



Report of	Meeting	Date
Director of Development, Preston City Council	Central Lancashire Strategic Planning Joint Advisory Committee	26 November 2015

CENTRAL LANCASHIRE CORE STRATEGY MONITORING REPORT 2014 -2015

PURPOSE OF REPORT

1. To advise members of the Joint Advisory Committee on monitoring the delivery of key performance indicators as set out in the Central Lancashire Core Strategy.

RECOMMENDATION(S)

2. The Joint Advisory Committee is recommended to note the contents of this report.

EXECUTIVE SUMMARY OF REPORT

3. This report is accompanied by the annual Central Lancashire Core Strategy monitoring report. The monitoring report covers the period April 2014 – March 2015 and reports on progress in delivering against Core Strategy policies. There have been policy changes nationally that may affect the ability to deliver against policies in the future and these are indicated below. They will, however, be formally reported in future monitoring reports and are not referred to in this year's monitoring report. Similarly there will be development that has taken place since April 2015 that is not reported in the Core Strategy Monitoring Report and it is important to keep in mind the period that the report covers. This is particularly important in the context of City Deal, which has different monitoring periods and reporting requirements.

REASONS FOR RECOMMENDATION(S)

4. To advise member of the Joint Advisory Committee on delivery of the Central Lancashire Core Strategy.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

5. N/A

BACKGROUND

6. The Town and Country Planning (Local Planning) (England) Regulations 2012 set out the monitoring requirements in relation to local plan documents that have been prepared. Local planning authorities must publish information at least annually that shows, amongst other matters, how the implementation of policies in the plan is progressing. Regulation 34 sets out what information the reports must contain, although the planning practice guidance indicates that there is other useful information that can be set out in monitoring reports. The annual monitoring report enables communities and interested parties to be aware of progress and local planning authorities can also use it to determine whether there is a need to undertake a partial or full review of the Local Plan.
7. The Central Lancashire Core Strategy has a monitoring framework set out at Appendix D. This monitoring report is the third report prepared since the Central Lancashire Core Strategy was adopted in 2012 and sets out progress against the monitoring framework. Members will be mindful that the monitoring report covers the period April 2014 – March 2015. There have been changes to government policy, made after March 2015, which may impact on the ability to implement some policies in the Core Strategy in the current and future years. While these are highlighted in this report, they will be reported formally in the next monitoring report covering April 2015 – March 2016.
8. Members will also be mindful that the report addresses specific measures so in some cases there will be timelags between actions taken by the Councils in relation to the delivery of policies and implementation of schemes on the ground. This is particularly true of housing completions and employment land take up where Councils can grant planning permission in a timely fashion but the actual delivery of housing or take up of employment land is dependent on a wide range of factors that are outside the Councils' control.

COMMENTS ON THE MONITORING REPORT

Below are comments on specific sections of the monitoring report.

Value of Developer Contributions

9. The 2014-15 year is the first full year after adoption of the Community Infrastructure Levy in September 2013. The experience nationally is that CIL receipts have tended to be low in the first years after introduction by a local authority as a result of the timescales for when development becomes liable for CIL as set out in regulations.
10. Planning obligation contributions made under S106 of the Town and Country Planning Act 1990 continue to be available but are limited to a maximum of five contributions, entered into since 6th April 2010, in relation to any infrastructure that is not on the CIL Regulation 123 list. A recent planning appeal decision at Fylde has indicated the constraints that are placed on generic, tariff style contributions relating to types of infrastructure. In that case, which was considered by the Secretary of State, LCC education had sought a generic contribution to provide school places to meet need arising from the development. Before determination of the appeal, transitional arrangements protecting local authorities that did not have a CIL in place from being caught by the contributions limit came to an end. The consequence of this was that the 5 contributions limit since April 2010 could have been breached. The Secretary of State accepted a specific planning obligation undertaking that set out the schools for which the funding towards primary school provision would be targeted.
11. There can be significant gaps between the collection of S106 contributions and spend on the infrastructure necessary to make development acceptable. This is particularly the case where a major piece of infrastructure may need contributions from a number of developments, which are delivered over different timescales. Contributions may be received from earlier developments and have to be held while awaiting contributions from later schemes.

Additional Dwellings and Affordable Housing

12. Overall targets have been met or exceeded. However, the government introduced a national minimum threshold of 10 dwellings in the Planning Practice Guidance, initially in November 2014 and revised in February and March 2015. This applied to all areas except designated rural areas, including national parks and areas of outstanding natural beauty, as described in the Housing Act 1985 so the 10 dwelling threshold applies to the three Central Lancashire authorities.
13. This affected Policy 7 of the Core Strategy, which apart from rural exception sites sets a threshold of 15 dwellings or, more critically, 5 dwellings in rural areas. The effect of the national policy change would be that in rural areas developments of between 6 and 10 dwellings, which under the CS Policy would have to make a contribution to affordable housing, would become exempt and, therefore, the CS policy would not be consistent with national policy. Legal advice sought at the time was that while this would not render the CS unsound, it would reduce the weight that could be afforded to Policy 7 in determining planning applications.
14. The government was successfully challenged in the High Court in a Judicial Review case brought by West Berkshire and Reading Councils with judgment handed down on 31st July 2015. However, the government has been given leave to appeal. This is not expected to be heard in the Court of Appeal earlier than March 2016. Until such time as the courts rule that the government's policy is lawful then Policy 7 can continue to be applied but there is a risk that it will be overtaken by national policy at some stage.

Improving Community Health

15. Policy 23 of the Core Strategy requires a Health Impact Assessment (HIA) on all strategic development proposals on strategic sites and locations (as indicated in Policy 1). The target set out in the monitoring framework is to undertake HIA for major planning applications on Strategic Sites and Locations, with outcomes implemented.
16. Unlike Environmental Impact Assessment, there is no statutory basis for preparing a HIA, nor is there any formally prescribed methodology for preparing one. Where they are produced it is often in conjunction with EIA and the latest revised EU EIA Directive (2014/52/EU) includes requirements to consider the direct and indirect significant effects of projects on 'population and human health' and the interaction with other factors listed, such as biodiversity, climate, and the landscape. It also requires consideration of the risks to human health due, for example, to accidents or disasters. While Preston has a specific HIA for the North West Preston Strategic Location, which was prepared as part of the masterplanning process, specific health issues are addressed in environmental impact assessments prepared in connection with planning applications for major development as defined in the development management procedure order.

Planning to adapt to climate change

17. The monitoring report sets out progress on delivery against Policy 27 of the Core Strategy. That policy includes a provision that all new dwellings will be required to meet Code for Sustainable Homes Level 6 from January 2016.
18. Following a fundamental review of technical housing standards, the government has withdrawn the Code for Sustainable Homes, aside from the management of legacy cases. For reasons that were reported to the last JAC meeting local planning authorities can no longer apply an equivalent standard to Code Level 6, although they can apply equivalents of Code Level 4 requirements in respect of energy efficiency and water efficiency where there is already a local plan policy in place and until such time as Section 1 of the Planning and

Energy Act 2008 is amended, to the extent that it will no longer apply to dwelling houses, under S43 of the Deregulation Act 2015.

19. To date there have been three commencement orders made bringing various sections of the Deregulation Act into effect but none of them include S43. A policy requirement equivalent of Code Level 4 as indicated above, therefore, still applies.

CONCLUSIONS

20. The implementation of Core Strategy policies is being achieved but as indicated above there are a number of national policy changes that may affect the future ability of the Central Lancashire authorities to deliver against policies.

Report Author	Ext	Date	Doc ID
Mike Molyneux	01772 906703	November 2015	***

Central Lancashire Local Development Framework

Central Lancashire Core Strategy Monitoring Report

Covering the period April 2014 – March 2015



Contents

Introduction	3
1. Provision of housing developments by location	3
2. Value of Developer Contributions Collected (and spent on infrastructure priorities)	4
3. Changes to Road Traffic Congestion.....	5
4. Net Additional Dwellings Completed.....	7
5. Affordable Housing	7
6. Employment Land Take-up.....	8
7. Working Age Population Qualified to NVQ Level 4 or higher.....	9
8. Number of Heritage Assets at Risk.....	10
9. Higher Quality Building Design	10
10. Amount of Sport, Recreation and Informal Open Space lost to other uses.....	11
11. Change of areas of biodiversity importance.....	12
12. Improving Community Health.....	12
13. Planning to Adapt to Climate Change.....	13
 Appendix One	
Monitored Policies of the Adopted Central Lancashire Core Strategy	14

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 third 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. of dwellings completed	% of dwellings completed	
Preston/South Ribble Urban Area	706	39%	48
(Within Strategic Sites and Locations)	(23)	(1%)	(25)
Buckshaw Village	249	13%	10
Key Service Centre	379	21%	25
Urban Local Service Centre	293	16%	9
Rural Local Service Centres and elsewhere	195	11%	8
Total	1822	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 640 dwellings since the 2013/14 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.

Over the three year monitoring period (2012/13 – 2014/15), the majority of all housing developments have occurred within the Preston/ South Ribble Urban Area (31% in total) as envisaged by the Central Lancashire Core Strategy (see table below). However, only 1% of development overall has been within the Strategic Sites and Locations. This is expected to increase rapidly in the coming years with the help of City Deal securing necessary strategic infrastructure. This is supported by the fact that a number of

developers are currently on site in strategic locations such as North West Preston. A higher percentage of development than envisaged by the Core Strategy has occurred across the three year period in Buckshaw Village (24% of all development) due to higher than expected completion rates because of the attraction of this centrally located site within the housing market. Group 1 within Buckshaw Village is now being developed for housing and mixed uses including a school. There is expected to be a slowdown particularly in South Ribble over the next few years as virtually all the sites within South Ribble on Buckshaw have been built. Development within Key Service Centres, Urban Local Service Centres and Rural Local Service Centres and elsewhere has generally been in line with the proportion of development envisaged in those locations by the Core Strategy.

Location of all housing completions across the three authorities between 2012/13 and 2014/15:

	Total dwellings Completed 2012-2015	%	Central Lancashire target
Preston/ S Ribble Urban area	1225	31%	48%
*(within strategic sites and locations)	(50)	(1%)	(25%)
Buckshaw Village	963	24%	10%
Key Service Centre	898	22%	25%
Urban Local Service Centre	472	12%	9%
Rural Local Service Centres and elsewhere	454	11%	8%
Total	4012	100%	100%

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 £518,846.63 income was collected from S106 contributions. £0.00 spent during the monitoring period (2014/15)	£160,249.04 was collected, £0.00 was spent during the monitoring period (2014/15)	S106 collected - £726,970	CIL collected - £471,970 Nothing has been spent on the infrastructure priorities on the 123 list.	During this monitoring period, the total S106 contributions collected was £1,131,105.92. The total amount of S106 contributions spent on capital projects in the same year was	£802,133.71 was collected, £558,333.83 was sent to LCC to be spent on items on the 123 list, and £2816.53 sent to Barton Parish Council

				£226,674.18.	
2013/14 figure collected: S106 =£750,682.72 CIL = 0.00	2013/14 S106 = 0 CIL =£580,450 2012/13 figure collected: S106 = £363,000 CIL = 0.00	2013/14 figure collected: S106 = £384,669.43 (of which £45,581.13 was spent on capital projects) CIL = £0.00 2012/13 figure collected: S106= £1,902,326 CIL = 0.00			

During the monitoring year Chorley Council paid Coppull Parish Council for their portion of the CIL monies received from the development of the former Discover Leisure Site, Coppull. During the monitoring year Preston City Council sent Lancashire County Council £558,333.83 of collected CIL monies to be spent on items on the 123 list, and paid Barton Parish Council £2816.53 for their portion of the CIL monies received for development within their parish council area. In South Ribble, CIL monies were only received in the last quarter of the financial year. Since the end of the monitoring period, South Ribble Council has paid some of the CIL monies received over to the relevant parishes. This will be reported in detail in the next Monitoring Report.

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
2015	22322	30996	23421	*	21816	28120

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 Brownedge 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

*This location is no longer monitored.

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
2015	9212	5850	20370	13410	18602	7709

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
2015	22660	37590	22123	16456	12149	27462

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 Grove
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.

The Central Lancashire Highways and Transport Masterplan (March 2013) represents Lancashire County Council's priorities for future investment in highways and transport across Central Lancashire and a delivery programme to 2026 which will see new road space built, public transport prioritised across key corridors into Preston and between Leyland and Chorley, and public realm improvements in city, town and local centres.

4. Net Additional Dwellings Completed

Related Policy: Policy 4: Housing Delivery

Authority	Housing Completions 2014-15	Target
South Ribble	486	417
Chorley	723	417
Preston	613	507
Total	1,822	1,341

Source: Housing Land Monitoring Database

The number of dwellings completed in all three authorities is 481 units above the target of 1,341 set in the Core Strategy. The dwelling completion targets are exceeded in each authority for the first time since monitoring commenced in 2012.

Over the three year monitoring period only Preston on average has had a shortfall of completions of 25% which is above the trigger to require contingencies. Data from last year's monitoring period does however highlight a significant upturn in completions within the authority (21% above the target). The pattern of increased completions is expected to continue as sites such as Cottam and North West Preston allocated through the adopted Local Plan come forward/ continue development.

The Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City and South Ribble Borough Council area) and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the period to 2024.

5. Affordable Housing

Related Policy: Policy 7: Affordable Housing

Authority	Affordable Housing Completions 2014-15	Target
South Ribble	97	30
Chorley	165	50
Preston	114	46
Total	376	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 increased by 154 units in this monitoring period compared to last year with the above table highlighting that all councils have significantly exceeded the target set in the Core Strategy. Preston had 16 new build intermediate for sale houses and the remainder delivered through registered providers. The total of 376 affordable dwellings delivered across Central Lancashire exceeded the Core Strategy overall target of 126 dwellings by 250 dwellings.

6. Employment Land Take-up

Related Policy: Policy 9: Economic Growth and Employment

Authority	Employment Land Take Up 2014-15	Total Take-up Since 2009	Target
South Ribble	0.0ha	27.92ha	223.5ha
Chorley	1.81ha	22.24ha	112 ha
Preston	0.48ha	22.88ha	118.5ha
Total	2.29ha	73.04ha	454ha

Source: Employment Land Monitoring Database

Although employment land take up has fallen significantly below the Core Strategy target 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, the development of an Inward Investment Plan which aims to promote and increase inward investment in Chorley and bringing forward key employment sites allocated in the Chorley Local Plan. 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. Although there was no take-up in South Ribble during this financial year, several employment sites received planning permission during the monitoring period and have since commenced development. It is therefore anticipated that take-up will be much higher next year.

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

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
17,500 or 25.8%	28,800 or 40.8%	19,800 or 21.8%	30.9%

Source: ONS National Statistics / Nomis 2013 Crown Copyright

In terms of education and skills monitoring the Core Strategy aims to achieve a performance better or equal to the regional average. According to recent statistics a higher proportion of the working-age population in Chorley are qualified to NVQ level 4 or higher than the region as a whole. The comparable figures for South Ribble and Preston are significantly below the regional average.

Although Preston and South Ribble figures are below the regional average for the current monitoring year, none of the three authorities have been consistently lower than the regional average for three years running to trigger a requirement for any contingencies.

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	Emmanuel Church, Brook Street (Category C) Church of St George the Martyr, Georges Road (Category C) Preston 7th Day Adventist Church (Category F)

Source: Historic England 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 Better's Farm. In Preston, the Preston 7th Day Adventist Church, Avenham Lane remains on the Heritage at Risk Register, whilst the Harris Institute has been removed from the list as work has been completed. The Church of St. Emmanuel and St George the Martyr have both been added to the list due to being places of worship despite only being Grade II listed buildings.

9. Higher Quality Building Design

Related Policy: Policy 17: Design of New Buildings

All developments in Chorley are considered against the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. In addition, policies included in the Built and Natural Environment section of the Chorley Local Plan, including BNE1: Design Criteria for New Development ensure that high design quality is achieved. Chorley has not used Building for Life (BfL) for any schemes for a number of years.

All housing developments in Preston have been considered against the design policy criteria in the Adopted Design SPD which uses the principles set out in the BfL standard (originally launched in Sep 2012 and recently updated in Jan 2015 - this is called Building for Life 12 - BfL12). Preston uses the BfL scheme for all major developments, not just those over 5 ha.

All housing developments in South Ribble have been considered against the the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. As well as this,

developments are also considered against policy G17 of the South Ribble Local Plan (adopted July 2015). South Ribble has not used Building for Life for any schemes for several years.

Due to changes in the BFL Scheme the target in Indicator 9 is now out of date and needs re-wording.

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 1.32ha of open space lost for housing use at one site. However a S106 agreement was put in place for payments made to be used to improve adjacent and nearby areas of open space as a result.	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.

Over the last monitoring year there was a loss of 1.32ha of open space in South Ribble however S106 agreements secured improvements in adjacent and nearby open spaces. There has been no loss of sport, recreation and informal open space in Chorley. 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.

Over the three year monitoring period the only loss of green infrastructure/sport and recreation space was 0.67ha in Chorley, and 1.32ha in South Ribble. The loss of open space to other uses in Chorley (during 2012/13) was related to three sites. In all cases it was considered that the loss of open space would not have a detrimental impact and contributions were secured for the improvement of other existing open space in the locality which mitigated the losses.

11. Change of areas of biodiversity importance

Related Policy: Policy 22: Biodiversity

South Ribble	Chorley	Preston
An LCC review of biological heritage sites took place to take into account new information that had become available about existing BHS's. This resulted in very minor changes to a couple of biological heritage site boundaries	There have been no net losses in areas designated for their environmental value in Chorley during this monitoring period. The Council would be informed of any changes by the County Council (local sites) and Natural England (regional, national and international sites).	There has been an addition of one small site in Preston during this monitoring period.

The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. Over the last three year monitoring period there have been no losses in areas of biodiversity importance across the three authorities. During the last monitoring year there was however an addition of one small site in Preston in the area of biodiversity importance. The Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document) SPD (July 2015) provides guidance on the interpretation and implementation of the relevant Central Lancashire policies on biodiversity and sets out what is required as part of the planning process. This includes guidance in relation to ecological networks.

12. Improving Community Health

Related Policy: Policy 23: Health

South Ribble	Chorley	Preston
No applications relating to Strategic Sites/locations in South Ribble were received in this monitoring period	No applications were received that require an HIA in this monitoring period	A HIA was 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. Over the three year monitoring period Preston is the only authority to have carried out one HIA for the North West Preston Strategic Location.

13. Planning to Adapt to Climate Change

Related Policy: Policy 27: Sustainable Resources and New Developments

All new housing developments meet the Code for Sustainable Homes standards level 4 in South Ribble in line with policy and very good of BREAM for non- residential. All housing developments to 31 March 2015 have met the Code for Sustainable Homes standards in Chorley in line with Core Strategy policy 27. During the current monitoring period Preston City Council required that all new 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. Within the monitoring period only 2 permissions in Preston were granted at code level 3; one of these was due to a pre January 2013 agreement that code level 3 was acceptable and the other due to HCA funding constraints. Across the three year monitoring period no one authority has fallen below the trigger of more than 5% of developments failing to meet the required standards and therefore no contingencies measures are required.

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**