Heritage Assets

Authority	
South Ribble	Woodfold Park (Declining Condition)
Chorley	Bank Hall, Liverpool Road, Bretherton (Category D) Lower Burgh Hall, Coppull New Road, Chorley (Category F) Buckshaw Hall, Euxton Lane, Euxton (Category E) Bretters Farm moated site and two fishponds (Declining Condition) Ingrave Farm moated site (improving condition)
Preston	Preston 7th Day Adventist Church (Category B) Harris Institute, Avenham Lane (Category C)

Source: English Heritage Buildings at Risk Register

The Core Strategy aims to reduce the number of heritage assets at risk in Central Lancashire. There remain three buildings at risk in Chorley with the condition of these buildings showing some improvement in recent years. In 2013, planning consent was granted for the refurbishment of Bank Hall into twelve residential dwellings. In Preston, Preston 7th Day Adventist Church and Harris Institute, Avenham Lane remain on the Heritage at Risk Register. In recent years a number of these assets have received help from English Heritage to improve their condition.

There were no Buildings at Risk within the Borough of South Ribble in this monitoring period although Woodfold Park was identified as a registered park/garden at risk.

9. Higher Quality Building Design

Related Policy: Policy 17: Design of New Buildings

South Ribble	Chorley	Preston
There is insufficient information to allow us to monitor this indicator within this monitoring period.		

'Building for Life Assessments' are not routinely completed when assessing the design of new residential developments. Therefore, there is insufficient information to allow us to monitor this indicator at this time. The Design Guide SPD contains a performance measurement against which the quality of design for future large scale development proposals could be measured.

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

Related Policy: Policy 18: Green Infrastructure/Sport and Recreation

South Ribble	Chorley	Preston
There has been no loss in this monitoring period.	0.67ha	2.40ha (although 0.82 ha of publically accessible amenity open space provided making a net loss of 1.58 ha.)

Source: Planning Application Monitoring

The Core Strategy aims to avoid the unmitigated loss of sport, recreation and informal open space across Central Lancashire. During the year a total of 0.67 hectares of open space on three sites was lost to other uses in Chorley. In all cases it was considered that the loss of open space would not have a detrimental impact and complied with the Central Lancashire Open Space and Playing Pitch SPD. In addition, contributions were secured for the improvement of other existing open space. Similarly in Preston, approximately 2.40ha of private amenity greenspace were lost to a single, new residential development. However, the value of this open space was limited as there was no public access to it and it did not feature in the audit of open space. 0.82ha of accessible open space was provided as part of the new development.

11. Change of areas of biodiversity importance

Related Policy: Policy 22: Biodiversity

South Ribble	Chorley	Preston
There have been no changes in areas designated for their environmental value during this monitoring period. The Councils would be informed of any changes by the County Council (local sites) and English Nature (regional, national and international sites).		

The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. During the year there was no change in the area of biodiversity importance and work has begun, with the help of the Lancashire Wildlife Trust, to produce a Biodiversity SPD which will set out how the biological assets across Central Lancashire will be conserved and protected. This will include the identification of 'ecological networks' that link sites of biodiversity importance.

12. Improving Community Health

Related Policy: Policy 23: Health

South Ribble	Chorley	Preston
No applications were received in Central Lancashire during this monitoring period.		

Source: Planning Application Monitoring

Health Impact Assessments are required for major planning applications on Strategic Sites and Locations. No applications were received in Central Lancashire during this monitoring period. A HIA has been carried out as part of the preparation of the masterplan for the North West Preston Strategic Location but this will be recorded in the monitoring report for 2013/14.

13. Planning to Adapt to Climate Change

Related Policy: Policy 27: Sustainable Resources and New Developments

South Ribble	Chorley	Preston
There is no information at present to allow us to monitor this indicator. However we will endeavour to monitor this indicator in the future.		

There is no information at present to allow us to monitor this indicator. Further work is required to establish a suitable system to monitor the environmental standards of new development. In future years this will be done by monitoring the code level of 'Code for Sustainable Homes' at which development is delivered through planning consents or building control records.

Appendix One

Monitored Policies of the Adopted Central Lancashire Core Strategy

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

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