

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by the Executive Member for Economic Development and Regeneration)	Local Development Framework and Community Strategy Working Group Executive Cabinet	15 March 2007 29 March 2007

PLANNING AND COMPULSORY PURCHASE ACT 2004: EXTENSION OF “SAVED” POLICIES BEYOND THREE YEARS.

PURPOSE OF REPORT

1. To ask for delegated powers to formally request the Secretary of State for the Communities to extend the use of existing adopted planning policies beyond September 2007.

CORPORATE PRIORITIES

2. Planning applications will have to be judged solely against higher tier planning policies (Joint Lancashire Structure Plan and Regional Spatial Strategy) unless its local planning policies are able to be “saved” beyond September. These broad regional policies are not tailored to suit Chorley’s special economic, social and environmental circumstances. Therefore if the Council was unable to save the policies this would have both a direct and indirect impact on Strategic Objectives 1-5.

RISK ISSUES

3. The issues raised and recommendations made in this report involve no risk considerations.

BACKGROUND

4. The Planning and Compulsory Purchase Act 2004: provides for the saving of policies in adopted development plans for a period of three years from the commencement date of the Act, which was September 2004. This means the policies in the Council’s adopted planning policy documents (ie the Local Plan) will expire on 27 September 2007 unless the Secretary of State extends such policies beyond that date. It had been envisaged that the new planning system would have been quicker than has proved to be the case, and that the three year period in which to replace existing policies would have been adequate. Unfortunately, the experience of Chorley has been shared nationwide with very few authorities having successfully adopted new planning policies.
5. The end of March 2007 is the deadline by which any request to extend the life of the policies must be made. However, the receipt of detailed advice was delayed from the Government Office for the North West

6. Unfortunately, given the timing of the Council meetings and the requirement to submit the request to save policies before 31 March, it will be impossible to present a detailed report to Members. Therefore, it is requested that the Director of Development and Regeneration be given delegated powers to make a formal request to the Secretary of State.

PROPOSED SAVED POLICIES

7. It is proposed that as many policies are saved as possible. There are a number of criteria that these policies must satisfy. Appendix A taken from the Council's Annual Monitoring Report sets out what is proposed for the existing policies contained in the Chorley Borough Local Plan Review adopted 2003. This will inform the submission document to the Secretary of State.
8. However, some of the Council's policies are considered to be out of conformity with the Joint Lancashire Structure Plan. (See Appendix B.) This will remain as part of the development plan for Chorley until March 2008 or the adoption of the new Regional Spatial Strategy, whichever is the sooner. Broadly, the saved policies must be:
 - In general conformity with the Regional Spatial Strategy. The existing Regional Spatial Strategy for the North West is due to be replaced in 2008. However, before this takes place the policies that are proposed to be saved must be in general conformity with the current Regional Spatial Strategy (previously known as the Regional Planning Guidance for the North West).
 - Necessary- ie do not repeat what is already set out in national or regional planning policy including Planning Policy Statements.
9. The Government also wishes to ensure that policies relating to green belt boundaries are kept and specifically the retention of policies that support the delivery of housing, economic development and regeneration, retailing and policies that promote renewable energy.

CONCLUSION

10. The Council must ensure, following the difficulties in implementing the new planning system, that Chorley is covered by policies that will result in applications being considered against policies that are appropriate to the needs of Chorley. Therefore, it is the Director of Development and Regeneration's intention that a case be made to the Government Office for the North West that the majority of the policies contained within the Chorley Borough Local Plan Review be saved beyond September 2007.

COMMENTS OF THE DIRECTOR OF HUMAN RESOURCES

11. There are no human resources implications to this report.

COMMENTS OF THE DIRECTOR OF FINANCE

12. There are no immediate financial implications associated with this report.

RECOMMENDATION

13. To note the report and to give delegated powers for the Director of Development and Regeneration to submit a request to the Secretary of State to save the majority of the policies contained within the Chorley Borough Local Plan Review.

REASONS FOR RECOMMENDATION

14. To enable that there are adequate planning policies available to your officers to ensure that development within the Borough contributes positively to the future of Chorley Borough.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

15. The Council could decline to make a submission. In which case the Government Office for the North West could still decide which policies should be saved. However, this risks some up to date policies being missed.

JANE E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers- NOne			
Document	Date	File	Place of Inspection
Protocol for handling proposals to save adopted Local Plan, Unitary Development Plan and Structure Plan policies beyond the 3 year saved period	August 2006		Gillibrand Street Offices
Report Author	Ext	Date	Doc ID
Louise Nurser	5281	2 March 2007	

APPENDIX A- Local Plan Review Policies – Use, conformity and future intentions monitoring

Policy Number	Title	Frequency of Use [∞]	Conforms With Structure Plan ^π	Future Intentions ^Ø
GN1	Settlement Policy - Main Settlements	High	No	Replace - Core Strategy DPD
GN2	Royal Ordnance Site, Euxton	Low	Yes	Replace - Core Strategy DPD
GN3	Settlement Policy - Eccleston	Low	Yes	Replace - Core Strategy DPD
GN4	Settlement Policy - Other Rural Settlements	Medium	Yes	Replace - Core Strategy DPD
GN5	Building Design	High	Yes	Merge Within Generic DC Policies DPD
GN6	Priority Urban Fringe Areas	Low	Yes	Not To Replace
GN7	Advertisements	Low	Yes	Not To Replace
GN8	High Density Development	Low	Yes	Integrate Into Core Strategy DPD
GN9	Transport Accessibility	Low	Yes	Merge Within Core Strategy DPD
GN10	Mixed Uses	Not Used	Yes	Not To Replace
DC1	Development in the Green Belt	High	Yes	Integrate Within Core Strategy DPD
DC2	Development in the Area of Other Open Countryside	Low	No	Integrate Within Core Strategy DPD
DC3	Safeguarded Land	Low	Yes	Integrate Within Core Strategy DPD
DC4	Infill Development in the Green Belt and Area of Other Open Countryside	Low	Yes	Replace - Generic DC Policies DPD
DC5	Affordable Housing in the Green Belt and Area of Other Open Countryside	Low	Yes	Merge With Other Policy Within Planning Obligations DPD
DC6	Major Developed Sites in the Green Belt	Low	Yes	Replace - Generic DC Policies DPD
DC7A & B	Conversion of Rural Buildings in the Green Belt and Area of Other Open Countryside	Medium	Yes	Replace - Generic DC Policies DPD
DC8A & B	Replacement Dwellings and Extensions in the Countryside	Medium	Yes	Replace - Generic DC Policies DPD
DC9	Landscape Character Areas	Medium	Yes	Merge With Other Policy Within Generic DC Policies DPD
DC10	Community Facilities in Rural Areas	Low	Yes	Merge With Other Policy Within Generic DC Policies DPD

Policy Number	Title	Frequency of Use [∞]	Conforms With Structure Plan ^π	Future Intentions ^Ø
EP1	Sites of Special Scientific Interest	Not Used	Yes	Replace - Generic DC Policies DPD
EP2	County Heritage Sites and Local Nature Reserves	Low	No	Replace - Generic DC Policies DPD
EP3	Nature and Geological Sites of Local Importance	Low	Yes	Replace - Generic DC Policies DPD
EP4	Species Protection	Medium	Yes	Replace - Generic DC Policies DPD
EP5	Wildlife Corridors	Low	Yes	Replace - Generic DC Policies DPD
EP6	Agricultural Land	Low	Yes	Replace - Generic DC Policies DPD
EP7	Agricultural Development	High	Yes	Replace - Generic DC Policies DPD
EP8	Development Involving Horses	Medium	Yes	Replace - Generic DC Policies DPD
EP9	Trees and Woodlands	High	Yes	Replace - Generic DC Policies DPD
EP10	Landscape Assessment	Low	Yes	Replace - Generic DC Policies DPD
EP11	Structural Landscaping Belts	Low	Yes	Merge Within Generic DC Policies DPD
EP12	Environmental Improvements	Low	Yes	Replace - Site Allocations DPD
EP13	Underused, Uninsightly and Derelict Land	Low	Yes	Not To Replace
EP14	Mineral Resources	Not Used	Yes	Not To Replace
EP15	Unstable Land	Low	Yes	Replace - Generic DC Policies DPD
EP16	Contaminated Land	Low	Yes	Replace - Generic DC Policies DPD
EP17	Water Resources and Quality	Low	Yes	Replace - Generic DC Policies DPD
EP18	Surface Water Run-Off	Low	Yes	Replace - Sustainable Resources DPD
EP19	Development and Flood Risk	Medium	Yes	Replace - Generic DC Policies DPD
EP20	Noise	Medium	Yes	Replace - Generic DC Policies DPD
EP21 & 21A	Air/Light Pollution	Medium	Yes	Replace - Generic DC Policies DPD
EP22	Energy Conservation	Low	Yes	Replace - Sustainable Resources DPD
EP23	Energy from Renewable Resources	Not Used	No	Replace - Sustainable Resources DPD
EP24	Wind Farms	Not Used	No	Replace - Sustainable Resources DPD

Policy Number	Title	Frequency of Use [∞]	Conforms With Structure Plan ^α	Future Intentions ^Ø
HT1	Demolition of Listed Buildings	Low	Yes	Replace - Generic DC Policies DPD
HT2	Alterations and Extensions to Listed Buildings	Medium	Yes	Replace - Generic DC Policies DPD
HT3	The Setting of Listed Buildings	Medium	Yes	Replace - Generic DC Policies DPD
HT4	Buildings at Risk	Low	Yes	Replace - Generic DC Policies DPD
HT5	Advertisements and Listed Buildings	Low	Yes	Not To Replace
HT6	The Recording of Listed Buildings	Not Used	Yes	Replace - Generic DC Policies DPD
HT7	New Development in Conservation Areas	Medium	Yes	Replace - Generic DC Policies DPD
HT8	Control of Demolition in Conservation Areas	Low	Yes	Replace - Generic DC Policies DPD
HT9	Trees in Conservation Areas	Low	Yes	Replace - Generic DC Policies DPD
HT10	Locally Important Buildings	Low	Yes	Replace - Generic DC Policies DPD
HT11	Archaeological Sites of National Importance	Low	Yes	Replace - Generic DC Policies DPD
HT12	Sites of Regional and Local Archaeological Importance	Low	Yes	Replace - Generic DC Policies DPD
HT13	Historic Parks and Gardens	Not Used	Yes	Merge Within Generic DC Policies DPD
HS1	Housing Allocations	Medium	No	Replace - Site Allocations DPD
HS2	Highway Improvements	Low	Yes	Replace - Site Allocations DPD
HS3	Dwelling Density	Medium	Yes	Not To Replace
HS3A	Dwelling Mix	Low	Yes	Not To Replace
HS4	Design and Layout of Residential Developments	High	Yes	Merge Within Generic DC Policies DPD
HS5	Affordable Housing	Low	Yes	Replace - Planning Obligations DPD
HS6	Unallocated Sites Suitable for Housing	High	Yes	Replace - Core Strategy DPD & Generic DC Policies DPD
HS7	Redevelopment for Housing	Low	Yes	Replace - Site Allocations DPD
HS8	Local Needs Housing in Rural Settlements Excluded from the Green Belt	Low	Yes	Replace - Planning Obligations DPD
HS9	Residential Extensions in Settlements Excluded from the Green Belt	High	Yes	Replace - Generic DC Policies DPD
HS10	Multiple Occupancy	Low	Yes	Replace - Generic DC Policies DPD

Policy Number	Title	Frequency of Use ∞	Conforms With Structure Plan π	Future Intentions Ø
HS11	Flats Above Retail and Commercial Premises	Low	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
HS12	The Inclusion of Flats in Retail and Commercial Schemes	Not Used	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
HS13	The Protection of Existing Flats and the Potential for Flats	Low	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
HS14	Agricultural Workers' Dwellings and Agricultural Occupancy	Low	Yes	Not To Replace
HS15	Agricultural Occupancy with Temporary Permissions	Low	Yes	Not To Replace
HS16	Removal of Agricultural Occupancy Conditions	Low	Yes	Replace - Generic DC Policies DPD
HS17	Sheltered Housing, Rest Homes, Nursing Homes and Other	Low	Yes	Replace - Generic DC Policies DPD
HS19	Public Open Space Requirements in Housing Developments	Low	Yes	Replace - Planning Obligations DPD
HS20	Ornamental Open Space Requirements	Low	Yes	Replace - Planning Obligations DPD
HS21	Playing Space Requirements	Low	Yes	Replace - Planning Obligations DPD
HS22	Established Residential Areas in Chorley Town Centre	Low	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
EM1	Employment Land Allocations	Low	No	Replace - Site Allocations DPD
EM1A	Regional Investment Site at Royal Ordnance, Euxton	Low	No	Replace - Generic DC Policies DPD
EM2	Development Criteria for Industrial/Business Development	Medium	Yes	Merge Within Generic DC Policies DPD
EM3	Farm Diversification	Low	Yes	Merge Within Generic DC Policies DPD
EM4	Protection of Employment Sites in Rural Settlements	Low	Yes	Replace - Generic DC Policies DPD
EM4A	Additional Employment Opportunities in Rural Settlements Excluded from the Green Belt	Low	Yes	Replace - Generic DC Policies DPD

Policy Number	Title	Frequency of Use ∞	Conforms With Structure Plan π	Future Intentions Ø
EM5	Extension of an Employment Use in the Green Belt and Area of Other Open Countryside	Low	Yes	Replace - Generic DC Policies DPD
EM6	Financial and Professional Services	Low	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
EM7	Employment Development in Residential Areas	Low	Yes	Replace - Generic DC Policies DPD
EM8	Redevelopment of Identified Employment Sites	Low	Yes	Replace - Generic DC Policies DPD
EM9	Redevelopment of Existing Employment Sites for Non-Residential Uses	Low	Yes	Replace - Generic DC Policies DPD
TR1	Major Development - Tests for Accessibility and Sustainability	Low	Yes	Replace - Core Strategy DPD
TR2	Road Hierarchy	Low	Yes	Not To Replace
TR3	Road Schemes	Not Used	Yes	Replace - Site Allocations DPD
TR4	Highway Development Control Criteria	High	Yes	Merge Within Generic DC Policies DPD
TR6	Road Safety, Small Improvement Schemes and Traffic Management	Low	Yes	Not To Replace
TR7	Rear Servicing	Low	Yes	Not To Replace
TR8	Parking Provision Levels	Medium	No	Possibly Sub-Regional Policy
TR10	Reduction of On-Street Non-Residential Parking	Not Used	Yes	Not To Replace
TR11	Bus Services	Low	Yes	Not To Replace
TR12	Bus Facilities	Not Used	Yes	Not To Replace
TR13	Rail Facilities	Low	Yes	Replace - Site Allocations DPD
TR14	Electrification and Improvement of Railway Lines	Not Used	Yes	Replace - Generic DC Policies DPD
TR15	Pedestrian Facilities	Low	Yes	Not To Replace
TR16	Cycle Facilities	Low	No	Not To Replace
TR17	New Cycle Routes	Not Used	Yes	Replace - Site Allocations DPD
TR18	Provision for Pedestrians and Cyclists in New Developments	Low	No	Merge With Other Policy Within Generic DC Policies DPD

Policy Number	Title	Frequency of Use ∞	Conforms With Structure Plan π	Future Intentions Ø
TR19	Footpath, Cycleway and Bridleway Networks	Low	Yes	Replace - Generic DC Policies DPD
TR20	Provision for the Mobility Impaired in Public Buildings	Low	Yes	Not To Replace
TR21	Provision for the Mobility Impaired in New Developments	Low	Yes	Merge With Other Policy Within Generic DC Policies DPD
TR22	Development Access Points	Low	Yes	Replace - Site Allocations DPD
SP1	Locations for Major Retail Developments	Low	No	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
SP2	Retail Allocations	Low	No	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
SP3	Pedestrianised Developments	Not Used	Yes	Not To Replace
SP4	Primary Shopping Area	Low	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
SP5	Secondary Shopping Area	Low	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
SP6	District, Neighbourhood and Local Shopping Centres	Medium	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
SP7	Shopping Improvement Area	Low	Yes	Not To Replace
SP8	Small Scale Retail Developments	Low	Yes	Not To Replace
SP9	Local Shops on Housing Development	Low	Yes	Not To Replace
SP10	Shopfronts	Low	Yes	Replace - Generic DC Policies DPD

Policy Number	Title	Frequency of Use [∞]	Conforms With Structure Plan ^π	Future Intentions ^Ø
LT1	Major Leisure Developments	Low	No	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
LT2	Leisure Allocations	Not Used	No	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
LT3	Small Scale Tourism and Visitor Facilities	Low	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
LT4	Caravan and Camping Sites	Low	Yes	Replace - Generic DC Policies DPD
LT5	Farm-Based Visitor Facilities	Not Used	Yes	Merge Within Generic DC Policies DPD
LT6	Visitor Facilities at Historic Buildings	Not Used	Yes	Not To Replace
LT7	Historic Parks and Gardens	Not Used	Yes	Merge Within Generic DC Policies DPD
LT8	Valley Parks	Low	Yes	Replace - Generic DC Policies DPD & Site Allocations DPD
LT9	The Leeds and Liverpool Canal	Low	Yes	Replace - Generic DC Policies DPD
LT10	Public Rights of Way	Low	Yes	Merge Within Generic DC Policies DPD
LT11	Allotments	Not Used	Yes	Merge Within Generic DC Policies DPD
LT12	Golf, Other Outdoor Sport and Related Developments	Low	Yes	Replace - Generic DC Policies DPD
LT13	Playspace Allocations	Low	Yes	Replace - Site Allocations DPD
LT14	Public, Private, Educational and Institutional Playing Fields, Parks etc.	Low	Yes	Merge Within Generic DC Policies DPD
LT15	Amenity Open Space	Low	Yes	Merge Within Generic DC Policies DPD
LT16	Dual Use of Education Facilities	Low	Yes	Merge Within Generic DC Policies DPD

Policy Number	Title	Frequency of Use [∞]	Conforms With Structure Plan [⌘]	Future Intentions [∅]
PS1	Health and Welfare	Low	Yes	Replace - Site Allocations DPD
PS2	Provision and Improvement of Community Centres and Village Halls	Low	Yes	Merge Within Generic DC Policies DPD
PS3	Protection of Community Centres and Villages Halls	Not Used	Yes	Merge Within Generic DC Policies DPD
PS4	Pre-School Playgroups and Day Nurseries	Low	Yes	Merge Within Generic DC Policies DPD
PS5	Nursery Education Facilities	Low	Yes	Merge Within Generic DC Policies DPD
PS6	Primary School Allocations	Low	Yes	Replace - Site Allocations DPD
PS7	Further and Higher Education Facilities	Low	Yes	Replace - Site Allocations DPD
PS8	School and Playing Fields Allocations	Not Used	Yes	Not To Replace
PS9	Social and Community Use Allocations	Not Used	Yes	Not To Replace
PS10	Chorley Town Hall Extension	Not Used	Yes	Replace - Town Centre Action Area and Retail and Leisure Policies DPD
PS11	Cemeteries	Low	Yes	Replace - Site Allocations DPD
PS12	Utility Services Developments	Medium	Yes	Replace - Generic DC Policies DPD
PS12A	Hazardous Installations	Not Used	Yes	Replace - Generic DC Policies DPD
PS12B	Development Located Near Hazardous Installations	Not Used	Yes	Replace - Generic DC Policies DPD
PS13	Travelling Showpeople	Not Used	Yes	Replace - Generic DC Policies DPD
PS14	Gypsies and Other Travellers	Not Used	Yes	Replace - Generic DC Policies DPD & Site Allocations DPD (if a site or sites are allocated)
PS15	Churches and Related Uses	Not Used	Yes	Replace - Site Allocations DPD (if required)

Notes

[∞] Policy use in determining planning applications reported to Development Control Committee, April 2002 - March 2006

(High = 50 and above, Medium = 20-49 and Low = 1-19)

[⌘] Where Local Plan Policies are not in conformity with the adopted Joint Lancashire Structure Plan Policies in the latter document are being used instead

[∅] Current intentions of whether & how to incorporate policy in Local Development Framework Development Plan Document (may be subject to change)

APPENDIX B

LANCASHIRE COUNTY COUNCIL

ADOPTED CHORLEY BOROUGH LOCAL PLAN

STATEMENT OF NON-CONFORMITY WITH THE ADOPTED JOINT LANCASHIRE STRUCTURE PLAN 2001-2016

In accordance with the requirements of Section 35(c) of the Town and Country Planning Act 1990, Lancashire County Council has considered the Adopted Chorley Borough Local Plan, August 2003, in relation to the policies of the Adopted Joint Lancashire Structure Plan 2001-2016. It is considered that certain policies of the Adopted Chorley Borough Local Plan are not in general conformity with the Replacement Joint Lancashire Structure Plan 2001-2016.

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PRESTON

POLICIES THAT ARE NOT IN GENERAL CONFORMITY WITH THE ADOPTED JOINT LANCASHIRE STRUCTURE PLAN 2001 – 2016 (JLSP)

Adopted Chorley Borough Local Plan Policy Reference	
GN1 – Settlement Policy – Main Settlements	<p>Policy 2 of the JLSP identifies Principal Urban Areas and Main Towns. Chorley is defined as a 'Main Town'. Policy 4 of the JLSP identifies Adlington as a Key Service Centre/Market Town. Other settlements in Chorley are subject to the provisions of Policy 5.</p> <p>GN1 refers to Adlington, Chorley Town, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton, Whittle-le-Woods, Feniscowles and Horwich as being 'Main Settlements'.</p> <p>GN1 is not considered to conform to Policies 2, 4 and 5 of the JLSP because it does not differentiate the scale of development that would be appropriate in each settlement.</p>
DC2 – Development in the Area of Other Open Countryside	<p>JLSP Policy 5 allows limited development of new buildings for employment generating uses in the countryside outside villages and other settlements.</p> <p>C2 makes no reference to this and consequently does not conform to the JLSP.</p>
EP2 – County Heritage and Local Nature Reserves.	<p>Policy 21 of the JLSP states that where in exceptional circumstances unavoidable loss or damage to a site or feature or its setting is likely as a result of a proposed development, measures of mitigation and compensation will be required to ensure that there is as a minimum, no net loss.</p> <p>EP2 states "...planning conditions or agreements may be used..." rather than 'will'. As a result it does not conform to the JLSP.</p>
EP23 – Energy from Renewable Resources	<p>Policy 25 of the JLSP provides a balanced approach to renewable energy development that facilitates the development of renewable energy whilst ensuring the protection of Lancashire's landscapes and other environmental interests.</p> <p>EP23 fails to provide a balanced approach to development weighing up the wider benefits of development in terms of contribution to targets and also the wider environmental, social and economic benefits. EP23 does not therefore conform to the JLSP in respect to this Policy.</p>
EP24 – Wind Farms	<p>Policy 25 of the JLSP provides a balanced approach to renewable energy development that facilitates the development of renewable energy whilst ensuring the protection of Lancashire's landscapes and other environmental interests.</p> <p>EP24 fails to provide a balanced approach to development weighing up the wider benefits of development in terms of contribution to targets and also the wider environmental, social and economic benefits. EP24 does not therefore conform to the JLSP in respect to this Policy.</p>

<p>HS1 – Housing Allocations</p>	<p>Policy 12 of the JLSP establishes a housing requirement for Chorley 2001-2016 of 4,710 dwellings. Policy 12 requires an annual housing provision 2001-2006 of 485 dwellings and 2006-2016 of 230 dwellings. These levels, which provide for household change and exclude provision for clearance replacement dwellings, should be regarded as maximum requirements.</p> <p>JLSP Policy 12 also gives priority to the re-use of brownfield sites for housing in preference to greenfield sites. Table 1 of JLSP Policy 12 indicates that no additional greenfield sites are required to provide for household change.</p> <p>The Local Plan makes a total provision of 6857 dwellings that is based on the previous structure plan provision of 6300 dwellings. HS1 allocates 1,592 dwellings, which contributes towards meeting the provision. These allocations include greenfield sites.</p> <p>HS1 does not conform to the JLSP in these respects.</p>
<p>EM1 - Employment Land Allocations</p>	<p>JLSP Policy 14 identifies a provision of 60 hectares of business and industrial land for the period 2001-2016 (30 hectares of which is outside of the Royal Ordnance site, Euxton Strategic Location for Development). JLSP Policy 17 states that the local authorities will need to assess the proportion of land, set out in JLSP Policy 14, which is should be allocated to office development (Use Class B1a).</p> <p>EM1 allocates 42.46 hectares of employment land to meet a requirement identified in the previous structure plan of about 80 hectares. This represents an over supply of land in relation to the JLSP provision. Furthermore, EMP1 does not quantify the amount of land allocated specifically for office development.</p> <p>In respect of site EM1.9, Policy 16 of the JLSP establishes a hierarchy for town centres in relation to retail, entertainment and leisure development. Outside of those centres retail development must be located in accordance with the sequential approach and it must not significantly harm, alone or in combination with other proposed development, the vitality and viability of any town centres, district centres, local centres or the overall shopping and leisure provision in small towns and rural areas within or adjoining Lancashire.</p> <p>EM1.9 is located outwith a defined town centre and is not therefore considered in the context of the retail, entertainment and leisure hierarchy.</p> <p>Also in respect of site EM1.9, JLSP Policy 18 operates so as to direct major hotel development most appropriately within town centres or coastal resorts. Policy 18 does however state that exceptionally major new hotels may be located elsewhere where a need can be demonstrated, and the site is accessible by public transport. In demonstrating a need it is necessary to indicate that</p>

	<p>it cannot be met in i) town centres or, if a town centre site is not available, on the edge of town centres; or ii) in coastal resorts.</p> <p>EM1.9 is located outwith both a town centre and a coastal resort. Furthermore, EM1.9 is not accessible by public transport. There is no evidence of need.</p> <p>The Policy does not therefore conform to the JLSP.</p>
EM1A - Regional Investment Site at Royal Ordnance	<p>JLSP Policy 15 allocates land at Royal Ordnance Euxton primarily for high quality generic manufacturing uses and knowledge based industry.</p> <p>EM1A does not specifically include this requirement.</p>
TR8 – Parking Provision Levels	<p>The adopted Parking Standards are maximum standards that should be met. TR8 operates parking standards adopted by the Council, via Appendix 3, which are now obsolete.</p>
TR16 – Cycle Facilities	<p>The adopted parking standards require developments to provide 1 space per 10 car spaces and for developments employing 30 or more full or part time staff long stay covered secure cycle parking.</p> <p>TR16 states that cycle parking facilities are to be provided in town centres, shopping centres, at railway stations and public buildings. The adopted parking standards, which are not referred to in TR16 relate to all development.</p> <p>This does not conform with the JLSP which sets a minimum level that should be met.</p>
TR18 – Provision for pedestrians and Cyclists in New Development	<p>The adopted parking standards require developments to provide 1 space per 10 car spaces and for developments employing 30 or more full or part time staff long stay covered secure cycle parking.</p> <p>TR18 operates parking standards adopted by the Council, via Appendix 3, which are now obsolete.</p>
SP1 – Locations for Major Retail Development	<p>JLSP Policy 16 defines Chorley as a Tier 2 centre. Development therein is required to be consistent with the scale and function of the centre. Furthermore, it states that retail, entertainment and leisure development must not significantly harm, alone or in combination with other proposed development, the vitality and viability of any town centres, district centres, local centres or the overall shopping and leisure provision in small towns and rural areas within or adjoining Lancashire.</p> <p>SP1 only considers vitality and viability of other centres in relation to sites that are not in, or on the edge of Chorley Town Shopping Centre, District or Local Centres as shown on the proposals map. It should relate to these centres also. SP1 does not therefore conform to the JLSP.</p>
SP2 – Retail Allocations	<p>JLSP Policy 16 establishes a retail hierarchy. It states that retail, entertainment and leisure development must not significantly harm, alone or in combination with other proposed development, the vitality and viability of any town centres, district centres, local centres or the overall shopping and leisure provision in small towns and rural areas within or adjoining Lancashire.</p>

	<p>SP2 does not state that development at the two identified sites will take account of these various factors. SP2 does not therefore conform to the JLSP.</p>
<p>LT1 – Major Tourism and Leisure Development</p>	<p>JLSP Policy 16 defines Chorley as a Tier 2 centre. Development therein is required to be consistent with the scale and function of the centre. Furthermore, it states that retail, entertainment and leisure development must not significantly harm, alone or in combination with other proposed development, the vitality and viability of any town centres, district centres, local centres or the overall shopping and leisure provision in small towns and rural areas within or adjoining Lancashire.</p> <p>LT1 only considers vitality and viability of other centres in relation to sites that are not in, or on the edge of Chorley Town Shopping Centre. It should relate to these centres also. LT1 does not therefore conform to the JLSP.</p>
<p>LT2 – Leisure Allocations</p>	<p>JLSP Policy 16 defines Chorley as a Tier 2 centre. Development therein is required to be consistent with the scale and function of the centre. Furthermore, it states that retail, entertainment and leisure development must not significantly harm, alone or in combination with other proposed development, the vitality and viability of any town centres, district centres, local centres or the overall shopping and leisure provision in small towns and rural areas within or adjoining Lancashire. In respect of LT4 refer to the commentary above that relates to EM1. Site LT4/EM1.9 does not conform to the JLSP.</p>