

Central Lancashire Local Development Framework

Central Lancashire Core Strategy Monitoring Report

Covering the period April 2013 – March 2014

(Part A)

Chorley
Council



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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 second 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.

Adopted Central Lancashire Core Strategy Indicators

1. Provision of housing developments by location

Related Policy: Policy 1: Locating Growth

Area	Total Dwellings		Central Lancashire Target (%)
	No.	%	
Preston/South Ribble Urban Area	305	26	48
(Within Strategic Sites and Locations)	0	0	(25)
Buckshaw Village	421	36	10
Key Service Centre	206	17	25
Urban Local Service Centre	111	9	9
Rural Local Service Centres and elsewhere	139	12	8
Total	1182	100	100

Source: Housing Land Monitoring Database * (Included within 48% for Preston/South Ribble UA).

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

The number of dwellings constructed across Central Lancashire has risen by over 170 dwellings since the 2012/13 Monitoring Report. It is expected that this figure will continue to rise as sites allocated in the 3 Local Plans start to come forward. It is likely that there will be more development on Strategic Sites and that the targets set for locations of development in the Core Strategy will be achieved.

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

Related Policy: Policy 2: Infrastructure

South Ribble		Chorley		Preston	
S106	CIL	S106	CIL	S106	CIL
During this monitoring period £750,682.72 income was collected from S106 contributions.	No income yet collected from CIL therefore none spent on items on the current infrastructure priorities list (Regulation 123 List).	Data was not available on S106 contributions at the time of publication.	During this monitoring period £580,450 CIL income was collected and £0 was spent on capital projects. No developer contributions were spent on items on the current infrastructure priorities list (Regulation 123 List).	During this monitoring period the total S106 money received in 13/14 to be spent on capital projects was £384,669.43. Total amount spent on capital projects in the same year was £45,581.13.	No income yet collected from CIL therefore none spent on items on the current infrastructure priorities list (Regulation 123 List).
2012/13 figure collected: S106 =£0.00 CIL = 0.00		2012/13 figure collected: S106 = £363,000 CIL = 0.00		2012/13 figure collected: S106= £1,902,326 CIL = 0.00	

No developer contributions were spent on items on the current infrastructure priorities list (Regulation 123 List) during the monitoring year. However, CIL charging 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 some time before CIL contributions are available to spend.

3. Changes to Road Traffic Volume

Related Policy: Policy 3: Travel

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

The table below shows the 7 day average figures for each of the 6 locations selected in South Ribble, Preston and Chorley for one week during each year. These will be monitored each year so will show any trends up or down in the future. The monitoring sites selected are expected to be in place in the long term and are in locations known to experience significant volumes of traffic.

South Ribble Data:

Year	Location					
	1	2	3	4	5	6
2012	22022	29061	23126	33156	21284	27985
2013	22372	29308	21656	33978	21930	27889
2014	22585	29301	23758	32380	20152	28298

Source: Lancashire County Council

Location of Monitoring Sites in South Ribble:

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

Chorley Data:

Year	Location					
	1	2	3	4	5	6
2012	9914	5513	18834	12176	17594	9967
2013	9589	5467	20056	13160	18119	10825
2014	9650	5612	20564	14014	19896	12759

Source: Lancashire County Council

Location of Monitoring Sites in Chorley:

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

Preston Data:

Year	Location					
	1	2	3	4	5	6
2012	21965	36198	24338	16602	11715	26427
2013	21700	36205	24229	16081	11274	26786
2014	22488	35882	24707	16471	11783	27620

Source: Lancashire County Council

Location of Monitoring Sites in Preston:

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

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

4. Net Additional Dwellings Completed

Related Policy: Policy 4: Housing Delivery

Authority	Housing Completions 2013-14	Target
South Ribble	346	417
Chorley	582	417
Preston	254	507
Total	1,182	1,341

Source: Housing Land Monitoring Database

The number of dwellings completed is below the target set in the Core Strategy in both South Ribble and Preston. However overall the number of dwellings completed has increased on last year. Chorley has exceeded this target. It is however expected that the completion rates will continue to increase as sites allocated through the Local Plan come forward.

5. Affordable Housing

Related Policy: Policy 7: Affordable Housing

Authority	Affordable Housing Completions 2013-14	Target
South Ribble	48	30
Chorley	129	50
Preston	35	46
Total	212	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 Home buy) that are agreed after planning consent has been granted – therefore, net dwelling completion figures and affordable housing completions are not comparable. The number of affordable dwellings completed has decreased by over 70 in this monitoring period compared to last year although as the above table shows South Ribble and Chorley councils have significantly exceeded the target set in the Core Strategy with only Preston not meeting the target.

6. Employment Land Take-up

Related Policy: Policy 9: Economic Growth and Employment

Authority	Employment Land Take Up 2013-14	Total Take-up Since 2009	Target
South Ribble	0.0	27.92ha	223.5ha
Chorley	3.92	20.53	112 ha
Preston	3.29	22.40	118.5
Total	7.21	70.85	454ha

Source: Employment Land Monitoring Database

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. The total employment land take-up in the central Lancashire area as a whole has fallen slightly compared with last year; however the employment land take-up in Preston has increased.

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
23,800 or 34.2%	23,600 or 35.9%	20,600 or 23.7%	31.0%

Source: ONS National Statistics / Nomis 2013 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 South Ribble and Chorley are qualified to NVQ level 4 or higher than the region as a whole. The comparable figure for Preston is significantly below the regional average. However central Lancashire as a whole has seen an increase of over 15% over last year.

8. Number of Heritage Assets at Risk

Related Policy: Policy 16: Heritage Assets

Authority	
South Ribble	There are no buildings on the at risk register within South Ribble in this monitoring period.
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 prevent the increase or reduce the number of heritage assets at risk in Central Lancashire. There remain three buildings at risk in Chorley with the condition of these buildings showing some improvement in recent years. There are also two scheduled monuments at risk at Ingrave Farm and Betters Farm. In Preston, Preston 7th Day Adventist Church and Harris Institute, Avenham Lane remain on the Heritage at Risk Register, although these are likely to be removed in the coming months due to work that is currently being carried out. In recent years a number of these assets have received help from English Heritage to improve their condition.

9. Higher Quality Building Design

Related Policy: Policy 17: Design of New Buildings

South Ribble have not received any applications that meet the criteria of this indicator (over 5ha) in this monitoring period. Buildings for Life scheme has been amended as of September 2012 – however all housing developments have been considered against the design policy criteria based on the Core Strategy policy 17. Preston uses the Buildings for Life scheme for all major developments, not just those over 5 ha.

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.	There has been no loss in this monitoring period.	There have been various applications that have been on sport, recreation and open space land. However the majority of these applications, secured provision elsewhere or contributions were secured for off-site provision.

Source: Planning Application Monitoring

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

There was no loss of sport, recreation and informal open space in South Ribble and Chorley during the monitoring period. In the case of the applications in Preston, 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.

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 that require an HIA in this monitoring period	No applications were received that require an HIA in this monitoring period	A HIA has been carried out for the North West Preston Strategic Location Master plan (December 2013).

Source: Planning Application Monitoring

Health Impact Assessments are required for major planning applications on Strategic Sites and Locations. Only Preston has received an HIA in this monitoring period so for central Lancashire this represents an increase of 1 over last year.

13. Planning to Adapt to Climate Change

Related Policy: Policy 27: Sustainable Resources and New Developments

All housing developments meet the code for sustainable homes standards in South Ribble and Chorley in line with policy. Preston City Council require that all development meets minimum Level 4 of the code for sustainable homes and 'very good' of BREAM. Exceptions to Policy 27 include affordable and special provision housing which have met Level 3.

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**