



Annual Monitoring Report 2008/09

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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

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1. EXECUTIVE SUMMARY

- 1.1 This is the fifth Annual Monitoring Report (AMR) produced by Chorley Borough Council covering the period from April 2008 to March 2009. The AMR is a statutory requirement under the Planning and Compulsory Purchase Act 2004.
- 1.2 The indicators used and the method employed to collect the indicators have not been changed from previous AMRs. This has allowed the Council to maintain the consistency of the statistical data that constitutes the evidence base. Following a brief introduction, a contextual chapter gives a spatial portrait of Chorley Borough in 2008/09.
- 1.3 A good practice guide on preparing the Local Development Framework Annual Monitoring Report (AMR) was produced by the ODPM in March 2005 and contains advice on both structure and format. The good practice guide states that AMRs should assess the previous year (1st April to 31st March) and should:
- Review actual progress in terms of local development document preparation against the timetable and milestones in the local development scheme;
 - Assess the extent to which policies in local development documents are being implemented;
 - Assess where policies are not being implemented, explain why and to set out what steps are to be taken to ensure that the policy is implemented; or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies in local development documents and whether they are as intended; and
 - Set out whether policies are to be amended or replaced.
- 1.4 Monitoring, evaluation and review is an essential and integral part of the plan making process and is the means by which the Council establishes what is happening now and what is likely to happen in the future. It also checks whether the policies in the adopted Plan are being applied as intended.

Key Characteristics

- 1.5 **The key characteristics of the Borough in 2008/09 are:**
- The Borough ranks 188 out of 354 local authorities in terms of overall deprivation with 1 being the most deprived.
 - DCLG and Home Office figures show a crime rate below country, regional and national averages.
 - In September 2009 the unemployment rate was lower than the regional and national rates at 3.1% despite rising by 1.2% in the previous 12 months.
 - The population of the Borough is increasing but at a slower rate than in previous decades and has now reached approximately 104,800.
 - The distribution of population has changed little over the last decade. Rural areas have increased in population while small towns have decreased. Chorley town has remained at about the same level.
 - A higher proportion of the Borough's residents are of working age compared to regional and national figures.
 - The Borough has few problems in terms of the environment; the condition of the two Sites of Special Scientific Interest (SSSI) is in favourable condition and two areas near Croston remain as flood warning areas.
 - Recycling rates remain the highest in Lancashire whilst total household waste (including that recycled) is consistently low.
 - Average household income is higher than county and regional averages at £37,000, however, only 48% of those in employment work within the Borough. Work-place based earnings show that median weekly earnings are below regional and national levels.
 - House prices increased from 2007 to 2008 but at a slower rate than in the previous five years. The average house in the Borough cost £168,664 in 2008.

1.6 *People and Housing*

In relation to people and housing the key characteristics of the Borough are:

- The net number of new homes created in the year was 355 of which 75% were within the Borough's main settlements, 79% were on previously developed land and 84% were non-detached properties.
- Completed dwellings were constructed at an average density of 31.4 per hectare.
- It is estimated that over the period 2003 – 2010 2,717 dwellings will be completed, 202 below the Regional Spatial Strategy requirement over the same period.
- There are 5.82 years supply of deliverable housing within the Borough.
- 39 affordable housing units were recorded as complete during the monitoring period.

1.7 *Economy*

The key characteristics of the Borough's economy are:

- A total of 4,422 sqm of employment floor space has been provided in the borough during the monitoring period.
- 90% of employment development was provided on previously developed land.
- There is 69.30 hectares of land available for business and industrial development.
- Seven small employment sites have been lost to other uses during the monitoring period.
- There have been 8 sites previously in employment use that have been redeveloped for employment re-use.
- There has been one major retail development permitted at the Southern Commercial Area, Buckshaw.
- The occupancy rate for retail space in Chorley town centre has been high with only 7.6% of shop units vacant.
- In district, neighbourhood and local centres ground floor vacancies were at a rate of 13.8%.

1.8 *Transport*

The key characteristics of the Borough in terms of transport are:

- Of the 93.4% of dwellings built in the year are within 30 minutes public transport travel time of all six basic services (GP, hospital, primary school, secondary school, employment and retail centres).
- 100% of residential developments completed in the year are within 400 m of a bus route or 800 m of a train station.
- In the monitoring period 100% of non-residential developments met the RSS car-parking standard.

1.9 *The Environment and Built Heritage*

The key characteristics of the Borough in relation to the environment and built heritage are:

- No planning applications were approved contrary to the advice of the Environment Agency on either flood risk or water quality grounds.
- Of 123 biological heritage sites, geological heritage sites and local nature reserves in the Borough 4 have been adversely affected by development.
- The council is unaware of any renewable energy generation schemes completed in the monitoring period.
- Only 1% of planning approvals in the green belt were advertised departures from the local plan and 99% of protected open space has been safeguarded from development.
- Three of the Borough's grade I and II listed buildings remain on English Heritage's risk register (Bank Hall, Buckshaw Hall, Houghton Great Barn and Lower Burgh Hall) although two have had their priority category reduced in the last year.

1.10 *Services, Leisure and Tourism*

In terms of services, leisure and tourism the key characteristics of the Borough are:

- There has been 1,912 sq m of office floorspace completed in the year.
- There have been 132 sq m of financial service offices and 162 sq m retail floorspace completed during the year. No leisure facilities were completed during the monitoring period.

- The total amount of green space managed to green flag standard is 329.9 hectares (including Yarrow Valley Park) accounting for 37.4% of the 882 hectares of open green space in the Borough.

2. INTRODUCTION

- 2.1 This is the fifth Local Development Framework Annual Monitoring Report (AMR) prepared for Chorley Borough. Production of an AMR on an annual basis is a statutory requirement of the Planning and Compulsory Purchase Act 2004. The 2004 Act introduced major changes to the development plan system. The Borough is now required to produce a suite of Local Development Documents (LDDs) collectively called a Local Development Framework (LDF), rather than a single document (Chorley Borough Local Plan Review) as prepared under the previous legislation. The programme of work detailing the production of these documents is set out in the Council's Local Development Scheme (LDS).
- 2.2 The Chorley Borough Local Plan Review is still in force and its policies are still being used where they remain up to date and consistent with other plans and guidance. Over several years the Local Plan policies will be replaced or superseded by Local Development Framework policies brought forward in separate Local Development Documents. Future Annual Monitoring Reports will monitor the performance of these new policies. Until new policies are adopted the AMR will continue to refer to the saved Local Plan policies while at the same time building time-series data, and an evidence base, that will help to inform the future LDF policies. The AMR also provides an up to date snapshot of the progress on the Local Development Framework (LDF) against the Local Development Scheme (LDS) and identifies where changes may need to be considered.
- 2.3 Most of the data collected and referred to in this Report covers the period April 2008 to March 2009. Where figures for that year are unavailable the previous year's statistics have been used. In respect of charting the progress in producing the Local Development Framework documents, information up to December 2009 has been incorporated.

Format of the Annual Monitoring Report

- 2.4 Following this introduction there is a contextual chapter that paints a spatial portrait of the Borough in 2008/09. The purpose of contextual indicators is to provide a backdrop against which to consider the effects of policies and inform the interpretation of output and significant effects indicators. In short, they create a profile of the Borough. A total of 17 indicators have been used and are grouped into six categories: social, demographic, environmental, economic, and transport. In some cases considerable amounts of historic data has been collected to highlight both recent and long-term trends.
- 2.5 Chapter 4 covers existing local policies, the frequency of their use, their conformity with regional planning policy and the future intentions. During the preparation of the Local Development Framework existing Local Plan policies will be merged, integrated, replaced with the relevant Development Plan Document (DPD) policies, or not replaced at all. The chapter also reports on the progress made towards the production of DPDs and latest Supplementary Planning Documents (SPDs) against the time table set out in the Local Development Scheme – the annually produced programme for preparing Local Development Framework documents.
- 2.6 Chapters 5-9 have been arranged into themes that are derived from the output indicators included in the Planning and Compulsory Purchase Act. The main purpose of output indicators is to measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies. Authorities are required to monitor a set of local development framework core output indicators. As a consistent data source, the findings from these indicators can be used by regional planning bodies to build up a regional picture of spatial planning performance to inform the preparation of their annual monitoring reports. Authorities are also required to include local indicators, which monitor the outputs of policies not covered by the local development framework core output indicators. Chapters 5-9 relate to:
- People and Housing
 - The Economy
 - Transport

- The Environment and Built Heritage
 - Services, Leisure and Tourism
- 2.7 Each chapter contains the core output indicators, local output indicators and significant effect indicators for that topic. The significant effect indicators are not intended to measure individual policies or groups of policies, as the local and core output indicators are, but rather, to measure outcome that policies may have had some influence on (although a direct link cannot be made). For each significant effect indicator potential implications have been discussed.

3. SPATIAL PORTRAIT

- 3.1 Chorley Borough is located in the part of northwest England where southern Lancashire adjoins Greater Manchester. It is approximately 25 miles to the centre of Manchester and the large urban centres of Blackburn, Bolton, Wigan and Preston are all within a 12-mile radius. The Borough extends to about 205 km² (approximately 80 square miles). In the east of the Borough are sparsely populated upland areas forming part of the West Pennine Moors. On the lower slopes are stone built villages. The central part of the District between the M6 and M61 motorways is more built up, with the principal market and former mill town of Chorley and to the south the industrial/former mining townships of Adlington and Coppull. To the north and west of Chorley town are the settlements of Clayton-le-Woods, Whittle-le-Woods and Euxton, which have expanded considerably through suburban developments since the 1960s. The west of the Borough is typically lowland countryside, which becomes flatter further to the west as it becomes part of the Lancashire Plain. Here, red brick built villages are characteristic, the largest being Ecclestone and Croston.
- 3.2 The remainder of this chapter will paint the portrait of Chorley Borough using a palette of 17 contextual indicators. These cover the social, demographic, environmental, economic and transport characteristics of the Borough.

Social Issues

- 3.3 The Indices of Multiple Deprivation (IMD) 2007 place Chorley in an improved position compared to 2004, having moved 16 places up the rankings from 172nd most deprived to 188th most deprived, out of 354 local authorities across the country.

Table 3.1 (C1a): Chorley LSOAs in the 20% most deprived in the country (Source: *Indices of Deprivation 2007, CLG*)

Ward	Description	Rank (of 32,482 English LSOAs)	Bottom % Most Deprived Nationally
Chorley South West	Moor Road North/Eaves Green Road Area, Chorley	3586	11.04%
Clayton-le-Woods North	Clayton Brook North West	3783	11.65%
Chorley East	Area Between Stump Lane & Lyons Lane, Chorley	3909	12.03%
Clayton-le-Woods North	Clayton Brook North East	4374	13.47%
Chorley South East	East of Pall Mall/West of Pilling Lane Area, Chorley	4583	14.11%
Chorley North East	Thornhill Area - Botany Bay/Coltsfoot Drive, Chorley	4621	14.23%
Chorley South East	Chorley Town Centre East	4643	14.29%
Chorley East	Cowling/Eaves Lane South/Healey Nab Area, Chorley	6358	19.57%

Chorley Borough is one of the least deprived boroughs in Lancashire with only Ribble Valley, Fylde and South Ribble being less deprived. Nationwide the borough is ranked 188 out of 354 districts, 1 being the most deprived. (Source: *Indices of Deprivation 2007, CLG*)

However, the Borough's 'Local Concentration' of deprivation has increased and there are still 8 lower super output areas (LSOAs)¹ classed as being in the 20% most deprived of 32,482 areas in the country (see table 1). They are located in Chorley Town, mainly in the central, south-western and eastern areas, and Clayton Brook/Green. Chorley's Community Strategy 2007-2025 has a priority to reduce pockets of inequality in the Borough, with one aim being that there are fewer than eight neighbourhoods in the 20% most deprived nationally.

- 3.4 Violence against the person includes many types of incidents including wounding, common assault, harassment and homicides. Fortunately, figures (below) show that such crime is decreasing in Chorley Borough. Between 2004/05 and 2008/09 the occurrence of such crimes has fallen by over 30% from a rate of 18.5 to 12.5 per 1,000 population and has remained

¹ Super Output Areas (SOAs) are part of a statistical geography introduced in 2004. Each Lower Layer Super Output Area (LLSOA) consists of 1,000 to 2,000 residents and they rest within current ward boundaries.

consistently below the County, Regional and National average. (Source: *Crime in England and Wales 2008/9, Home Office*)

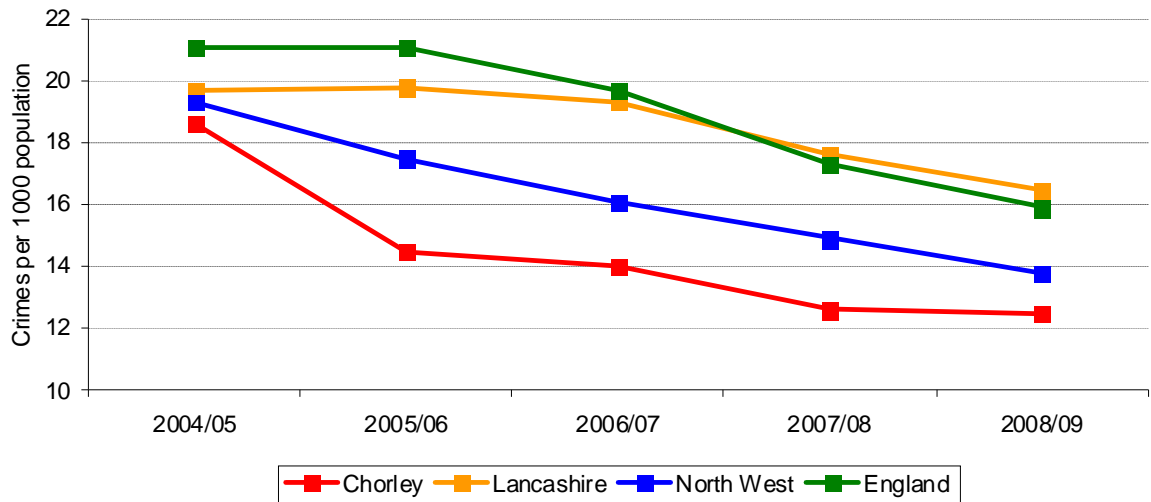


Figure 3.1 (C1b): Violence against the person crime rate per 1000 population (Source: *Crime in England and Wales 2008/9, Home Office*)

3.5 In September 2009 3.1% of the resident working age population of Chorley were claiming the Jobseekers Allowance unemployment-related benefit. This rate is lower than the regional (4.7%) and national (4.2%) average as shown in figure 3.2. Figure 3.2 shows that over the past 18 months the number of JSA claimants has increased at local, regional and national levels due to the global economic slump. Throughout this period the proportion of JSA claimants in the Borough has remained below the regional and national average. Recent figures show a slight decline in JSA claimants in the Borough. (Source: *Nomis - ONS claimant count with rates and proportions*)



Figure 3.2 (C1c): Total JSA claimants, September 2009 (Source: *ONS claimant count with rates and proportions*)

- 3.6 The proportion of the working-age population with the highest level educational qualifications is greater than the corresponding county and regional levels, but is lower than the proportion at national level. In 2008 27.3% of the working-age population were qualified to at least level 4, while county and regional levels were 24.6% and 25.8% respectively. The proportion of working-age population achieving level 4+ qualifications has risen by 4.8% since 2006.

Table 3.2 (C1d): Proportion of Working-Age Population Qualified to Levels 2+, 3+, 4+
(Source: Annual Population Survey, ONS)

	2006			2007			2008		
	% of working-age population qualified to at least level:								
	2+	3+	4+	2+	3+	4+	2+	3+	4+
Chorley	65.7	44.1	22.5	67.1	46.1	24.3	67.7	48.3	27.3
Lancashire	63.6	42.9	22.3	64.6	44.9	24.3	63.6	44.4	24.6
North West	63.6	43.9	24.9	64	44	25.4	64.2	44.2	25.8
England	63.4	45	27.2	64.1	46	28.3	64.6	46.5	28.7

Working-age population is all males aged 16-64 and all females aged 16-59.

People are counted as qualified to level 2 or above if they have achieved at least 5 GCSEs at grades A*-C or equivalent, i.e. O levels, CSE Grade 1s, two A/S levels, or any equivalent or higher qualification in the Qualifications and Credit Framework.

People are counted as qualified to level 3 or above if they have achieved either at least 2 A-levels at grades A-E, 4 A/S levels at grades A-E, or any equivalent or higher qualification in the Qualifications and Credit Framework.

People are counted as qualified to level 4 or above if they hold qualifications equivalent to NQF levels 4-8. Level 4-6 qualifications include foundation or first degrees, recognised degree-level professional qualifications, teaching or nursing qualifications, diplomas in higher education, HNC/HND or equivalent vocational qualifications. Level 7-8 qualifications include higher degrees and postgraduate level professional qualifications.

Demographic Structure

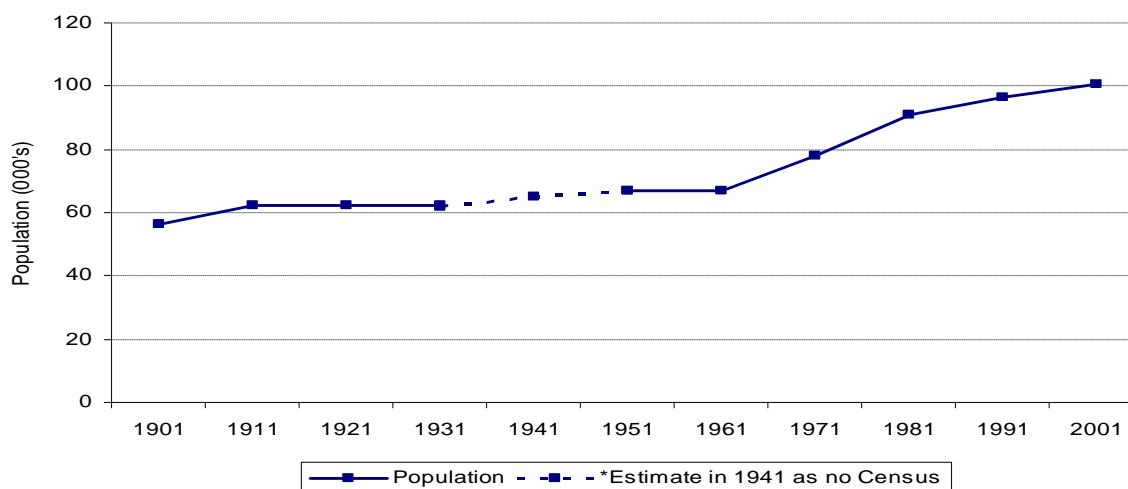


Figure 3.3 (C2a): Population of Chorley Borough 1901-2001 (Source: 1991 and 2001 Censuses of Population and Chorley Central Library)

- 3.7 The population of the Borough almost doubled in the last century increasing from 56,296 in mid 1901 to 100,449 in mid 2001 (figure 3.3) with the greatest increases in the second half of the century. Between 1991 and 2001 the population increased by 4.1% from 96,504 to 100,449. When compared to the two previous decades, the population of the Borough is increasing at a slower rate; this is also the case when compared to the average increase for England. (Source: 1991 and 2001 Censuses of Population and Chorley Central Library)
- 3.8 The Office for National Statistics (ONS) estimated that the total population of the Borough was 104,800 in mid-2008, an increase of 700 or 0.7% from the previous year. In the past 5 years to 2008 the population has increased by 2.7%. (Source: Mid-Year Population Estimates 2008, ONS)

3.9 There has been some change in the distribution of population across the Borough over the past 30 years. From 1971 to 1991 the proportion of residents living in Chorley Town including Astley Village fell while at the same time the proportion of Borough residents living in the “small towns” increased. However, table 3.3 shows that following a rise between 1971 and 1981 the number of people living in Chorley remained approximately constant at around 35,000. The combined population of small towns and large villages (Anderton, Adlington, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods) on the other hand increased until 1991. It is these areas that were accommodating the increase in the Borough’s population during the decades to 1991. Between 1991 and 2001 the population of small towns fell while the population of Chorley remained fairly constant and the population of rural areas increased. The population in the rural areas of the Borough has fluctuated around an average of 23,000 equal to around 25% of the Borough population with an increase of around 5,000 between 1991 and 2001. (Source: 1991 & 2001 Census of Population and Chorley Central Library)

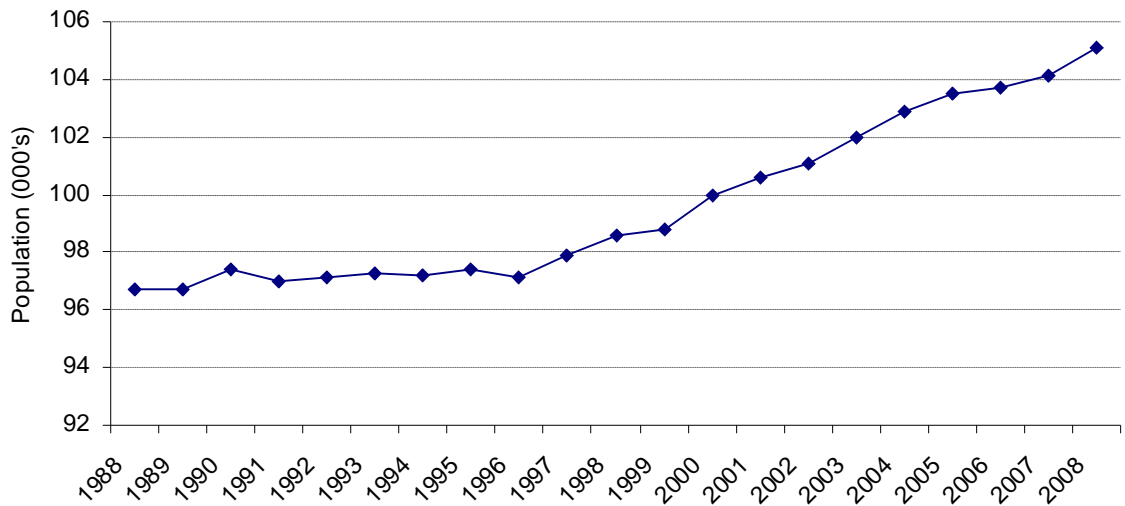


Figure 3.4 (C2b): Mid-Year Population and Projected Population until 2031 (Source: Mid-Year Population Estimates 2008, ONS)

Table 3.3 (C2c): Distribution of population (Source: 1991 & 2001 Census of Population and Chorley Central Library)

Year	Chorley Town		Small Towns		Rural Areas		Total
1971	31,659	40.70%	25,817	33.20%	20,393	26.20%	77,869
1981	34,666	38.10%	32,642	35.90%	23,679	26.00%	90,987
1991	34,618	35.90%	40,197	41.60%	21,689	22.50%	96,504
2001	35,139	35.00%	38,964	38.80%	26,346	26.20%	100,449

3.10 The following table highlights that the Borough has a lower proportion of residents aged 0-15 than the Lancashire, North West and England & Wales averages, but higher proportions of people of working age.

The annual number of births in Chorley had been falling up until 2001 but there has been a gradual increase since then from 1,012 in 2001 to 1,239 in 2008. (Source: Births and deaths in England and Wales, ONS)

Table 3.4 (C2d): Resident Population by Age Group, Mid-2008 (Source: Mid-Year Population Estimates 2008, ONS)

	All ages	Children		Working age		Older people	
	Mid-2008	0-15		16-64M/59F		65M/60F and over	
England	51,446.2	9,669.5	18.8%	31,937.6	62.1%	9,839.1	19.1%
North West	6,875.7	1,300.1	18.9%	4,238.4	61.6%	1,337.2	19.4%
Lancashire	1,169.0	216.6	18.5%	711.3	60.8%	241.1	20.6%
Chorley	104.8	19.2	18.3%	65.5	62.5%	20.1	19.2%

Environment

3.11 The Borough has a wide range of natural habitats that are important for biodiversity. The eastern part of the Borough has extensive areas of moorland, although this is of variable ecological quality. Significant areas of ancient woodland remain in the eastern and central areas, especially in the ecologically important river valleys, which act as wildlife corridors. In the western lowlands arable farming has replaced the semi-natural habitats. In places isolated woodlands, scrubland, species rich grassland and wetlands survive; some of which are important for their plant and animal communities such as the only know natural population of Jennings' proboscis worm. (Source: Chorley Profile 2008)

There are two designated Sites of Special Scientific Interest (SSSIs) in the Borough, at Charnock Richard and White Coppice. Charnock Richard Pasture (1.19ha) retains a high coverage and a rich diversity of herbs particularly on the steep slopes. The extent of the feature of interest has increased since the last survey following recent scrub removal near the woodland to the east and more effective grazing across the whole unit. White Coppice (0.51 hectares) displayed a range of positive indicator species of the different communities across the site. There appear to be no negative impacts and little has changed. (Source: English Nature)

3.12 The amount of household waste (including that recycled) produced in the Borough has remained fairly static over the past few years. In 2008/9 41,372 tonnes of household waste was collected and either recycled, composted or landfilled. Over 96% of households now have access to kerbside recycling services covering glass, paper, cardboard, plastic bottles and cans. The garden waste collection service is available to the 35,000 garden properties in the Borough. For the period 2008/9 just under 47% of household waste was recycled or composted. This figure should continue to rise as a result of service improvements and the introduction of food waste collections in 2011. (Source: Chorley Council)

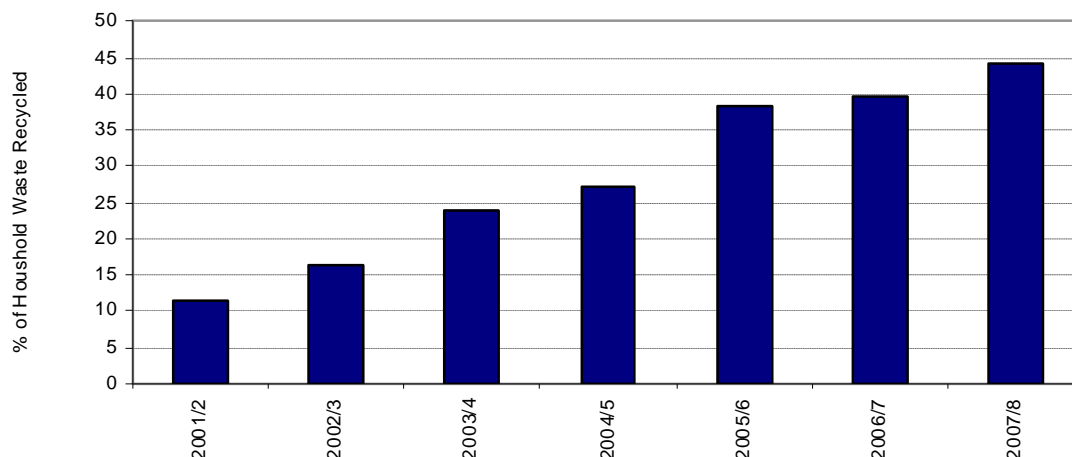


Figure 3.5 (C3c): Household Recycling and Composting Rates (Municipal Waste Statistics - Department for Environment, Food and Rural Affairs)

3.13 The Environment Agency has designated two areas as Flood Warning Areas. These relate to the area adjacent to the River Yarrow including Grape Lane in Croston and an area to the west of Croston village in the River Douglas catchment area. Within Flood Warning Areas the Environment Agency aim to warn residents in advance when flooding may be likely and to inform them of the potential severity of the flooding. (Source: River Douglas Catchment Flood Management Plan - Environment Agency)

Economy

3.14 Many local residents work outside Chorley, often in higher paid jobs than those based in the Borough. This results in the Borough having higher average gross household income levels than Lancashire as a whole. In 2009 the average household income in Chorley, at over £37,000, was 6% above the Great Britain average and nearly 12% above the Lancashire average. It was the second highest sum of all Lancashire’s districts and one of only four that exceeded the national average. All but four of Chorley wards had average household incomes that were above the Lancashire average, with Pennine ward recording the highest income in Lancashire at over £53,000. At ward level household income was lowest in Chorley East where it was only 56% of that in Pennine and 13% below the Lancashire average. (Source: CACI, Lancashire Profile)

3.15 The 2009 Annual Survey of Hours and Earnings indicates that median weekly earnings (work-place based) in the Borough are below the UK (£495.20) and the same as the regional average (£460), and has risen by 5% from the previous year. Average earnings in Chorley are noticeably higher when measured by place of residence in comparison to place of work. The excellent transport connections to Manchester and other localities mean that the district records a positive benefit from commuter flows.

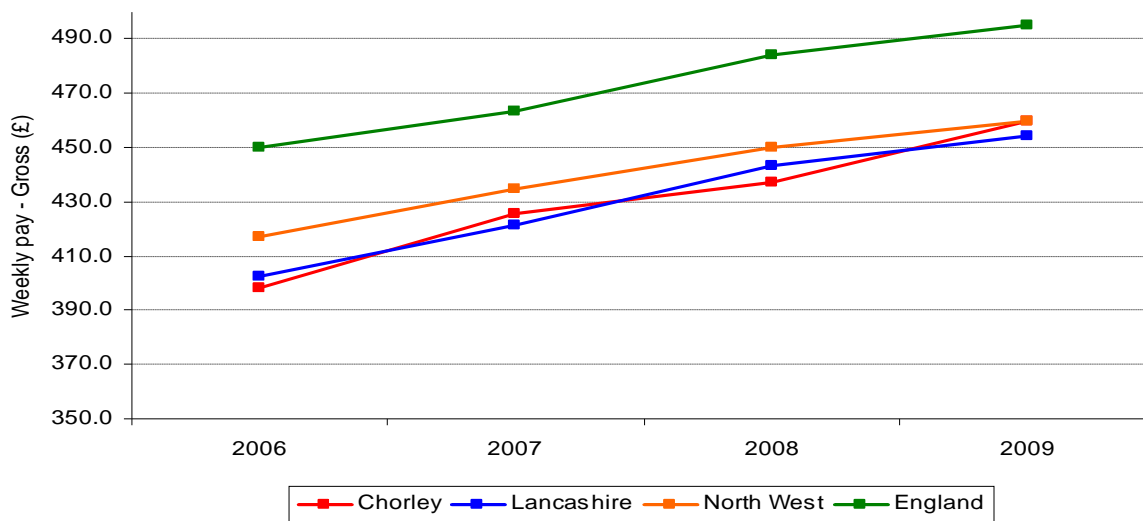


Figure 3.6 (C4b): Gross Weekly pay for full-time employees, 2009 (Annual Survey of Hours and Earnings)

3.16 In 2001 only 48% of residents in employment worked within the Borough. This indicates that the majority of working residents commute to jobs elsewhere, particularly in Preston and Manchester. (Source: 2001 Census of Population)

The average price of a house in the Borough was £168,664 in 2008, which was greater than both the Lancashire (£152,310) and North West (£159,707) averages, but lower than the UK average (£219,453). Over the past 5 years average house prices have risen sharply (table 3.5) from £79,039 in 2001. (Source: Communities and Local Government)

Table 3.5 (C4c): Mean house prices (£) based on Land Registry data, from 2001 (Source: *Housing Statistics, Department for Communities and Local Government*)

	2001	2002	2003	2004	2005	2006	2007	2008
Chorley	79,763	97,133	115,065	139,582	151,990	159,510	165,297	168,664
Lancashire	71,539	80,806	98,426	117,766	126,954	140,587	152,469	153,069
North West	77,386	88,382	104,450	126,424	137,804	150,046	159,892	156,811
England	121,769	141,108	159,357	181,330	192,247	206,715	222,619	220,310

Excluded from the above figures are sales at less than market price (e.g. Right To Buy), sales below £1,000 and sales above £20m

Transport

- 3.17 Chorley Borough is crossed the M6, M61 and M65 motorways as well as the West Coast and the Preston-Manchester railway lines. These provide good transport links to the major regional cities of Preston, Manchester and Liverpool, although the Borough lacks a principal station on the West Coast main line and a direct M6 junction.

The 2001 Census of Population identified that 19.6% of households in the Borough did not have a car. This is lower than county (25.1%) and national (26.8%) figures. The percentage of households with a car in the Borough is increasing as the 1991 census identified 25.2% of households were without a car. (Source - 1991 & 2001 Censuses of Population)

- 3.18 Residents in the majority of the Borough's smaller villages do not have convenient (within 1km) access to all five of the following basic services: post offices, doctor's practices, primary schools, food shops and bus stops. Residents of Bretherton, Brindle, Charnock Richard, Gregson Lane, Gib Lane, Higher Wheelton, Hoghton, Mawdesley and Wheelton do not live within 1km of all of these basic services. This presents a particular problem for people without access to a car. (Source: *Joint Lancashire Structure Plan Accessibility & Technical Report 2005*)

A fuller presentation of the characteristics of the Borough is contained within the annually updated document – Chorley Profile – which is available for viewing on the Chorley Borough Council's website.

4. LOCAL DEVELOPMENT SCHEME

- 4.1 The Chorley Borough Local Plan Review contains 158 policies to guide and restrict the development of land and buildings. The intention of the new Local Development Framework approach to development plans is to streamline and reduce the number of policies.
- 4.2 This chapter reviews the progress of producing Local Development Framework documents as set out in the Local Development Scheme – the annually updated programme for producing them. Policies can only be produced as part of Development Plan Documents (DPDs). The Council has committed to producing the following DPDs as part of the Local Development Framework:
- Sustainable Resources
 - Core Strategy
 - Site Allocations
- 4.3 It is currently envisaged that all the matters that will require Local Development Framework policies will be covered by at least one DPD. It is likely that all the new policies will be presented in a different way to the Local Plan policies but some will be derived from them and/or combined or merged from these existing policies. The new policies will replace most of the old ones although some will not be replaced. New indicators, targets and milestones will be introduced in Local Development Framework documents and monitored through the Annual Monitoring Report.
- 4.4 When the relevant part of the Planning and Compulsory Purchase Act (2004) came into operation (September 2004) adopted development plan policies (Local and Structure Plan policies) then in force were automatically saved for on-going use for 3 years.
- 4.5 During the 3-year period it had been hoped that at least some of these existing policies would have been replaced by new Local Development Framework policies but due to procedural problems this was not possible in Chorley, in common with local authorities across England.
- 4.6 The Government recognised this and required local planning authorities to make a formal submission as to which of these existing policies should continue to be saved for use after September 2007. The Government informed the Council on 27th September 2007 which of the policies in the Chorley Borough Local Plan Review are now saved indefinitely. This resulted in 121 of the Local Plan policies being saved. Those not saved related to policy areas which are either fully covered by regional or national policies or are no longer relevant in other respects.

Progress in Producing the Local Development Framework

- 4.7 This section records actual progress in producing Local Development Documents compared with the targets and milestones set out in the 2009-2012 Local Development Scheme. In March 2009 the fourth Chorley Local Development Scheme was submitted to the Government Office for the North West.

In December 2007 Preston, South Ribble, and Chorley Councils accepted the principle of joint working regarding LDF issues by entering an agreement under section 28 of the Planning and Compulsory Purchase Act 2004. It was recognised that there was a need to build in a more formal dimension to the existing inter-authority co-operation to enhance decision making by providing a formal arena in which key issues could be aired and the potential for delay in the LDF programme would be minimised. A joint advisory body was established to make recommendations to the constituent authorities on the contents of the joint documents.

- 4.8 The main policy documents that make up Local Development Frameworks are called Development Plan Documents (DPDs). DPDs go through a series of preparatory stages before they are finalised and adopted:
- *Commencement of Document Preparation*

- *Evaluating Alternatives:* (under the previous regulations this included Issues and Options (one or more consultation and community involvement stages with the aim of identifying all the relevant issues and options for dealing with them) leading to Preferred Options (consultation and community involvement on the Council's preferred policy/sites approach set alongside any alternative approaches) ;now this culminates in what can be called Preferred Alternatives)
- *Publication:* the Council will prepare and publish the proposed submission document which will be consulted on for at least six weeks.
- *Submission:* to Government when formal representations can be made and an independent Inspector is appointed to consider the DPD.
- *Examination:* when the Inspector considers the DPD and the representations made at public hearing sessions and through submitted written statements.
- *Inspector's Report:* on the examination, the findings are binding on the Council.
- *Adoption:* the final stage when the DPD comes into force.

Progress in Producing Development Plan Documents

The text and table 4.1 below discuss the progress made on each DPD from March 2008 to December 2009.

- 4.9 **Site Allocations DPD:** *This document will allocate land required for specific purposes and could include policies relating to the delivery of site-specific allocations such as access requirements and broad design principles.*

Progress: Chorley's initial call for site suggestions was carried out in September/October 2005. A second round of site suggestions was started in June 2007. This was carried out jointly with South Ribble and Preston Councils, although there will be a separate Site Allocations Document for each District Council area. The site suggestion process is ongoing and new suggestions are being continuously received. The deadline for submitting site suggestions is 29th January 2010. All sites put forward above the 0.4 hectare threshold and for appropriate uses will be considered further and a Sustainability Appraisal carried out to identify the most sustainable sites. A combined approach is proposed for site suggestions to enable a consistent assessment of sites to be carried out across the three areas. Those sites preferred for development will be consulted on. In September 2010 the first draft of Site Allocations documents will be published for consultation by each of the District Councils.

- 4.10 **Sustainable Resources DPD:** *aims to promote sustainable development through reducing carbon emissions; managing water supplies; the use of construction materials; encouraging waste recycling and the promotion of renewable energy capture.*

Progress: The Preferred Options Sustainable Resources DPD was published in March 2007 with the consultation period beginning that month. Overall the representations received generally supported the preferred approaches set out and there was considerable backing. After amendments based on representations the Submission document was approved for consultation on 18th September 2007. Representations were made during a 6-week period 17th October – 28th November 2007. A pre-examination meeting took place on Tuesday, February 26th, 2008. The Examination in Public took place in May 2008 into the DPD. The Sustainable Resources DPD was subsequently found sound and was adopted by Chorley Council on 23rd September 2008. This is only the second development plan document to have been successfully completed in the North West. Once adopted the Plan is part of the Local Development Framework and developments will be judged against the criteria set out in the Development Plan Document. Existing policies EP18, EP22, EP23 and EP24 of the Chorley Local Plan Review have been replaced by this DPD.

- 4.11 **Core Strategy DPD:** *The Core Strategy is the key document in the new planning system as it sets out the long-term vision, policies, objectives and strategies for Central Lancashire. It details how the area will grow, how services will be provided and how the environment and character of the area will be enhanced and protected. The Core Strategy is being prepared as a partnership between Preston City Council and the Boroughs of Chorley and South Ribble that are collectively*

referred to as Central Lancashire. The three Councils have a history of working together and, given the strong relationships between the communities, it makes sense to prepare a single Core Strategy document.

Progress: The first Central Lancashire Core Strategy Issues and Options paper was published for consultation for a thirteen-week period ending on 30 March 2007. A second Issues and Options paper was produced to address particular points raised in some of the consultation responses to the first Paper. In particular, Paper 2 identified the places or communities that make up the Central Lancashire (Preston, Chorley and South Ribble) area, and set out some spatial options as to how new growth and investment may be accommodated. Consultation on the second Issues and Options paper began on 2nd November 2007 and ran until 31st January 2008. In September 2008 the three authorities produced and consulted on the Preferred Core Strategy proposing a preferred way forward- a suggested set of policy approaches considered best to manage change and meet the demands of the Central Lancashire area. Various engagement events were held between 30th September and 19th December in order to engage with sector specific stakeholders as well as members of the public.

Preparing the Published Core Strategy will involve a thorough update and refinement of the previous Preferred version taking account of all the latest evidence work, the representations and other comments previously made, current and likely future economic conditions and the practical implications of delivery initiatives such as the Growth Point. Chorley, South Ribble, Preston and Blackpool Council and Lancashire County Council were successful in their initial Expression of Interest bid for Growth Point status in July 2008. The local authorities for each of these New Growth Points were then invited to work up proposals to accelerate housing development including bids for funding resources to enable this to happen. These proposals were included in Programmes of Development that were submitted to and approved by Government in December 2008. In June 2010 the "Publication" version of the Core Strategy will be produced. This will be the near final edition that will be published to allow formal representations to be made within a 6 week period. The Strategy, along with the representations, will then be submitted to government for examination by a Planning Inspector.

Table 4.1: Development Plan Document progress against LDS milestones

	Milestones						
	Commence Document Preparation	Evaluating Alternatives	Publication	Submission	Pre-examination Meeting	Formal Examination	Adoption
Sustainable Resources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Core Strategy	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Jan-10	Apr-10	Jun-10	Jul-10	Dec-10
Site Allocations	<input checked="" type="checkbox"/>	Jan-10	Sep-10	Dec-10	Feb-11	Mar-11	Sep-11

Progress in Producing Supplementary Planning Documents

- 4.12 Additional guidance is set out in Supplementary Planning Documents (SPDs). SPDs are not subject to the submission and examination stages. Local councils have some discretion over what documents they produce and when. However, they are expected to prepare a Core Strategy and to separately identify (allocate) sites for development. All these documents are required to be subject to Sustainability Appraisal to assess their likely social, economic and environmental impacts and their overall contribution to achieving sustainable development. The text and table 4.2 below discuss the progress made on SPDs from March 2008 to December 2009.
- 4.13 **Sustainable Resources SPD:** *The purpose of the Supplementary Planning Document is to provide practical advice and guidance to developers on how to incorporate the sustainable use of*

resources into new development. It sets out advice, sources of good practice and further detail on how to implement the principles set out in the Development Plan Document policies.

Progress: Following the Examination in Public on the Sustainable Resources DPD, which took place in May 2008, the Inspector produced a report concluding that the document was sound subject to a number of minor amendments. Given these amendments the Supplementary Planning Document needed to be updated. The Inspector set out a number of required changes to make the DPD sound, several of these had implications for the SPD. Given these amendments the Supplementary Planning Document was updated and a second draft consulted on for 6 weeks from 7 January to 18 February 2009. The Council adopted the Sustainable Resources Supplementary Planning Document (SPD) on March 26 2009.

Table 4.2: Supplementary Planning Document progress against LDS milestones

	Milestones						
	Commence Document Preparation	Evaluating Alternatives	Publication	Submission	Pre-examination Meeting	Formal Examination	Adoption
Sustainable Resources	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A	<input checked="" type="checkbox"/>	N/A	N/A	<input checked="" type="checkbox"/>

The following are proposed SPD's are referred to in the Preferred Core Strategy:

- Character and Setting of Places
- Housing Design Guide
- Affordable Housing
- Central Business District
- Sport and Recreation Standards
- Travel Planning
- Streetscape
- Developers Contributions

Evidence Base

4.14 It is essential that Local Development Frameworks are based a thorough and sound evidence base. The following pieces of evidence have been completed.

- *Employment Land Review April 2009*: will identify which of the Borough's employment sites should remain in employment use, which should be considered for mixed use and also if any sites should be released to other forms of development or de-allocated as part of the Local Development Framework.
- *Central Lancashire Transport Study October 2008*: considers the transport needs to accommodate possible growth in housing and employment and will propose a transport strategy to meet the needs of this growth.
- *Central Lancashire Strategic Housing Land Availability Assessment March 2009*: contains information about the potential supply of housing land.
- *Central Lancashire Community Profile Study July 2008*: will help inform decisions about how suitable settlements are to accommodate further growth and development.
- *Central Lancashire Strategic Housing Market Assessment August 2009*: provides a comprehensive survey of housing, including the housing market and local housing needs requirements.

4.15 The following pieces of evidence are planned:

- *Transport Model*: This work is underway and is essential for future transport scheme funding bids and should be very useful for site allocations work by being able to assess cumulative effects of proposed development sites.

- *Strategic Housing Land Availability Assessment*: This ongoing work is currently being reviewed for the first time.
- *Housing Viability Study*: This key research is underway and is assessing the viability of housing developments taking account of scheme values weighed against a range of possible levels of affordable housing contributions and other s106 costs. This is crucial work in establishing the proportions of affordable housing that can be secured from market housing schemes and the minimum site size thresholds such contributions can be viably sought.
- *Retail and Leisure Review*: This review is required to pull together the previous studies on these matters and provide a consistent evidence base across Central Lancashire identifying needs to 2026.
- *Sport and Recreation Review*: This soon to be started review will provide a consistent approach to indoor and outdoor sports and play space provision across the Plan Area building on earlier separate studies.

5. HOUSING AND PEOPLE

- 5.1 The Joint Lancashire Structure Plan was succeeded by the North West Regional Spatial Strategy (RSS), which covers the period 2003-2021, on 30th September 2008. The RSS sets an annual target of 417 net dwelling completions or 7,500 dwelling completions over the eighteen-year period that it covers and also requires a future five-year supply of housing land to be available.

Related Local Policies

- 5.2 GN8 – High Density
DC5 – Affordable Housing in the Green Belt or Area of Other Open Countryside
DC7A & B – Conversion of Rural Buildings in the Green Belt or Area of Other Open Countryside
DC8A & B – Replacement Dwellings and Extensions in the Countryside
HS1 – Housing Allocations (Does not conform to structure plan)
HS5 – Affordable Housing
HS6 – Unallocated Sites Suitable for Housing
HS7 – Redevelopment for Housing
HS8 – Local Needs Housing in Rural Settlements Excluded from the Green Belt
HS9 – Residential Extensions in Settlements Excluded from the Green Belt
HS11 – Flats Above Retail and Commercial Premises
HS12 – The Inclusion of Flats in Retail and Commercial Schemes
HS13 – Residential Extensions in Settlements Excluded from the Green Belt
HS17 – Sheltered Housing, Rest Homes, Nursing Homes and Other
HS22 – Established Residential Areas in Chorley Town Centre
PS13 – Travelling Show people
PS14 – Gypsies and Other Travellers

Housing and People Core Output Indicators

5.3 **H1: Plan period and housing targets**

Target: North West Regional Spatial Strategy target of 7,500 from 2003 to 2021 (417 per year).

Performance: 2,316 net completions for period 2003-09.

Trend: N/A

H2 (a): Net additional dwellings – in previous years

Target: North West Regional Spatial Strategy target of 2,502 for period 2003-09 (417 per year).

Performance: 585 dwellings (2003/04), 479 dwellings (2004/05), 489 dwellings (2005/06), 121 dwellings (2006/07), 288 dwellings (2007/08)

Trend: N/A

H2 (b): Net additional dwellings – for the reporting year

Target: North West Regional Spatial Strategy target of 417 per year.

Performance: April 1st 2008 to March 31st 2009: 355 dwellings²

Trend: N/A

H2 (c): Net additional dwellings – in future years

Target: North West Regional Spatial Strategy target of 7,500 (2003-21).

Performance: Net additional dwellings expected to be developed in future years are show below and in the housing trajectory (figure 5.1).

Trend: N/A

H2 (d): Managed Delivery Target

Target: North West Regional Spatial Strategy target of 7,500 (2003-21).

Performance: The managed delivery targets from April 1st 2009 to March 31st 2021 are shown below in figure 5.1.

Trend: N/A

² This figure does not accord with the figure reported in Section 7 of the RSS data form due to differences in criteria. The figures shown above accord with those provided in the Housing Flows Reconciliation.

H3: New and converted dwellings – on previously developed land

Target: RSS target of at least 70%

Performance: 79%

Trend: 37% (2004/05), 60% (2005/06), 67% (2006/07), 91% (2007/08)

H4: Net additional pitches (Gypsy and Traveller)

Target: The Draft North West Plan Partial Review identifies the need for 10 permanent and 5 transit gypsy & traveller pitches in Chorley.

Performance: 0

Trend: N/A

H5: Gross affordable housing completions

Target: LAA target of 50 per year

Performance: 39

Trend: 20 (2004/05), 68 (2005/06), 9 (2006/07), 0 (2007/08)

H6: Housing Quality – Building for Life Assessments

Target: N/A

Performance: Unavailable

Trend: N/A

Commentary

- 5.4 Since April 1st 2003 there have been 2,317 net dwelling completions in Chorley Borough. This has resulted in a shortfall of 185 dwellings compared with the RSS target of 2,502 dwelling completions over this period. A net total of 355 dwelling completions were recorded during the monitoring year. Although below the RSS target of 417 this represents an increase from the previous two monitoring periods. Projected completions expected to be developed in future years are shown in the housing trajectory (figure 5.1) and table 5.4.
- 5.5 It is predicted that approximately 400 dwellings will be completed from April 2009 to March 2010, resulting in a total of 2,717 housing completions from April 2003 to March 2010. It is estimated that at April 2010 2,628 deliverable units will be available.

Chorley Borough Five-Year Housing Supply for the Period April 2010 to 31st March 2015

- 5.6 Local Planning authorities are required to identify sufficient specific sites to deliver housing for at least five years. The 1st Central Lancashire Strategic Housing Land Availability Assessment (SHLAA) was published in March 2009. This SHLAA provided five-year supply information for the period 2009 – 2014.
- 5.7 The March 2009 SHLAA is currently being reviewed and it is planned to publish a new SHLAA in early 2010. The five-year supply period in the AMR is required to be a forward look, so the figures included here relate to the period 1st April 2010 – 31st March 2015. The figures are informed by work undertaken for the new SHLAA.

The Regional Spatial Strategy housing requirement for the Borough is 417 units per year. Over the period April 2003 to 31st March 2010 2,919 (417 x 7) units were required.

Table 5.1: Completions compared to RSS requirements over the period 2003 - 2010

Year	Net Completions	Cumulative Net Completions	Cumulative RSS Requirement	Cumulative Over or Under Supply
2003 – 2004	585	585	417	+168
2004 – 2005	479	1064	834	+230
2005 – 2006	489	1553	1251	+302
2006 – 2007	121	1674	1668	+6
2007 – 2008	288	1962	2085	-123
2008 – 2009	355	2317	2502	-185
2009 – 2010*	400	2717	2919	- 202

*Completions for 2009 – 2010 have been estimated based upon dwellings completed for the period April – October 2009 and information received from housing developers. 375 of these units are on sites of 5 units or more and 25 are on existing sites with planning permission for 4 units or less.

- 5.8 It is estimated that 2717 units will be completed by March 31st 2010, which is 202 below this requirement.

Therefore, the five-year housing supply requirement for 2010 – 2015 is:

$$(417 \times 5) + 202 = \mathbf{2287 \text{ units}}$$

- 5.9 It is calculated that there are 2474 (net) units deliverable on large sites (Sites of 5 units or more) and 154 (net) units on small sites (4 units or less) with planning permission.

Five-year requirement = **2287 units**

Deliverable units = **2628 (2,474 + 154) units**

Therefore, it is estimated that there will be 5.82 years supply of deliverable housing in the Borough (2, 287 requirement for the first five years and then 417 per annum)

- 5.10 To be considered deliverable sites should:

- Be Available – the site is available now.
- Be Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable, mixed communities.
- Be Achievable – there is a reasonable prospect that housing will be delivered on the site within five years.

- 5.11 The approach to assessing deliverability of the sites included in the five-year supply is outlined below.

Local Plan Review allocated housing sites and non-allocated sites that have planning permission for housing, where it is estimated that 5 or more units will remain left to be built at 1st April 2010

These sites are either allocated for housing in the Local Plan Review and/or have planning permission(s) for housing, so have been considered suitable for housing development. In August/September 2009 a letter and proforma were sent to known contacts (developers/landowners) for these sites asking them for information about their future housebuilding plans. Responses were received for a significant number of these sites. A range of information was provided relating to estimated start dates (where no construction has yet taken place), build-out rates and whether completion was likely within five-years. Where this information was received this has fed into the five-year supply site schedule.

- 5.12 Central Lancashire has a Strategic Housing Market Partnership that meets on a regular basis. This includes key stakeholders such as housebuilders, social landlords and property agencies. A

Panel has been drawn from this Partnership, supplemented by additional developers, to give their views on the deliverability and developability of sites and of assumptions used in the forthcoming SHLAA.

The Panel has highlighted the very limited market for apartments in the current economic climate and suggested that apartment schemes that have not been started should not be included in the five-year supply, unless evidence has been received to indicate earlier completions. This approach has been taken for apartment schemes in the Borough.

- 5.13 Further achievability work has been undertaken for the forthcoming SHLAA and this includes suggested build-out rates per active builder on site, based on soft market testing. These build-out rates are as follows:

2009 – 2010: anticipated build-out rate of 24 units per site per developer

2010 – 2015: anticipated build-out rate of 30 units per site per developer

The above build-out rates have been agreed by the Panel and have been used on sites where site specific information has not been received or was limited.

- 5.14 Five-Year Supply Table 5.2 is the site schedule for sites of 5 units or over that are included in the five-year supply for the period 2010 – 2015.

There is no valid planning permission, and no information has been received to indicate that a planning application is imminent, on the following allocated housing sites.

- HS1.4, Cabbage Hall Fields, Chorley (13 units)
- HS1.36, Balshaw Lane, Euxton (6 units)

Therefore, these two sites have not been included in the five-year supply for the period 2010 – 2015.

- 5.15 **Sites with planning permission for 4 or less housing units**

Sites of 4 units or less with a valid planning permission for housing are considered suitable and available for housing. The small number of units on these sites means that they are considered achievable within the space of five years. It has been estimated that 25 of these units will be completed during 2009/10 based upon completion levels for the 1st 6 months of this period, resulting in the availability of 171 (net) units with planning permission on sites of 4 units or less at April 2010. This figure has been reduced by 10% (to 154) to reflect the fact that not all of the sites will be completed during the five-year period, resulting in approximately 31 dwellings completions per year on sites with planning permission for 4 or less housing units.

These sites are recorded in Five-Year Supply Table 5.3.

Table 5.2: Chorley Borough Five-Year Supply 2010 - 2015: Site Schedule for Larger Sites (Sites of 5 Units or More)

Site Name	Site Type	Ward or Settlement	Site Size (Ha)	Commentary	Net Units Left to be Built April 10	2010/11	2011/12	2012/13	2013/14	2014/15	Total Deliverable Units 2010 - 2015
Local Plan Review Allocated Housing Sites											
HS1.1 Fairview Farm	Planning Application	Adlington	6.5 (Total Site)	Small affordable housing parcel outstanding on allocated site. Application under consideration, funding secured and scheduled to be completed within 5 years.	37	30	7	-	-	-	37
HS1.3 Eaves Green	Under Construction	Chorley	5 total site	Site under construction and expected to be complete within five years	128	30	30	30	30	8	128
HS1.5 Crosse Hall Farm	Under Construction	Chorley	8.3 total site	Site under construction and expected to be complete within five years	120	30	30	30	30	-	120
HS1.6 Gillibrand	Under Construction	Chorley	22.2 total site	Site under construction and expected to be complete within five years	47	30	17	-	-	-	47
HS1.18 Gillibrand Hall	Under Construction	Chorley	4.8 total site	Site under construction and expected to be complete within five years	30	25	5	-	-	-	30
Park Mills/Oakwood Road	Unimplemented Permissions	Chorley	1,44	Demolition needed. No completions assumed until end of 5 year period.	68	0	0	8	30	30	68
HS1.22a Red Bank	Under Construction	Chorley	1,29	Site under construction and expected to be complete within five years	8	8	-	-	-	-	8
HS1.29 Off Moss Lane	Site Allocations	Coppull	1,2	Housebuilder expressed intention to submit application in near future and complete within 5 years.	22	0	0	22	-	-	22
HS7.2 Land adjacent to Botany Brow	Unimplemented Permissions	Chorley	0,41	Application permitted for housing. Expected to be complete within 5 years	19	0	19	-	-	-	19
HS1.22b Talbot Mill	Unimplemented Permissions	Chorley	4,41	Application permitted for 149 units. Site is on Kick Start Funding Shortlist. If successful in gaining funding completions expected during 2010.	149	0	0	0	0	30	30
Buckshaw Village											
Buckshaw Village	Under Construction	Buckshaw Village	44.33 (Total Site)	Site under construction. Redrow estimate 238 completions over period 2010 - 2014, David Wilson Homes estimate 12 completions, Roland Homes estimate 27 completions & the remainder split between Miller, Persimmon & Barratt, with Barratt Homes supplying the majority of remaining units.	1107	194	191	165	114	120	784

Site Name	Site Type	Ward or Settlement	Site Size (Ha)	Commentary	Net Units Left to be Built April 10	2010/11	2011/12	2012/13	2013/14	2014/15	Total Deliverable Units 2010 - 2015
Buckshaw Village Group 1	Awaiting S106	Buckshaw Village	N/A	Application permitted subject to S106 agreement. Consultants indicate 1025 completions over total site. Estimated split 769 units in Chorley & 256 units in South Ribble. Consultants indicate 35 completions in 2010/11, 100 in 2011/12 & 125 in years afterwards until site built out. Assumed 50% of these units built in each Borough until South Ribble portion built out.	769	17	50	63	63	63	256
Buckshaw Village Group 4N	Unimplemented Permissions	Buckshaw Village	6,64	Application permitted for 102 units. Application under consideration for 110 units. Housebuilder estimates 25 completions per year, starting in 2011/12.	110	0	25	25	25	25	100
Windfall Sites with Planning Permission for Housing											
Former Lex Auto Logistics Site, Pilling Lane	Under Construction	Chorley	10,1	Site under construction	320	87	73	55	55	50	320
Quarry Road	Awaiting S106	Chorley	1,48	Application for housing permitted subject to S106 agreement. No completions assumed until middle of 5 year period. Expected to be completed within 5 years	76	0	0	30	30	16	76
Crosse Hall Lodge, Crosse Hall Fold	Unimplemented Permissions	Chorley	0,32	Application permitted for housing. Expected to be complete within 5 years	5	0	5	-	-	-	5
Vertex Training and Conference Centre, Little Carr Lane	Unimplemented Permissions	Chorley	3,8	Landowner optimistic that completions will start on site during five-year period at a rate of 25 units per annum. assumed towards middle of five-year period	200	0	0	0	25	25	50
Rydal House, Chorley Hall Road	Unimplemented Permissions	Chorley	0,49	Landowner looking to sell the site. Expected to be complete within five years.	19	0	0	0	0	19	19
Land off Duke Street	Awaiting S106	Chorley	1,4	Application for housing permitted subject to S106 agreement & completions expected within 5 years.	71	0	0	0	30	30	60
Stuart's Training Centre, Devonport Way	Unimplemented Permissions	Chorley	0,23	Site has permission for housing and RSL intend to build affordable housing	9	0	9	-	-	-	9

Site Name	Site Type	Ward or Settlement	Site Size (Ha)	Commentary	Net Units Left to be Built April 10	2010/11	2011/12	2012/13	2013/14	2014/15	Total Deliverable Units 2010 - 2015
Pennines, 2 Crosse Hall Lane	Unimplemented Permissions	Chorley	0,11	Site expected to be completed within 5 years.	6	0	0	6	-	-	6
Alker Street	Unimplemented Permissions	Chorley	0,04	Site has permission for housing and expected to be completed within 5 years	5	0	0	0	5	-	5
299 - 305 Eaves Lane	Unimplemented Permissions	Chorley	0,09	Site has permission for housing and expected to be completed within 5 years	6	0	0	0	6	-	6
Rodger Bank, Gough Lane	Unimplemented Permissions	Clayton Brook/Green	0,15	Site has permission for housing and expected to be completed within 5 years	8	0	0	8	-	-	8
Radburn Works, Radburn Brow	Unimplemented Permissions	Clayton Brook/Green	2,87	Site has permission for 100 units but under discussion for a revised scheme of 67 units	67	0	0	30	30	7	67
605 Preston Road	Under Construction	Clayton Brook/Green		Site is under construction. Additional parcel granted permission in 2009.	16	16	-	-	-	-	16
Lingmell, Lancaster Lane	Unimplemented Permissions	Clayton-le-Woods	N/A	Development due to start in 2010 with completion in the same year	10	10	-	-	-	-	10
54 Lancaster Lane	Under Construction	Clayton-le-Woods	N/A	Development due to start in late 2009 with completion in 2010.	5	5	-	-	-	-	5
Land at Waggon & Horses Public House	Unimplemented Permissions	Coppull	1,1	Site clearance underway.	40	30	10	-	-	-	40
Former Woodyard, Station Road	Unimplemented Permissions	Croston	0,75	No completions assumed until middle of 5 year period.	45	0	0	30	15	-	45
Rectory Farm, Town Road	Unimplemented Permissions	Croston	0,4	No completions assumed until middle of 5 year period.	9	0	0	9	-	-	9
Land to rear of 37 - 41 Wigan Road	Unimplemented Permissions	Euxton	0,62	No completions assumed until middle of 5 year period.	10	0	0	10	-	-	10
Land to rear of 243 - 289 Preston Road	Unimplemented Permissions	Whittle-le-Woods	0,7	Developer due to start construction in quarter 2 of 2010.	27	0	14	13	-	-	27
Land south west of 1 Swallow Court	Unimplemented Permissions	Whittle-le-Woods	N/A	Site has planning permission for 12 houses.	12	0	0	0	12	-	12

Site Name	Site Type	Ward or Settlement	Site Size (Ha)	Commentary	Net Units Left to be Built April 10	2010/11	2011/12	2012/13	2013/14	2014/15	Total Deliverable Units 2010 - 2015
Crow Nest Cottage, Tarnbeck Drive	Unimplemented Permissions	Mawdesley		Site has planning permission for 9 units.	9	0	0	0	9	-	9
St Marys Church Hall, Lawrence Lane	Unimplemented Permissions	Eccleston		Site has planning permission for 11 units.	11	0	0	0	11	-	11
Totals						512	485	534	520	423	2474

Table 5.3: Chorley Borough Five-Year Supply 2010 – 2015: Site List for Windfall Sites with Planning Permission for 4 or less Housing Units

Site Ref:	Address	Capacity
80	12 Yarrow Gate	1
80	65/67 Bolton Road, Chorley	3
1231	Land East of 68 Froom Street, Chorley	1
1606	Bank Hall Coach House	2
1626	R/O 209 – 213 Preston Road, Whittle-le-Woods	1
1640	Hill Crest, Wigan Road, Clayton-le-Woods	2
1716	Croston Hall Stables, Grape Lane	1
1752	Crawshaw Hall Farm Cottage, The Common	2
1765	Horsemans Farm, Wood Lane, Heskin	1
1779	Hanging Bridge Farm, Meadow Lane	1
1782	Tan Pits Farm, New Road, Anderton	1
1783	Holly Bank, Gough Lane, Clayton-le-Woods	1
1800	Croston Farm, Lucas Lane, Whittle-le-Woods	3
1911	The Cottage, Back Lane, Bretherton	1
1914	Iddon House Farm, Church Lane, Charnock Richard	2
1915	164 Bolton Road, Chorley	1
1922	2 Oak Drive, Chorley	1
2015	The George, 3 St Thomas Road	4
2018	81 & 83 Market Street & 8 St Georges Street	3
2019	27 Chelmsford Place	1
2023	Phillipsons Farm, Tithe Barn Lane, Heapey	2
2202	Drinkwater Farm, Dike Lane, Wheelton	3
2205	83 Wigan Road, Euxton	1
2208	255 Pall Mall	1
2211	Eagles Nest, Mill House Lane, Brindle	1
2213	7 Railway Road	2
2214	Oldfields, Railway View, Croston	1
2215	16 – 18 Fellery Street, Chorley	2
2216	Buckshaw Hall, Central Avenue	1
2220	Lathom House, Church Lane, Charnock Richard	1
2223	Royal Umpire Caravan Park, Southport Road, Ulmes Walton	1
2224	Corner Croft, Wigan Lane, Heath Charnock	1
2300	19 Coventry Street, Chorley	1
2304	25 Water Street, Chorley	1
2310	258 Spendmore Lane, Coppull	1
2314	4 Park Street	1
2315	26 Chorley Lane, Charnock Richard	1
2316	240 – 242 Spendmore Lane, Coppull	2
2319	33 Pear Tree Road, Clayton-le-Woods	1
2321	Land to Rear of 31 to 39 Park Avenue, Euxton	2
2323	Land South of 1 Springs Road, Chorley	1

Site Ref:	Address	Capacity
2326	24 Parr Lane, Eccleston	1
2327	231 Eaves Lane	2
2328	Barns south of Blackmoor House Farm, Rufford Road, Mawdesley	1
2329	Tullis Cottage, Sandy Lane, Brindle	1
2330	Land North East of 21 Gorsey Lane, Mawdesley	1
2331	Land South West of 1 Dob Brow, Charnock Richard	3
2334	Land Adjacent to 2 South Road, Coppull	2
2335	Adj 138 Pall Mall, Chorley	1
2338	Haven House, Spinney Close, Whittle-le-Woods	1
2340	80 Station Road, Croston	1
2341	Sandons Farm, Sandy Lane, Adlington	1
2342	51 Mayfield Road	2
2343	Daisy Hill Lodge, Daisy Hill Drive	1
2346	Fell View, Chapel Lane, Hoghton	1
2347	Wallflower Cottage, Sandy Lane, Mawdesley	2
2348	69 Charter Lane, Charnock Richard	3
2350	Holt Lane Farm, Holt Lane, Brindle	1
2351	1 Bolton Road, Chorley	1
2354	1 – 3 Park Road, Chorley	4
2356	Land between 26 & 34 Harrison Road	4
2357	Land South of 165 Wigan Road	1
2358	Hoghton Methodist Chapel, Chapel Lane, Hoghton	1
2359	Former Sunday School, Chapel Lane, Hoghton	1
2360	Dolphin Farm, 2 Chorley Old Road	1
2361	43 – 45 Ashfield Road, Chorley	1
2362	13 Railway Road, Adlington	3
2363	Land west of 33 Balshaw Lane	1
2364	Miry Fold Farm, Briers Brow, Wheelton	1
2365	Camelot, Spinney Close, Whittle-le-Woods	1
2366	Avondale, Towngate, Eccleston	1
2367	Land south of 3 Mercer Court, Heath Charnock	2
2368	Land south of 318 Preston Road, Whittle-le-Woods	1
2369	Land east of 7 Glamis Drive, Chorley	1
2403	Land NE of 35 – 37 Chorley Road, Heath Charnock	1
2404	Land south west of 320 Spendmore Lane, Coppull	1
2406	Land east of Crosse Hall Bungalow, Crosse Hall Lane, Chorley	1
2407	Land north west of 79 Railway Road, Withnell	4
2410	Cedar Lodge, 48 Runshaw Lane, Euxton	1
2412	Land south of 14 St Oswalds Court, Coppull	1

Site Ref:	Address	Capacity
2413	Hardacre Barn, Hardacre Lane, Whittle-le-Woods	1
2414	Squires Riding School, Dolphin Farm, 2 Chorley Old Road, Whittle-le-Woods	1
2415	Land north of 170 Preston Road, Chorley	1
2416	9 Trafalgar Street, Chorley	1
2418	Agricultural Buildings at Howe Brook Farm, Bannister Green, Heskin	3
2419	Barns east of Chase Cottage, Blue Stone Lane, Mawdesley	2
2424	Former Victoria Mill Building south west of 23 Millbrook Close, Wheelton	2
2425	The Stables, School Lane, Mawdesley	1
2426	Land to rear of 155 Wigan Road, Euxton	1
2427	Barn north of Willowgarth, Lodge Bank, Wheelton	1
2428	86 Great Meadow, Astley Village	1
2430	Croston Farm Barn, Lucas Lane, Whittle-le-Woods	1
2434	Hillandale, Crosse Hall Lane, Chorley	1
2437	53 Pear Tree Avenue, Coppull	1
2439	Land east of Beechcroft, Brook Lane	1
2440	10 Dark Lane	1
2442	Land north of 107 Countess Way, Euxton	1
2444	Crosse Hall Barn, Crosse Hall Fold, Chorley	1
2445	Silverdale, Sandy Lane, Brindle	1
2446	Land North of 2 Clover Road, Chorley	1
2447	Greenlands, Parkside Drive, Whittle-le-Woods	1
2448	South of 2 Sackville Street	1
2449	Store and Premises, 19 Grange Drive, Euxton	2
2450	Keepers Cottage, Bank Hall Drive, Bretherton	1
2452	210 Spendmore Lane, Coppull	1
2453	159 Spendmore Lane, Coppull	2
2454	Land East of 15 St Peters Street	1
2455	69 Charter Lane, Charnock Richard	1
2456	Close Gate Farm, Buckholes Lane, Wheelton	1
2457	27 Steeley Lane, Chorley	3
2460	109 Chorley Road	1
2461	28A Moor Road, Chorley	1
2462	Land South of 291 Spendmore Lane, Coppull	1
2464	Land adjacent Dunscar, Shaw Hill, Whittle-le-Woods	1
2465	Jones Farmhouse, Dawson Lane, Whittle-le-Woods	1
2466	The Cleveland Filling Station, Station Road, Hoghton	1
2467	Sibbering Farmhouse, Dawson Lane, Whittle-le-Woods	1

Site Ref:	Address	Capacity
2469	Barns North West of 27 Charter Lane, Charnock Richard	2
2470	South View, Back Lane, Mawdesley	1
2471	Land South of the Hollins, Northenden Road, Coppull	2
2472	236 & 238 Eaves Lane, Chorley	1
2474	Building North East of Hillandale, Crosse Hall Lane, Chorley	1
2475	328 The Green, Eccleston	1
2476	89 Euxton Lane, Euxton	1
2478	Fisher House Farm, Back Lane, Charnock Richard	1
2479	207 Eaves Lane, Chorley	1
2480	South Miry Fold Farm, Briers Brow, Wheelton	2
2482	22 Park Road, Chorley	3
2483	Land North East of Sunnyside, Common Bank Lane, Chorley	1
2487	The Orchard, 4 Preston Nook, Eccleston	1
2490	Land South East of 91 Chorley Road, Adlington	2
2491	22 Derwent Road	1
2492	Land south west of 14 Saville Street	3
2493	Land east of 6 Woodside Avenue	2
2496	57 Railway Road	2
2497	Whitegates, 75 Gorsey Lane	1
2499	Land north east of Four Leaves, Clover Road, Chorley	2
Total available at 1st April 2009		196
Estimated completions 2009/10		25
Forecast deliverable units 2010/11– 2014/15 (including allowance for 10% of units not being completed)		154

Completions in Future Years (2009/10 – 2023/24)

5.16 The housing trajectory (figure 5.1) shows how levels of future housing are expected to come forward, taking into account the previous year's performance. In figure 5.1 the managed delivery target represents the annual number of completions needed to meet the Regional Spatial Strategy requirement, taking into account any shortfalls or surpluses from both previous and future years. In other words, it represents the numbers of completions needed to get a plan strategy back on track at any point in time. The value of this line is that it allows assessment of whether past shortfalls or surpluses will be addressed through future trends in supply, or whether there is any need for action to allow delivery of the strategic allocation. The managed delivery targets from April 1st 2009 to March 31st 2024 are shown in the table below:

Table 5.4: Past completions, projected completions and managed delivery, 2003/04 – 2023/24

Year	Past Completions	Projected Completions	Regional Spatial Strategy Requirement	Yearly Surplus/ Deficit	Cumulative Surplus/ Deficit	Managed Delivery Target
2003/04	585		417	168	168	409
2004/05	479		417	62	230	405
2005/06	489		417	72	302	400
2006/07	121		417	-296	6	417
2007/08	288		417	-129	-123	425
2008/09	355		417	-62	-185	429
2009/10		400	417	-17	-202	431
2010/11		543	417	126	-76	423
2011/12		516	417	99	23	415
2012/13		565	417	148	171	401
2013/14		551	417	134	305	387
2014/15		453	417	36	341	379
2015/16		326	417	-91	250	386
2016/17		290	417	-127	123	399
2017/18		255	417	-162	-39	424
2018/19		255	417	-162	-201	457
2019/20		71	417	-346	-547	554
2020/21		25	417	-392	-939	730
2021/22		0	417	-417	-1356	1095
2022/23		0	417	-417	-1773	2190
2023/24		0	417	-417	-2190	
Total:	2317	4250	8757			

5.17 Table 5.4 (above) shows the predicted rate of house building in the Borough based on current permissions and allocations. During the later years of the plan period projected completions fall as future allocated and windfall housing sites haven't been included in this projection. The Strategic Housing Land Availability Assessment of March 2009 provides information on future potential housing sites. A replacement for this document will be published in early 2010.

5.18 Figure 5.2 shows how many dwellings above or below the planned RSS rate the plan strategy is at any point in time. This is calculated by adding up completions over time and comparing it to the planned rate (RSS rate of 417 dwellings per year). The line provides an early warning if a

strategy is likely to deviate from delivery of the annualised requirement over the period. If the trend line on the graph is above 0, a strategy is ahead of the annualised delivery of its requirement. If the trend line moves below 0, the strategy is under-delivering relative to its requirement. As mentioned earlier, although the projected number of housing completions falls below the Regional Spatial Strategy target over the plan period this doesn't take into account windfall housing permissions and new allocations that may arise within this period.

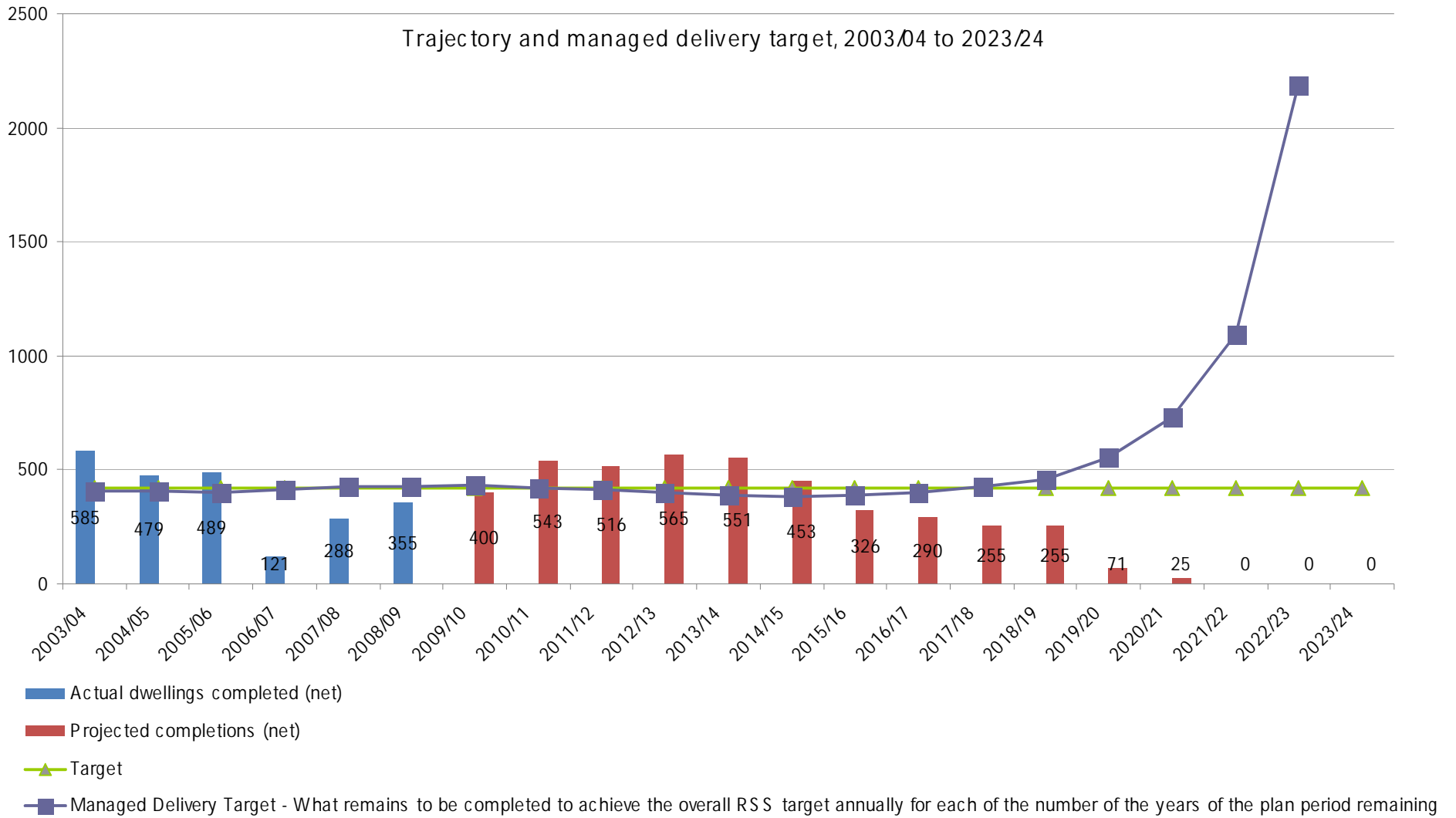


Figure 5.1: Housing Trajectory 2009/10 – 2023/24 (Central Lancashire Strategic Housing Land Availability Assessment)

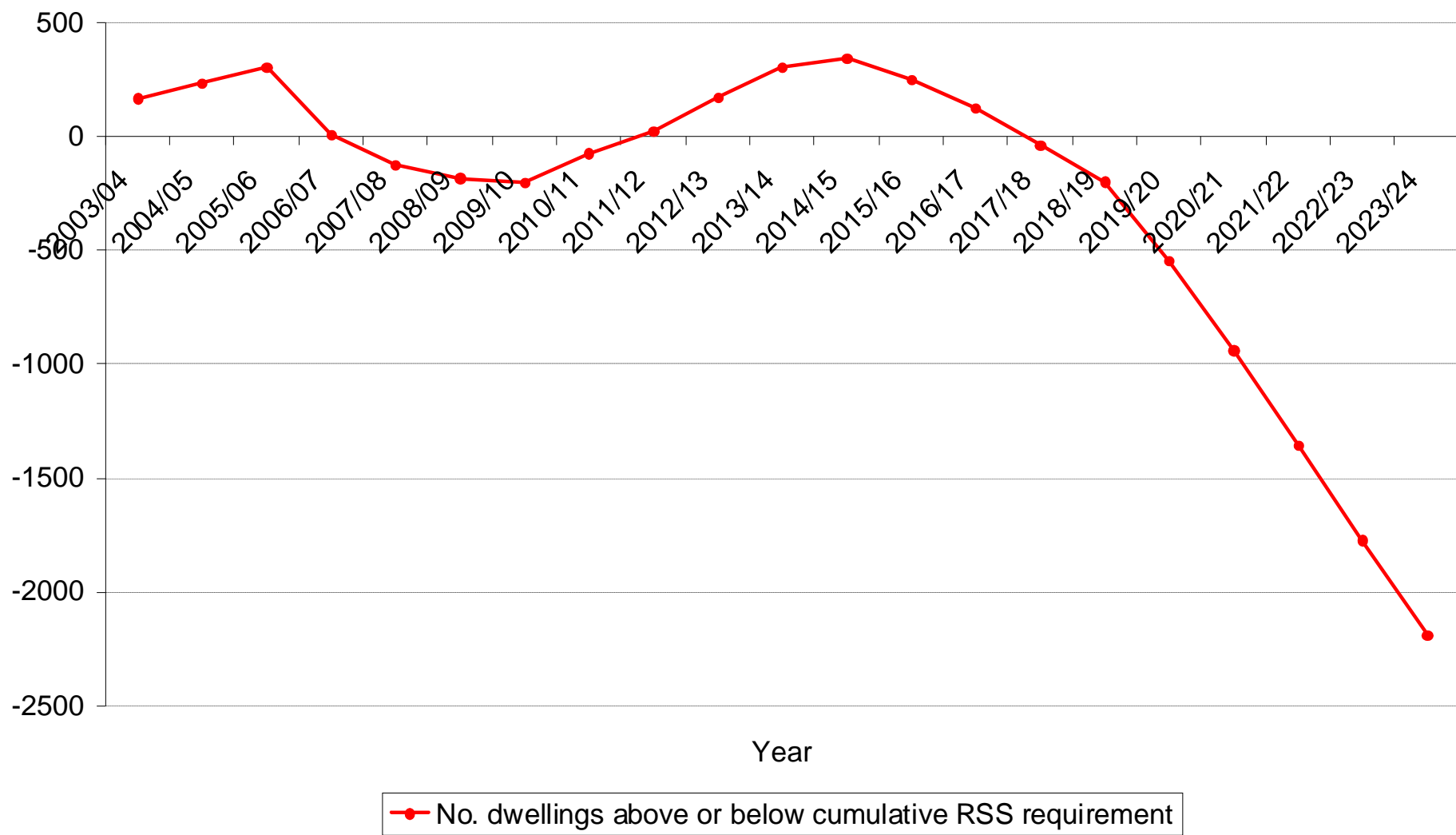


Figure 5.2: Number of dwellings above or below cumulative RSS requirement

Commentary

- 5.19 Since the publication of the national target of 60% of new housing to be constructed on previously developed land (PDL) in PPG3: Housing (March 2000), Chorley has consistently increased the rate of development on brownfield sites. In total, 388 gross new dwellings were completed from April 1st 2008 to March 31st 2009 with 305 on previously developed land (79%). This exceeds targets in PPS3 (60%) and RSS (70%). The proportion of new dwellings being developed on previously developed land has risen in recent years. In 2004/05 only 37% of new dwellings were built on previously developed land. This increased to 60% in 2005/06, 67% in 2006/07, and 91% in 2007/08. The reduction in the percentage of new dwellings developed on previously developed land since 2007/08 is due to the changing rates of development on large sites rather than any change in the approach to planning applications for housing. In 2007/08 a large proportion of completions occurred at the previously developed land at Buckshaw Village, Euxton. In 2008/09 completion rates increased at greenfield sites including Gillibrand, Chorley, and Crosse Hall Farm, Chorley.
- 5.20 The Draft North West Plan Partial Review identifies the need for 10 permanent and 5 transit gypsy & traveller pitches in Chorley. There have been no net additional pitches for Gypsies and Travellers for the current year. Caravan count information produced twice a year shows that until the most recent count in July 2009 there had been no gypsy or traveller caravans in Chorley. The July 2009 figures show that there were 12 caravans on unauthorised gypsy and traveller sites. There are no authorised gypsy and traveller sites in Chorley. (*Source: Count of Gypsy and Traveller Caravans, Communities and Local Government*)
- 5.21 As set out in PPS3 (Planning Policy Statement 3), "The Government defines affordable housing as including social-rented and intermediate housing". Commuted sums were accepted in place of on site provision on large developments granted permission during the past 4 years but as market values have increased significantly since the agreements the number of affordable units actually delivered has been reduced. Recent applications have included substantial numbers of affordable units including units at Buckshaw Village, Gillibrand, and Pilling Lane. During the monitoring period 39 affordable dwellings were completed of which 7 were provided by commuted sums. Unfortunately it has become difficult to predict when these units may be completed due to the 'credit crunch' and its implications, which are now widely documented. In line with PPS3, the Council requires a minimum of 20% affordable housing requirement on housing sites of 15 dwellings or more.
- 5.22 Indicator H6: Housing Quality – Building for Life Assessments will be used to show the level of quality in new housing development, proving the number and proportion of total new build completions on housing sites reaching very good, good, average and poor ratings against the Building for Life criteria. This information is unavailable at the current time.

Table 5.5: Housing and People Local Output Indicators

Ref	Indicator	Relevant Local Plan Policy	Measure	Past Performance	2008 - 2009	Annual Targets
1	Proportion of all Housing in the Borough Provided in the Main Settlements (excluding Royal Ordnance)	GN1	Housing Completions	89% (2004/05) 94% (2005/06) 93% (2006/07) 89% (2007/08)	75%	85%
6	Proportion of Housing on Previously Developed Land	HS1/HS6	Housing Completions (Including Royal Ordnance)	37% (2004/05) 60% (2005/06) 67% (2006/07) 91% (2007/08)	79%	70%
7	Density at Which New Housing is Provided	HS3	Completed Sites Over 0.4ha	27.3 (2004/05) 30.5 (2005/06) 36 (2006/07) 32.3 (2007/08)	31.4	30 units/ha
8	Proportion of Non-Detached Housing of All Housing Provided	HS3A	Housing Completions	62% (2004/05) 73% (2005/06) 59.6% (2006/07) 87% (2007/08)	84%	50%
9	Provision of Affordable Housing in Main Settlements Provided as Part of Market Housing Developments (Excluding Royal Ordnance)	HS5	Units Completed (Or Financial Contribution Equivalent)	20 (2004/05) 68 (2005/06) 9 (2006/07) 0 (2007/08)	39	50 units

Commentary

5.23 The proportion of housing completions in main settlements (identified in policy GN1) has fallen since the previous year from 89% to 75%, falling below the target of 85%. Of the 31 dwelling completions occurring outside the main settlements 21 are located at New Street and Lord Street, Ecclestone which provided substantial affordable housing. The remaining completions consist of replacement dwellings and conversions or change of use.

5.24 Housing density remains consistently above 30 units per hectare. Housing density has remained relatively stable during recent years with a mix of dwellings types being developed. Proposed developments are well integrated with local areas in terms of density and so are expected to remain above the target of 30 units per hectare.

The proportion of non-detached housing has increased in comparison to previous years. In the current monitoring period 84% of completed dwellings were non-detached. PPS3 requires developments to achieve a good mix of housing reflecting the accommodation requirements of specific groups, in particular, families and older people. The increased demand for affordable housing for couples and young families, and the projected growth in one-person households has seen completions of flats and terraced dwellings rise.

5.25 There are four Significant Effect Indicators that are related to this theme. The table 5.6 below shows the data, comparator data (if applicable), trend information and potential implications.

Table 5.6: Housing and People Significant Effect Indicators

Indicator	Quantified Data	Comparators	Trend	Potential Implications																																				
Number of lower layer Super Output Areas (SOAs) in the 20% most health and disability deprived nationally	The Indices of Deprivation 2007 identified that 14 of the 66 lower layer SOAs in the Borough fall within the 20% most deprived in terms of health and disability nationally.	Of the 66 lower layer SOAs in the Borough 58 recorded improved rankings compared to the 2004 study.	The Indices of Deprivation 2004 identified 15 of the 66 lower layer SOAs in the Borough fall within the 20% most deprived.	There are pockets of health and disability deprivation that require localised health care action.																																				
Proportion of residents describing their health as not good	The 2001 Census of Population identified that 9.6% of the Borough population describe their health as not good.	In Lancashire in 2001 10.4% of the population described their health as not good. In England the figure was 9.0%.	The question on general health was new to the 2001 Census and therefore cannot be compared to the 1991 Census.	There is some cause for concern about the state of health in the Borough generally. The higher than national figure may arise from the pockets of health deprivation referred to in the indicator above.																																				
Fear of Crime: % people who feel very safe or fairly safe	The Place Survey (<i>Department for Communities and Local Government</i>) 2008 revealed that 56.1% of Chorley residents feel very safe of fairly safe during the day and 91.1% feel very safe of fairly safe at night.	The Place Survey 2008 revealed that 51.6% of Lancashire residents feel very safe of fairly safe during the day and 89% feel very safe of fairly safe at night.	No trend data available.	Fear of crime during the day is not a significant problem in the Borough. Fear of crime at night is considerably greater. This is a perceptual issue; actual crime levels in the Borough are low. Fear of crime can be lowered by the more visible presence of safety measures.																																				
Life Expectancy	The life expectancy for those born 2005-07 is 77.4 for males and 81.4 for females. The national target by 2010 is a life expectancy of 78.6 for males and 82.5 for females. (Source: Office for National Statistics - Life Expectancy at Birth)	<table border="1"> <thead> <tr> <th colspan="3">Chorley Life Expectancy (years)</th> </tr> <tr> <th></th> <th>Male</th> <th>Female</th> </tr> </thead> <tbody> <tr> <td>2002-04</td> <td>76.1</td> <td>80</td> </tr> <tr> <td>2003-05</td> <td>76.3</td> <td>80.5</td> </tr> <tr> <td>2004-06</td> <td>76.7</td> <td>80.8</td> </tr> <tr> <td>2005-07</td> <td>77.4</td> <td>81.4</td> </tr> </tbody> </table>	Chorley Life Expectancy (years)				Male	Female	2002-04	76.1	80	2003-05	76.3	80.5	2004-06	76.7	80.8	2005-07	77.4	81.4	<table border="1"> <thead> <tr> <th colspan="3">England and Wales Life Expectancy (years)</th> </tr> <tr> <th></th> <th>Male</th> <th>Female</th> </tr> </thead> <tbody> <tr> <td>2002-04</td> <td>76.4</td> <td>80.8</td> </tr> <tr> <td>2003-05</td> <td>76.8</td> <td>81.1</td> </tr> <tr> <td>2004-06</td> <td>77.2</td> <td>81.5</td> </tr> <tr> <td>2005-07</td> <td>77.5</td> <td>81.7</td> </tr> </tbody> </table>	England and Wales Life Expectancy (years)				Male	Female	2002-04	76.4	80.8	2003-05	76.8	81.1	2004-06	77.2	81.5	2005-07	77.5	81.7	Life expectancy has increased over the years with females living longer than males. The Borough is on track to meet the 2010 national target. However, the arising implications are likely to be an ageing population with greater dependence on health and social services and financial support.
Chorley Life Expectancy (years)																																								
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6. BUSINESS DEVELOPMENT AND TOWN CENTRE

- 6.1 The borough has a wide variety of business and industrial space ranging from established industrial estates and small units in converted mills, to large new state-of-the-art manufacturing and logistics facilities. The Revolution is a major new logistics and industrial park that is under construction on the Strategic Regional Site on the eastern edge of Buckshaw Village.

Relevant Local Policies

- 6.2 DC7A & B - Conversion of Rural Buildings in the Green Belt or Area of Other Open Countryside
EM1 – Employment Land Allocations (Does not conform to structure plan)
EM1A – Regional Investment Site at Royal Ordnance (Does not conform to structure plan)
EM3 – Farm Diversification
EM4 – Protection of Employment Sites in Rural Areas
EM4A – Additional Employment Opportunities in Rural Settlements Excluded from the Green Belt
EM5 – Extension of an Employment Use in the Green Belt and Area of Other Open Countryside
EM6 – Financial and Professional Services
EM7 – Employment Development in Residential Areas
EM8 – Redevelopment of Identified Employment Sites
EM9 – Redevelopment of Existing Employment Sites for Non-Residential Uses
SP1 – Locations for Major Retail Development (Does not conform to structure plan)
SP2 – Retail Allocations
SP4 – Primary Shopping Area
SP5 – Secondary Shopping Area
SP6 – District, Neighbourhood and Local Shopping Centres

Business Development and Town Centre Core Output Indicators

- 6.3 **BD1: Total amount of additional employment floorspace – by type**

Target: N/A

Performance: B1 – 1,912sqm, B2 – 0sqm, B8 – 0sqm, Mixed – 2,510sqm, Total – 4,422sqm

Trend: 34,237sqm (2005/06), 48,903sqm (2006/07), 59,166sqm (2007/08)

BD2: Total amount of employment floorspace on previously developed land – by type

Target: N/A

Performance: B1 – 1,642sqm (86%), B2 – 0sqm, B8 – 0sqm, Mixed – 2,350sqm (94%), Total – 3,992sqm (90%)

Trend: 100% (2005/06), 100% (2006/07), 96% (2007/08)

BD3: Employment land available – by type

Target: N/A

Performance: See table 6.1

Trend: N/A

Commentary

- 6.4 Core Indicator BD1 shows that during the monitoring period 4,422 square metres of employment floor space was completed in the Borough. This represents a large fall from previous years when the completion of large scale employment development at the Strategic Regional Site at Buckshaw enhanced figures. During the monitoring period no employment floorspace completions were recorded at Buckshaw. The fall in employment development is an effect of the current economic downturn. As businesses fail to survive or are forced to vacate premises vacancy rates increase meaning there is less demand for new employment development. The Chorley Borough Local Plan Review was written to conform to the Lancashire Structure Plan (1991-2006), which required the provision of 80 hectares of land for business and industrial use. This, however, was superseded by the Joint Lancashire Structure Plan (JLSP) 2001-2016 which required the provision of 60 hectares of business and industrial land, of which 30 plus hectares should be within the Strategic Location for Development site (Buckshaw Village) at Euxton. The JLSP has now been superseded by the Regional Spatial Strategy (to 2021), which identifies the

provision of employment land at sub-regional level. The Central Lancashire Core Strategy will provide an employment land target for the Borough.

- 6.5 The Borough Local Plan does not contain a policy directing business or industrial development to previously developed land although the Regional Spatial Strategy (Policy W 3) notes that the amount of brownfield land used for employment purposes should be maximised. Policy DP 4 encourages the re-use of disused land and buildings first, using existing buildings (including conversion) within settlements, and previously developed land within settlements. During the monitoring period 90% of employment development took place on previously developed sites. All employment development completed on greenfield land resulted from the conversion of agricultural buildings.
- 6.6 A total of 69.30 hectares of employment land is available for development including 10.4 hectares at the Southern Commercial Area, Buckshaw and 8.9 hectares at the Regional Investment Site. Figures relating to the availability of employment land by type are available in table 6.1.

Table 6.1: Availability of allocated employment land

Ref	Sites	Area Remaining (Hectares)	Use Classes
Policy EM1 Sites			
EM1.2	Railway Road, Adlington (G/B)	2	B1
EM1.3	Ackhurst, Chorley (G)	1.1	B1, B2, B8, A2
EM1.4	Botany/Great Knowley, Chorley (G)	14.1	B1, B2
EM1.5	Chorley North, Chorley (G)	0.4	B1, B2, B8
EM1.7	Cowling Farm, Chorley (G)	8.5	B1, B2, B8
EM1.8	Crosse Hall Street, Chorley (G)	0.21	B1, B2, B8
EM1.9	M61/Botany, Chorley (G)	5.85	B1, B2, B8, C1
EM1.10	Chapel Lane, Coppull (G/B)	-	B1, B2
EM1.11	Euxton Lane, Euxton (B)	-	B1, B2
EM1.12	Wood End Road, Clayton Green (G)	-	B1, A2
EM1.14	Rear of New Street, Mawdesley (G/B)	0.6	B1
EM1.15	Stump Lane, Chorley (G)	0.16	B1, B2
EM1.16	Red Bank, Chorley (G)	2.5	B1, B2, B8, A2
EM1.18	Southport Road (South), Chorley (G)	2.1	B1, A2
EM1.18A	Tinklers Road, Chorley (B)	-	B1, B2, B8
		37.52	
Policy EM6 Sites			
EM6.5	Dole Lane, Chorley	0.08	A2
EM6.6	Clayton Green Centre	0.3	A2
		0.38	
Policy EM8 Sites			
EM8.1	Cowling Mill, Cowling Brow, Chorley (B)	2.5	B1, B2, B8
EM8.2	Martindales Depot, Chorley (B)	3.8	B2, B8
EM8.3	Brook Mill, Brook Street, Adlington (B)	0.4	B2, B8
		6.70	
Other			
GN2	Southern Commercial Area, Euxton (B)	10.4	B1, B2, B8
EM1A	Regional Investment Site, Euxton (B)	8.9	B1, B2, B8
GN2	Group 1, Euxton (B)	5.4	B1, B2
		24.70	
	Total	69.30	
(G) Greenfield Site (B) Brownfield Site			

Table 6.2: Business Development and Town Centre Local Output Indicators

Ref	Indicator	Relevant Local Plan Policy	Measure	Past Performance	2008 - 2009	Annual Targets
3	Proportion of Rural Buildings Outside Inset Settlements Approved for Non-Housing Uses Compared to All Uses Permitted	DC7	Number of Rural Buildings Granted Planning Permission for Re-Use	80% (2004/05) 100% (2005/06) 60% (2006/07) 62.5% (2007/08)	70%	At Least 60%
10	Take Up of Additional Employment Land (not including land at Regional Investment Site, Euxton)	EM1	Planning Permissions Implemented	22.59ha (2001-2009; 2.8ha per year)	1.65ha	At Least 3ha Each Year
11	Proportion of Premises In Employment Use Being Approved For Employment Re-Use Compared to Other Uses Permitted	GN2, EM4, EM8, EM9	Planning Permissions on Sites Over 0.2ha	0% (2004/05) 100% (2005/06) N/A (2006/07) 0%(2007/08)	53%	70%
14	Major Retail Development Proposals Permitted Away From Town Centre and Edge of Centre Locations (Over 1500 sq m Floor Area)	SP1	Planning Permissions	Nil (2004/05) Nil (2005/06) Nil (2006/07) Nil (2007/08)	1	Nil
15	Proportion of Vacant Ground Floor Units in Chorley Town Shopping Centre	SP4, SP5	Vacant Units in Primary and Secondary Shopping Areas	9.5% (2004/05) 10% (2005/06) 8% (2006/07) 8% (2007/08)	7.6%	Progress Toward 10%
16	Proportion of Vacant Ground Floor Units in District, Neighbourhood and Local Centres	SP6	Vacant Units	9.7% (2004/05) 8.7% (2005/06) 11.9% (2006/07) 10.6% (2007/08)	13.8%	Progress Toward 12.5%

Commentary

- 6.7 During the monitoring period 70% of rural buildings granted planning permission for re-use was for non-housing uses. This figure has increased since the previous monitoring period and continues to meet the set target. Seven rural buildings were approved for non-housing use. Local Output Indicator 10 shows that 1.65 hectares of employment land has been developed during the monitoring period. This includes 0.56 hectares at Cowling Brow Industrial Estate, Chorley.
- 6.8 Local Output Indicator 11 measures the amount of land in employment use that is reused for employment uses. During the monitoring period 15 sites matched the indicator criteria, with 8 being reused for employment. The remaining 7 sites were redeveloped or converted to housing and retail uses. There was one application for a major retail development (Local Output Indicator 14) in the monitoring period. The application for the Southern Commercial Area, Buckshaw, included retail uses (approximately 4,000sqm), residential, car parking, and related infrastructure.
- 6.9 Local Output Indicators 15 and 16 measure the amount of ground floor retail space that is vacant in Chorley town centre and in district, neighbourhood and local centres respectively. In Chorley town centre vacancy rates fell to 7.6%. During the monitoring period vacancy rates in district,

neighbourhood and local centres was 13.8%, an increase of 3.2% from the previous year. The economic downturn appears to be having a greater effect on small shopping centres. This may be because the smaller businesses that operate from these centres are most vulnerable to the adverse economic conditions.

Table 6.3: Business Development and Town Centre Significant Effect Indicators

Indicator	Quantified Data	Comparators	Trend	Potential Implications										
Number of lower layer Super Output Areas (SOAs) in the 20% most employment deprived nationally	The Indices of Deprivation 2007 identified that 10 of the 66 lower layer SOAs in the Borough fall within the 20% most employment deprived nationally. 50 lower layer SOAs have improved their ranking since 2004.	At the district level Chorley Borough is ranked nationally in the 21-50% most deprived districts in terms of employment deprivation.	The Indices of Deprivation 2004 identified that 13 of the 66 lower layer SOAs in the Borough fall within the 20% most employment deprived nationally. Chorley is forth least employment deprived out of the 12 districts in Lancashire.	There are pockets of employment deprivation that require localised action to enable people to get into the workforce.										
Gross Value Added (GVA) per head	2005 estimates indicate GVA to be £12,761 per head (<i>Source: Local Futures</i>)	2005 estimates suggest that GVA per head is £13,205 in Lancashire and £15,571 in the North West.	In 2000/01 GVA was £12,240 per head in the Borough.	Care must be taken with GVA figures at district authority level as they are produced from the more robust sub-regional and regional figures. GVA is based on workplace-based earnings and may not provide a full picture of economic growth as many residents work outside of the borough.										
Number of businesses registered for VAT	In 2008 3,365 businesses were registered for VAT in the Borough. (<i>Source: Business Start-ups and Closures - VAT Registrations and De-registrations, BERR</i>)	In Lancashire in 2007 35,745 businesses were registered for VAT. 9.4% of those businesses were in Chorley.	<table border="1"> <thead> <tr> <th>Year</th> <th>VAT Registrations</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>3,030</td> </tr> <tr> <td>2005</td> <td>3,100</td> </tr> <tr> <td>2006</td> <td>3,210</td> </tr> <tr> <td>2007</td> <td>3,320</td> </tr> </tbody> </table>	Year	VAT Registrations	2004	3,030	2005	3,100	2006	3,210	2007	3,320	Since 2004 the number of businesses registered for VAT in the Borough increased by 11.1%. This is a significant rise, which suggests the economy is improving particularly in terms of small start up businesses.
Year	VAT Registrations													
2004	3,030													
2005	3,100													
2006	3,210													
2007	3,320													
Business Survival Rates	Between 2006 and 2005 80.4% of new businesses registered in Chorley Borough at the start of the period were still trading. (<i>Source: Enterprise Births, Deaths and Survivals, ONS</i>)	In the North West from 2003 to 2005 82% of new businesses registered survived. For the UK as a whole the figure was 81.9%.	<table border="1"> <thead> <tr> <th>Year</th> <th>% Survival</th> </tr> </thead> <tbody> <tr> <td>2003-05</td> <td>78.8</td> </tr> <tr> <td>2004-06</td> <td>79.8</td> </tr> <tr> <td>2005-07</td> <td>78.6</td> </tr> </tbody> </table>	Year	% Survival	2003-05	78.8	2004-06	79.8	2005-07	78.6	The figures show that the Borough has a high business survival rate for new businesses. This suggests new businesses are coping well to current trading conditions.		
Year	% Survival													
2003-05	78.8													
2004-06	79.8													
2005-07	78.6													
Registered businesses by sector	Registered business by sector for Chorley and Lancashire () are shown below: Agriculture 6.8% (7.1%), Production 7.2% (7.9%), Construction 12.1% (11.9%), Motor trades 5.2% (4.3%), Wholesale 4.8 (5.4%), Retail 8.9% (11.4%), Hotels and catering 5.9% (7%), Transport 3.8% (3.5%), Post and telecommunications 1.4% (0.9%), Finance 1.8% (1.6%), Property and business services 29.6% (26.5%), Education 1.2% (1.1%), Health 3.7% (4.2%), Public administration and other services 7.5% (7.2%) (<i>Office for National Statistics: UK Business: Activity, Size and Location, 2007</i>)		Over the last 10 years the proportion of businesses has remained constant in the majority of sectors although there have been small increases in agriculture (from a low base) and post and telecommunications. There has been a significant increase in the property and business services sector.	There has been no major change in the proportion of businesses in each sector in the Borough with the exception of an increase in the business services sector. This shows the Borough is probably as adaptable as the national economy in terms of structural changes in commerce.										
% of vacant upper floor space in the primary and secondary shopping areas	In 2006 17.8% of upper floors in the primary shopping area of Chorley Town Centre were vacant. In the secondary shopping area 18.9% of upper floors were vacant	No comparative data available.	<table border="1"> <thead> <tr> <th>Year</th> <th>Primary</th> <th>Secondary</th> </tr> </thead> <tbody> <tr> <td>1998</td> <td>16.70%</td> <td>12.60%</td> </tr> <tr> <td>2004</td> <td>14%</td> <td>12.80%</td> </tr> </tbody> </table>	Year	Primary	Secondary	1998	16.70%	12.60%	2004	14%	12.80%	The proportion of vacant upper floor space in the primary shopping area has been falling up to 2004. However, the number of vacant upper floors has begun to increase.	
Year	Primary	Secondary												
1998	16.70%	12.60%												
2004	14%	12.80%												

7. TRANSPORT

- 7.1 The M6, M61 and M65 motorways all pass through the Borough giving it excellent road links. Although Chorley town is not directly served by a junction on the M6, access is available at Junction 28 to the north of the Borough near Leyland and at Junction 27 to the south of the Borough near Standish, allowing convenient access to the Midlands, the South, Northern England and Scotland. The M61 provides good links from the Borough to Manchester to the south and Preston to the north, whilst the M65 provides access to East Lancashire and beyond to Yorkshire and the North East.

There are four railway stations in the Borough. They are located at Adlington and Chorley on the Blackpool-Preston-Manchester line, at Croston on the Preston-Ormskirk-Liverpool line and at Euxton Balshaw Lane, which is on the West Coast Main Line. The Preston-Blackburn line also passes through the north of the Borough, although there are no stations in Chorley Borough.

There are bus connections from Chorley Interchange to major destinations such as Preston, Leyland, Bolton, Blackburn and Wigan. Services also link the smaller settlements in the Borough with Chorley and other major towns. However, some rural locations are infrequently served by buses, and a lack of passengers in some areas has led to reductions in service frequency and service cuts.

Relevant Local Policies

- 7.2 GN9 – Transport Accessibility
TR1 – Major Developments – Tests for Accessibility and Sustainability
TR3 – Road Schemes
TR13 – Rail Facilities
TR14 – Electrification and Improvement of Railway Lines
TR17 – New Cycle Routes
TR18 – Provision for Pedestrians and Cyclists in New Developments
TR19 – Footpath, Cycleway and Bridleway Networks

Commentary

- 7.3 The parking standards that are being used in the Borough are those contained within the Regional Spatial Strategy although the Joint Lancashire Structure Plan targets are within the parameters of the RSS. During the monitoring period 2 developments met the criteria with all of them complying with the parking standards.
- 7.4 Local Output Indicator 18 shows that 93.4% of housing completions in the Borough during the monitoring period were within 30 minutes public transport time of six amenities (GP, hospital, primary & secondary school, employment and a major retail centre). The remaining completions, in the west of the Borough in Eccleston and Croston, were within 30 minutes public transport time of five amenities, but were in excess of 30 minutes from a hospital.
- 7.5 During the monitoring period all dwellings completed were within 400m of a bus route or 800m of a railway station, exceeding the target of 50%. Bus stops, rather than bus routes, were used as part of the analysis as they better represent accessibility to bus services. This shows that, although 6.6% of dwelling completions were over 30 minutes public transport time to a hospital (as shown above), the access to public transport was not a significant factor. This indicates that public transport services may need improving in certain areas.

Table 7.1: Transport Local Output Indicators

Ref	Indicator	Relevant Local Plan Policy	Measure	Past Performance	2008 - 2009	Annual Targets
18*	Amount of completed non-residential development complying with car parking standards set out in LDF	N/A	Completed non-residential development complying with car parking standards	100% (2004/05) 60% (2005/06) 80% (2006/07) 100% (2007/08)	100%	90%
19	Amount of new residential development within 30 minutes public transport time of GP, hospital, primary & secondary school, employment and a major retail centre	TR1	Amount of new residential development within 30 minutes of amenities	80.7% (2004/05) 96% (2005/06) 80.5% (2006/07) 67% (2007/08)	93.4%	90%
12	Proportion of Housing Provided Within 400m of a Bus Route or 800m of a Railway Station	TR1	Housing Completions	96.3% (2004/05) 99% (2005/06) 99% (2006/07) 100% (2007/08)	100%	100%
13	Proportion of Housing Developments Providing Cycleways or Connections	TR4	Completed Sites Over 2ha	100% (2004/05) No sites (2005/06) No sites (2006/07) 100% (2007/08)	No sites	80%

*Note: Minimum threshold of 1,000 square metres gross floorspace. Regional Spatial Strategy parking standards used.

7.6 There are two Significant Effect Indicators (table 7.4) that are related to this theme. The table below shows the data, comparator data (if applicable), trend information and potential implications.

Table 7.2: Transport Significant Effect Indicators

Indicator	Quantified Data	Comparators	Trend	Potential Implications
% of residents aged 16-74 who travel to work by public transport, foot or bicycle	The 2001 Census of Population identified that 5.2% of Borough residents travelled to work by public transport and 11% by foot or bicycle.	Also in 2001 6.9% of residents in Lancashire and 14.9% of residents in England travelled to work by public transport. The comparable journeys to work by foot or foot bicycle were 13.5% of residents in Lancashire and 12.8% of residents in England.	The 1991 Census identified that 6.2% of residents travelled to work by public transport and 12.4% by foot or bicycle.	The percentage of residents travelling to work by public transport, foot or bicycle has decreased slightly over the years and the % in the Borough is less than the county and national figures. This has implications for road congestion and air pollution.
% of residents aged 16-74 who travel to work by driving a car or van	The 2001 Census of Population identified that 72.8% of Borough residents travelled to work by car or van	67.8% of residents in Lancashire and 61.5% of residents in England and Wales travelled to work by car or van.	The 1991 Census identified that 73.9% of Borough residents travelled to work by car or van.	The percentage of Chorley Borough residents travelling to work by car has also decreased marginally over the past decade, mainly due to an increase in home working. It remains, however, significantly higher than the county and national average. This has implications for road congestion and air pollution.

8. THE ENVIRONMENT AND BUILT HERITAGE

- 8.1 The Borough has a wide range of habitats that are important for biodiversity. The eastern part of the Borough has extensive areas of moorland, although this is of variable ecological quality. Where it is not overgrazed and intensively drained, moorland, heathland and bog vegetation provides valuable habitats for plants and animals. The reservoirs in the area also provide important habitats for breeding and overwintering wildfowl. Significant areas of ancient woodland remain in eastern and central areas of the Borough, especially in the ecologically important river valleys, which act as wildlife corridors. Gardens, allotments, open space and other open land also provide valuable habitats for some opportunist wild plant and animal species.

The Borough contains a wealth of historic buildings of national, regional and local importance, which are 'Listed' for their special architectural or historic interest. There are 480 Listed Buildings in Chorley, divided into three categories: Grade I, Grade II*, Grade II. Grade I and II* Listed Buildings include the finest historic buildings in the country.

Relevant Local Policies

- 8.2
- GN5 – Building Design
 - DC1 – Development in the Green Belt
 - DC9 – Landscape Character Areas
 - EP2 – County Heritage Sites and Local Nature Reserves
 - EP4 – Species Protection
 - EP9 – Trees and Woodlands
 - EP11 – Structural Landscaping Belts
 - EP13 – Underused, Unsightly and Derelict Land
 - EP16 – Contaminated Land
 - EP19 – Development and Flood Risk
 - EP21 – Air Pollution
 - EP22 – Energy Conservation
 - EP24 – Wind Farms
 - HT2 – Alterations and Extensions to Listed Buildings
 - HT4 – Buildings at Risk
 - HT6 – The Recording of Listed Buildings
 - HT8 – Control of Demolition in Conservation Areas
 - HT10 – Locally Important Buildings
 - HT12 – Sites of Regional and Local Archaeological Importance
 - HS4 – Design and Layout of Residential Developments
 - HS20 – Ornamental Open Space Requirements
 - SP3 – Pedestrian Developments
 - PS12A – Hazardous Installations
 - GN6 – Priority Urban Fringe
 - DC2 – Development in the Area of Other Countryside
 - EP1 – Sites of Special Scientific Interest
 - EP3 – Nature and Geological Sites of Local Importance
 - EP5 – Wildlife Corridors
 - EP10 – Landscape Assessment
 - EP12 – Environmental Improvements
 - EP15 – Unstable Land
 - EP17 – Water Resources and Quality
 - EP20 – Noise
 - EP21A – Air/Light Pollution
 - EP23 – Energy from Renewable Resources
 - HT1 – Demolition of Listed Buildings
 - HT3 – The Setting of Listed Buildings
 - HT5 – Advertisements and Listed Buildings
 - HT7 – New Development in Conservation Areas
 - HT9 – Trees in Conservation Areas

HT11 – Archaeological Sites of National Importance
HT13 – Historic Parks and Gardens
HS19 – Public Open Space Requirements in Housing Developments
EM2 – Development Criteria for Industrial/Business Development
SP10 – Shop fronts
PS12B – Development Located Near Hazardous Installations

The Environment and Built Heritage Core Output Indicators

8.3 **E1: Number of planning permissions granted contrary to advice of the Environment Agency on either flood defence grounds or water quality**

Target: 0

Performance: 0

Trend: 0 (2005/06), 2 (2006/07), 0 (2007/08)

E2: Changes in areas of biodiversity importance

Target: N/A

Performance: 0.4ha biological heritage site lost

Trend: N/A

E3: Renewable energy generation

Target: 16.9MW by 2015

Performance: 4.3MW

Trend: N/A

Commentary

8.4 There were no planning applications approved contrary to the advice of the Environment Agency on flood defence grounds or water quality grounds during the monitoring year. Two applications were objected to on flood risk grounds with the reason for objection being dealt with accordingly.

8.5 0.4 hectares of biological heritage site was lost at Fishers Farm Ponds site as part of an annual review of sites. Both of the Sites of Special Scientific Interest in the borough are in favourable condition. Charnock Richard Pasture (1.19ha) retains a high coverage and a rich diversity of herbs particularly on the steep slopes. The extent of the feature of interest has increased since the last survey following recent scrub removal near the woodland to the east and more effective grazing across the whole unit. White Coppice (0.51 hectares) displayed a range of positive indicator species of the different communities across the site. There appear to be no negative impacts and little has changed.

8.6 Current renewable energy capacity in the Borough is 4.3MW produced via landfill gas at Ulnes Walton and Withnell. Consent was granted in 2005 to install electricity-producing generators fuelled by landfill gas at the Rigby and Houghton House landfill site between Adlington and Coppull with a 3MW capacity and three wind turbines with a 2.25MW capacity have been granted permission in Mawdesley. The recently adopted Sustainable Resources DPD sets a minimum target of 16.9MW of renewable energy capacity to be installed by 2015. This ensures that pro rata by land mass Chorley would exceed Lancashire's sub regional target set by the RSS. An interim milestone of 5.89MW is to be reached by 2010.

Table 8.1: The Environment and Built Heritage Local Output Indicators

Ref	Indicator	Relevant Local Plan Policy	Measure	Past Performance	2008 - 2009	Annual Targets
2	Number of Advertised Departures Approved as a Percentage of the Total Permissions in the Green Belt	DC1	Planning Permissions	3% (2004/05) 3% (2005/06) 1% (2006/07) 1% (2007/08)	1%	Nil
4	Number of Designated Natural and Geological Sites Not Adversely Affected by Authorised Development	EP2	Number of Sites	100% (2004/05) 99% (2005/06) 99% (2006/07) 99% (2007/08)	97%	100%
5	Number and Degree of Risk of Grade I and Grade II Listed Buildings on the English Heritage at Risk Register	HT1	Number of Listed Buildings	Bank Hall - B Buckshaw Hall - B Great Barn - E Lower Burgh Hall - A	Bank Hall – B Buckshaw Hall – F Lower Burgh Hall – E	Not Applicable
17	Proportion of Protected Recreational Land and Amenity Open Space Safeguarded From/By Development	LT14, LT15	Planning Applications Decided	100% (2004/05) 100% (2005/06) 99% (2006/07) 95% (2007/08)	99%	100%

Commentary

8.7 Local Output Indicator 2 (table 8.1) shows that 1% of permissions in the greenbelt were advertised departures meeting the Local Plan target. In total 230 planning permissions were granted in the greenbelt during the planning period. Of these only two were advertised departures.

8.8 Local Output Indicator 4 shows that 97% of designated natural and geological sites were not adversely affected by authorised development. Of the 123 Biological and Geological Heritage Sites in the Borough 4 were adversely affected.

Policy EP2 of the Local Plan refers to County Heritage Sites and Local Nature Reserves. This policy was not in conformity with the Lancashire Structure Plan so the Structure Plan Policy was used in relation to the determination of applications. The Regional Spatial Strategy (RSS) has since superseded this. Policy EM 1 of the RSS states that priority should be given to conserving and enhancing areas, sites, features and species of international, national, regional and local landscape, natural environment and historic environment importance. Where proposals and schemes affect the region's landscape, natural or historic environment or woodland assets, prospective developers and/or local authorities should first avoid loss of or damage to the assets, then mitigate any unavoidable damage and compensate for loss or damage through offsetting actions with a foundation of no net loss in resources as a minimum requirement.

8.9 Three of the Grade I and II* buildings in the borough are included in English Heritage's 'Heritage at Risk' (formerly known as 'Buildings at Risk') register. Improved have taken place since the last

monitoring period with the condition of these buildings showing improvements. These are shown below:

Bank Hall, Bretherton: English Heritage funded emergency repairs to stabilise the stair tower in 2002. A joint scheme is being carried out by the Heritage Trust North West and Urban Splash for renovation for the Hall with enabling development.

Lower Burgh Hall, Chorley: The structure has been repaired and the building is now secure. Internal works of refurbishment continue, albeit slowly, and the building's future looks bright.

Buckshaw Hall, Euxton: Extensive structural repairs, including a new roof have been completed. Significant repairs to the timber framing have been completed and new infill panels installed. The building is now structurally sound and secure and a new owner has been found only recently. Works to complete the internal repairs and refurbishment are expected to begin soon.

- 8.10 Local Output Indicator 17 shows that 99% of protected recreational land and amenity open space was protected from development during the previous monitoring period.
- 8.11 There are thirteen Significant Effect Indicators (table 8.2) that are related to this theme. The table below shows the data, comparator data (if applicable), trend information and potential implications.

Table 8.2: The Environment and Built Heritage Significant Effect Indicators

Indicator	Quantified Data	Comparators	Trend	Potential Implications																														
Standard Assessment Procedure (SAP) energy ratings of homes	In 2006 the Local Authority housing in the Borough had a rating of 71.82. In 2008 private sector housing had a rating of 49 (all ratings are out of 120).	No comparative data.	<table border="1"> <thead> <tr> <th>Year</th> <th>Public</th> <th>Private</th> </tr> </thead> <tbody> <tr> <td>2004/05</td> <td>69</td> <td>49</td> </tr> <tr> <td>2005/06</td> <td>72</td> <td>49</td> </tr> <tr> <td>2006/07</td> <td></td> <td>49</td> </tr> <tr> <td>2007/08</td> <td></td> <td>49</td> </tr> <tr> <td>2008/09</td> <td></td> <td>49</td> </tr> </tbody> </table>	Year	Public	Private	2004/05	69	49	2005/06	72	49	2006/07		49	2007/08		49	2008/09		49	Public housing stock in the Borough is quite energy efficient but the private sector stock is not performing very well and extensive home improvements here are likely to be required.												
Year	Public	Private																																
2004/05	69	49																																
2005/06	72	49																																
2006/07		49																																
2007/08		49																																
2008/09		49																																
Compliance with river quality	In 2006 the general quality assessment of river chemistry found 98.5% of rivers in the Borough were in good or fair condition. The general quality assessment of river biology found 99.4% of rivers in the Borough were in good or fair condition (Source: Environment Agency)	No comparative data.	<table border="1"> <thead> <tr> <th colspan="3">Chemistry</th> </tr> <tr> <th>Year</th> <th>Good (%)</th> <th>Fair (%)</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>32.1</td> <td>61.3</td> </tr> <tr> <td>2005</td> <td>33.1</td> <td>60.6</td> </tr> <tr> <td>2006</td> <td>33.1</td> <td>65.4</td> </tr> <tr> <th colspan="3">Biology</th> </tr> <tr> <th>Year</th> <th>Good (%)</th> <th>Fair (%)</th> </tr> <tr> <td>2004</td> <td>11.3</td> <td>88.1</td> </tr> <tr> <td>2005</td> <td>9.5</td> <td>89.9</td> </tr> <tr> <td>2006</td> <td>9.5</td> <td>89.9</td> </tr> </tbody> </table>	Chemistry			Year	Good (%)	Fair (%)	2004	32.1	61.3	2005	33.1	60.6	2006	33.1	65.4	Biology			Year	Good (%)	Fair (%)	2004	11.3	88.1	2005	9.5	89.9	2006	9.5	89.9	The water quality in most rivers and other waterways in the Borough comply with Environment Agency river quality targets, but there are a few locations where water quality is a problem. Farming activities can be a source of water pollution in rural areas, which can be more difficult to control compared to localised industrial outfalls.
Chemistry																																		
Year	Good (%)	Fair (%)																																
2004	32.1	61.3																																
2005	33.1	60.6																																
2006	33.1	65.4																																
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2004	11.3	88.1																																
2005	9.5	89.9																																
2006	9.5	89.9																																
Air Quality: Nitrogen Dioxide and Sulphur Dioxide levels	Chorley Borough levels are: Nitrogen Dioxide – 34.3µg/m ³ per year (2005) Sulphur Dioxide – 13 µgm ³ (2005)	The National Air Quality Strategy Standard for annual mean Nitrogen Dioxide levels is not to exceed 40 µg/m ³ per year, for Sulphur Dioxide the figure is 20 µg/m ³ per year.	Nitrogen Dioxide and Sulphur Dioxide levels in Chorley fluctuate from year to year but have consistently been below the National Air Quality Standard.	Air quality in Chorley meets the Standards set out in the national Air Quality Strategy (2007), so no specific reduction measures are necessary.																														
Carbon Dioxide emissions	8.27 tonnes of CO ² per capita in Chorley Borough (2007)	In the North West in 2007 CO ² emissions per capita was 8.35 tonnes per capita while the UK figure was 8.42 tonnes.	<table border="1"> <thead> <tr> <th>Year</th> <th>Tonnes CO² per Capita</th> </tr> </thead> <tbody> <tr> <td>2004</td> <td>10.24</td> </tr> <tr> <td>2005</td> <td>8.72</td> </tr> <tr> <td>2006</td> <td>8.97</td> </tr> </tbody> </table>	Year	Tonnes CO ² per Capita	2004	10.24	2005	8.72	2006	8.97	This is a particularly important matter due to the implications for climate change. Data shows that the Borough emits less CO ² per capita than the North West and the UK.																						
Year	Tonnes CO ² per Capita																																	
2004	10.24																																	
2005	8.72																																	
2006	8.97																																	
Number of major developments including Sustainable Drainage Systems (SuDS)	Buckshaw Village continues to be developed using SuDS. The Sustainable Resources DPD should increase the number of housing developments incorporating SuDS.	No comparative data available.	No trend data identified.	The apparent slow take up of SuDS is an important issue bearing in mind its flood avoidance and biodiversity benefits. Problems over adoption of systems for maintenance purposes may be the reason.																														
Number of vulnerable households living in fuel poverty	6.26% of people living in the Borough were in fuel poverty in 2003.	In 2003 there were 6.70% in fuel poverty in Lancashire, 6.66% in the North West and 6.13% in England.	No trend data identified.	Chorley is a generally affluent Borough but there are pockets of deprivation with households living in fuel poverty. The local Home Improvement Agency is working with Chorley and South Ribble Councils to remove fuel poverty.																														
Number of existing properties installing cavity wall insulation	784 existing properties installed cavity wall insulation during the monitoring period.	No comparative data available.	No trend data identified.	With an increasing awareness of climate change and environmental issues it is expected that existing properties without cavity wall insulation will come forward to increase energy efficiency.																														

Indicator	Quantified Data	Comparators	Trend	Potential Implications												
Percentage of household waste recycled or composted	In 2008/09 46.9% of household waste was recycled or composted in Chorley Borough.	In Lancashire 43.2% of household waste was recycled or composted. For England as a whole the figure was 37.6.	<table border="1"> <thead> <tr> <th>Year</th> <th>Rate (%)</th> </tr> </thead> <tbody> <tr> <td>2005/06</td> <td>39.5</td> </tr> <tr> <td>2006/07</td> <td>44.1</td> </tr> <tr> <td>2007/08</td> <td>47.2</td> </tr> </tbody> </table>	Year	Rate (%)	2005/06	39.5	2006/07	44.1	2007/08	47.2	Rates of recycling have rapidly increased in the Borough since 2005. The Borough recycles the highest percentage of household waste of all authorities in Lancashire.				
Year	Rate (%)															
2005/06	39.5															
2006/07	44.1															
2007/08	47.2															
Percentage of households served by kerbside collection for recyclables	In 2008/09 96% of households served by kerbside collection for recyclables.	No comparative data available.	<table border="1"> <thead> <tr> <th>Year</th> <th>Rate (%)</th> </tr> </thead> <tbody> <tr> <td>2004/05</td> <td>93.9</td> </tr> <tr> <td>2005/06</td> <td>94.6</td> </tr> <tr> <td>2006/07</td> <td>96</td> </tr> <tr> <td>2007/08</td> <td>96</td> </tr> </tbody> </table>	Year	Rate (%)	2004/05	93.9	2005/06	94.6	2006/07	96	2007/08	96	The proportion of households served by kerbside collection for recyclables has been steadily increasing over recent years. Due to the rural nature of the Borough it may prove difficult to reach all households.		
Year	Rate (%)															
2004/05	93.9															
2005/06	94.6															
2006/07	96															
2007/08	96															
Reduction in waste sent to landfill	In 2008/09 21,971 tonnes of waste was sent to landfill. This was 53.1% of all household waste.	In Lancashire 344,264 tonnes of waste was sent to landfill. This was 56.8% of all household waste.	<table border="1"> <thead> <tr> <th>Year</th> <th>Tonnes</th> </tr> </thead> <tbody> <tr> <td>2005/06</td> <td>24,826</td> </tr> <tr> <td>2006/07</td> <td>23,115</td> </tr> <tr> <td>2007/08</td> <td>21,823</td> </tr> </tbody> </table>	Year	Tonnes	2005/06	24,826	2006/07	23,115	2007/08	21,823	As rates of recycling have increased in the Borough it is expected that the amount of waste sent to landfill will be reduced. The amount has fallen since 2005.				
Year	Tonnes															
2005/06	24,826															
2006/07	23,115															
2007/08	21,823															
Proportion of new housing provided through conversion or re-use of existing buildings	In 2008/09 19 housing completions were of this type, 4.9% of all completions.	No comparative data available.	<table border="1"> <thead> <tr> <th>Year</th> <th>%</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td>2007/8</td> <td>6.6</td> <td>19</td> </tr> </tbody> </table>	Year	%	No.	2007/8	6.6	19	A number of houses have been created through conversions over the last two of years providing a reasonable percentage of housing completions.						
Year	%	No.														
2007/8	6.6	19														
Number of planning applications that include capacity for energy production from renewable sources	One planning application that included capacity for energy production has been approved during the monitoring period.	No comparative data available.	<table border="1"> <thead> <tr> <th>Year</th> <th>No.</th> </tr> </thead> <tbody> <tr> <td>2007/8</td> <td>2</td> </tr> </tbody> </table>	Year	No.	2007/8	2	No issue identified due to lack of data, but this is a key area in terms of measuring the effect of Sustainable Resources policies.								
Year	No.															
2007/8	2															
Household waste levels	In 2008/09 the amount of household waste arising in the Borough was 41,372 tonnes.	No comparative data available.	<table border="1"> <thead> <tr> <th>Year</th> <th>Waste (Tonnes)</th> </tr> </thead> <tbody> <tr> <td>2003/04</td> <td>41,979</td> </tr> <tr> <td>2004/05</td> <td>44,612</td> </tr> <tr> <td>2005/06</td> <td>39,596</td> </tr> <tr> <td>2006/07</td> <td>41,335</td> </tr> <tr> <td>2007/08</td> <td>41,324</td> </tr> </tbody> </table>	Year	Waste (Tonnes)	2003/04	41,979	2004/05	44,612	2005/06	39,596	2006/07	41,335	2007/08	41,324	Levels of waste fell dramatically in 2005/06. Despite a small rise the following year this monitoring year has seen a stabilisation of this figure (the figures include recycled waste).
Year	Waste (Tonnes)															
2003/04	41,979															
2004/05	44,612															
2005/06	39,596															
2006/07	41,335															
2007/08	41,324															

9. SERVICES, LEISURE AND TOURISM

- 9.1 The Chorley Town Centre Retail and Leisure Study (White Young Green Planning, October 2005) confirms that Chorley town centre is the major retail destination within the Borough, acting as a market town centre for comparison and convenience shopping serving the local population. It is home to a wide range of shops and services and a significant number of the national chains are represented, complemented by a large number of independent stores.

There are a good range of sports facilities in the Borough including 3 Council leisure centres, 2 public swimming pools, 2 private leisure centres with swimming pools (Next Generation and Park Hall) and numerous gyms. There are a number of Golf Courses in the Borough including an 18-hole municipal owned course at Duxbury, south of Chorley town.

Relevant Local Policies

- 9.2 DC10 – Community Facilities in Rural Areas
SP1 – Locations for Major Retail Developments (Does not conform to structure plan)
SP2 – Retail Allocations
SP4 – Primary Shopping Area
SP5 – Secondary Shopping Area
SP6 – District, Neighbourhood and Local Shopping Centres
LT1 – Major Leisure Developments (Does not conform to structure plan)
LT2 – Leisure Allocations
LT3 – Small Scale Tourism and Visitor Facilities
LT4 – Caravan and Camping Sites
LT5 – Farm-Based Visitor Facilities
LT6 – Visitor Facilities at Historic Buildings
LT7 – Historic Parks and Gardens
LT8 – Valley Parks
LT9 – The Leeds and Liverpool Canal
LT10 – Public Rights of Way
LT11 – Allotments
LT12 – Golf, Other Outdoor Sport and Related Developments
LT13 – Play Space Allocations
LT14 – Public, Private, Educational and Institutional Playing Fields, Parks etc.
LT15 – Amenity Open Space
LT16 – Dual Use of Education Facilities
PS1 – Health and Welfare
PS2 – Provision and Improvement of Community Centres and Village Halls
PS3 – Protection of Community Centres and Villages Halls
PS4 – Pre-School Playgroups and Day Nurseries
PS5 – Nursery Education Facilities
PS6 – Primary School Allocations
PS7 – Further and Higher Education Facilities
PS8 – School and Playing Fields Allocations
PS9 – Social and Community Use Allocations
PS10 – Chorley Town Hall Extension
PS11 – Cemeteries
PS12 – Utility Services Developments
PS15 – Churches and Related Uses

Services, Leisure and Tourism Core Output Indicators

- 9.3 **BD4: Total amount of floorspace for 'town centre uses'**
Target: N/A
Performance: i) *Town Centre area* - A1 – 162sqm (30sqm net), A2 – 132sqm (132sqm net), B1 – 440sqm (104sqm net), D2 – 0sqm (0sqm net), Total – 734sqm (266sqm net).

ii) Local Authority area - A1 – 206sqm (74sqm net), A2 – 169sqm (55sqm net), B1 – 1,912sqm (1413sqm net), D2 – 0sqm (0sqm net), Total – 2,277sqm (1,542sqm net).

Trend: N/A

Table 9.1: Services, Leisure and Tourism Local Output Indicators

REF	Indicator	Relevant Local Plan Policy	Measure	Past Performance	2008 - 2009	Annual Targets
20	Amount of eligible open spaces managed to green flag award standard			34.5% (2006/07) 36.6% (2007/08)	(329.9 of 882ha) 37.4%	30%
17	Proportion of Protected Recreational Land and Amenity Open Space Safeguarded From/By Development	LT14, LT15	Planning Applications Decided	100% (2004/05) 100% (2005/06) 99% (2006/07) 95% (2007/08)	99%	100%

Commentary

9.4 Core Output Indicator BD4 shows that 1,912sqm business office (B1), 169sqm financial service (A2) and 206 sqm retail (A1) floorspace was completed during the monitoring period. In total 16 completed developments resulted in a net gain of B1, A2 or A1 floorspace. Over 1,000 sqm of B1 floorspace was created at Cowling Brow Industrial Estate.

9.5 Local Output Indicator 20 shows that 37.4% of the Borough's open space was managed to green flag standard. This was due to Yarrow Valley Country Park (323ha approx) again being awarded the green flag. A Heritage Lottery Fund Grant allowed for the recent edition of a newly built visitor centre and has provided a base for the Park Rangers and facilities for visitors and schools with the addition of toilets, office, display area and classroom. The classroom also doubles as a meeting/function room. Recently (2007) there have been major works to upgrade footpaths around Big Lodge and create an access for all viewing platform for the weir at Birkacre.

In addition to Yarrow Valley Country Park, Withnell Local Nature Reserve and Tatton Recreation Ground were awarded the green flag award. Withnell Local Nature Reserve (4.7ha) was transformed from a railway cutting into a place where people come to relax and unwind Withnell Local Nature Reserve is a popular open space treasured by the local community. Linking the villages of Withnell and Abbey Village the one-kilometre site is an important wildlife corridor and home to a rich variety of habitats and plant species.

Tatton Recreation Ground (2.2ha), a neighbourhood play and recreation space, is located at the heart of the community in Chorley town centre. Situated in one of the borough's most deprived wards, with higher than average levels of poverty, crime and perceived antisocial behaviour, the rec is a beacon for improvement and has helped improve the quality of life for many.

Table 9.2: Services, Leisure and Tourism Significant Effect Indicators

Indicator	Quantified Data	Comparators	Trend	Potential Implications									
Number of lower layer Super Output Areas (SOAs) in the 20% most employment deprived nationally	The Indices of Deprivation 2007 identified that 10 of the 66 lower layer SOAs in the Borough fall within the 20% most employment deprived nationally. 50 lower layer SOAs have improved their ranking since 2004.	At the district level Chorley Borough is ranked nationally in the 21-50% most deprived districts in terms of employment deprivation. It is forth least employment deprived out of the 12 districts in Lancashire.	The Indices of Deprivation 2004 identified that 13 of the 66 lower layer SOAs in the Borough fall within the 20% most employment deprived nationally.	There are pockets of employment deprivation that require localised action to enable people to get into the workforce.									
Proportion of residents describing their health as not good	The 2001 Census of Population identified that 9.6% of the Borough population describe their health as not good.	In Lancashire in 2001 10.4% of the population described their health as not good. In England the figure was 9.0%.	The question on general health was new to the 2001 Census and therefore cannot be compared to the 1991 Census.	There is some cause for concern about the state of health in the Borough generally. The higher than national figure may arise from the pockets of health deprivation referred to in the indicator above.									
Fear of Crime: % people who feel very safe or fairly safe	The Place Survey (Department for Communities and Local Government) 2008 revealed that 56.1% of Chorley residents feel very safe of fairly safe during the day and 91.1% feel very safe of fairly safe at night.	The Place Survey 2008 revealed that 51.6% of Lancashire residents feel very safe of fairly safe during the day and 89% feel very safe of fairly safe at night.	No trend data available.	Fear of crime during the day is not a significant problem in the Borough. Fear of crime at night is considerably greater. This is a perceptual issue; actual crime levels in the Borough are low. Fear of crime can be lowered by the more visible presence of safety measures.									
% of people satisfied with the Borough as a place to live	According to a MORI satisfaction survey in 2006 76% of people were happy with the Borough as a place to live.	No comparative data available.	No trend data available.										
% of vacant upper floor space in the primary and secondary shopping areas	In 2006 17.8% of upper floors in the primary shopping area of Chorley Town Centre were vacant. In the secondary shopping area 18.9% of upper floors were vacant	No comparative data available.	<table border="1"> <thead> <tr> <th>Year</th> <th>Primary</th> <th>Secondary</th> </tr> </thead> <tbody> <tr> <td>1998</td> <td>16.70%</td> <td>12.60%</td> </tr> <tr> <td>2004</td> <td>14%</td> <td>12.80%</td> </tr> </tbody> </table>	Year	Primary	Secondary	1998	16.70%	12.60%	2004	14%	12.80%	The proportion of vacant upper floor space in the primary shopping area has been falling up to 2004. However, the number of vacant upper floors has begun to increase.
Year	Primary	Secondary											
1998	16.70%	12.60%											
2004	14%	12.80%											

10. METHODOLOGY

10.1 The four types of indicators collected are *Contextual, Core Output, Local Output* and *Significant Effects*. A review of these indicators including an explanation of their overall purpose, where the indicators have been derived from and how they have been monitored is given below.

10.2 The Council has retained the indicators monitored in the first Monitoring Report so as to provide consistency and continuity to the monitoring process and to allow for trend analysis. Further indicators may be added in future years if a specific need becomes apparent that, as yet, the Council is currently unaware of or has overlooked.

Contextual Indicators: Origin

10.3 The Local Development Framework Monitoring Good Practice Guide states the Contextual Indicators aim to 'consider the effects of policies' and 'inform the interpretation of output and significant effects indicators'. They are structured to represent the 'key social, environmental and economic' characteristics of the Borough and are therefore derived from the key contextual characteristics of the Borough, as outlined in chapter 3 of this report. These key characteristics have been highlighted in work previously undertaken by the Council, including the Chorley Profile and baseline information gathered for the Local Development Framework Sustainability Appraisal work.

10.4 The 'Chorley Profile' is a state of the Borough report, which aims to describe key issues and trends in several topic areas including health, crime, population and transport. The Sustainability Appraisal process involves predicting and assessing the effects of pursuing Local Development Framework policies and guidance the Council will produce in coming years, therefore the gathering of baseline information helps to identify key issues and problems in the Borough.

10.5 The Contextual Indicators cover five key subject areas – Social, Demographics, Environmental, Economic and Transport.

Contextual Indicators: Monitoring

10.6 Monitoring of the Contextual Indicators involved using external sources of information to gather the required statistics. Historic data has been acquired for some of the indicators to analyse trends. Over time trend analysis will become a more integral part of the Monitoring Report as consistent data is collated. Some of the Contextual Indicators will not be monitored on an annual basis because information may not be available this frequently, or the indicator is not likely to reveal significant change on a yearly basis. The contextual indicators and the sources are listed below.

10.7 **Social**

C1a: Number of lower super output areas in 20% most deprived nationally

Source: DCLG - *Indices of Deprivation 2007*

C1b: Recorded crime rate per 1000 population – violence against the person

Source: DCLG/Home Office – *Floor Targets Interactive, Home Office – Crime in England and Wales*

C1c: Percentage of working age population claiming unemployment benefits

Source: *Nomis – ONS claimant count with rates and proportions*

C1d: Percentage of population aged 16-74 with highest level of educational qualifications

Source: *Annual Population Survey, ONS*

10.8 **Demographic**

C2a: Percentage increase in Borough population between 1991 and 2001

Source: *1991 and 2001 Censuses of Population and Chorley Central Library*

C2b: Number of households

Source: *ONS – Mid-Year Population Estimates 2008*

C2c: Distribution of population between main urban centre, smaller towns and rural areas

Source: *1991 and 2001 Censuses of Population and Chorley Central Library*

C2d: Population age structure

Source: *ONS – Mid-Year Population Estimates 2008*

- 10.9 **Environmental**
C3a: Percentage of SSSI ha in favourable or recovering condition
Source: English Nature
C3b: Number of flood warning areas
Source: Environment Agency
C3c: Percentage of household waste recycled
Source: Lancashire Profile - DEFRA
- 10.10 **Economic**
C4a: Average household income
Source: CACI Ltd Paycheck Data 2008 – Lancashire Profile
C4b: Average earnings
Source: ONS – 2008 Annual Survey of Hours and Earnings
C4c: Average house prices
Source: Department of Communities and Local Government (DCLG)
C4d: Percentage of residents working in the Borough
Source: 2001 Census of Population
- 10.11 **Transport**
C5a: Percentage households without a car
Source: 1991 and 2001 Censuses of Population
C5b: Settlements not within 1km of 5 basic services
Source: Joint Lancashire Structure Plan Accessibility and Technical Report 2005

Core Output Indicators: Origin

- 10.12 The main purpose of output indicators is to 'measure quantifiable physical activities that are directly related to, and are a consequence of, the implementation of planning policies'. Authorities are required to monitor a specified set of Core Output Indicators, providing a consistent data source for regional planning bodies to evaluate spatial planning performance.
- 10.13 The Core Output Indicators are taken from Office of the Deputy Prime Minister publications; *Local Development Framework Monitoring: A Good Practice Guide* (March 2005), *Local Development Framework Core Output Indicators, Update 1/2005* (October 2005) and *Regional Spatial Strategy and Local Development Framework Core Output Indicators - Update 2/2008* (July 2008). The indicators cover Business Development and Town Centres, Housing (including a Housing Trajectory), Environmental Quality, Minerals, and Waste. Data must be collected by the Borough Council to monitor all the Core Output Indicators, apart from the Minerals and Waste indicators, which are the responsibility of Lancashire County Council.

Core Output Indicators: Monitoring

- 10.14 Monitoring of the Core Output Indicators involved both utilising internal data sources and surveys and using external organisations to obtain information. Some of the indicators were relatively easy to monitor and information could be extracted from various surveys undertaken by the Council through monitoring practices already in place. Some information required was in a similar format to that required for Regional Spatial Strategy monitoring supplied by the Council earlier in the year. The Core Output Indicators are listed below as are the sources used to collect the data:
- 10.15 **Business development**
BD1: Total amount of additional employment floorspace – by type
BD2: Total amount of employment floorspace on previously developed land – by type
BD3: Employment land available – by type
BD4: Total amount of floorspace for 'town centre uses'
Source: Chorley Borough Council – Employment Land Monitoring Report 2008/09

- 10.16 **Housing**
H1: Plan period and housing targets
H2 (a): Net additional dwellings – in previous years
H2 (b): Net additional dwellings – for the reporting year
H2 (c): Net additional dwellings – in future years
H2 (d): Managed Delivery Target

H3: New and converted dwellings – on previously developed land

H4: Net additional pitches (Gypsy and Traveller)

H5: Gross affordable housing completions

H6: Housing Quality – Building for Life Assessments

Source: Chorley Borough Council – CLG Housing Flow Reconciliation Returns 2008 and Housing Land Monitoring Report 2008/09

10.17 **Environmental Quality**

E1: Number of planning permissions granted contrary to advice of the Environment Agency on either flood defence grounds or water quality

E2: Changes in areas of biodiversity importance

E3: Renewable energy generation

Source: Environment Agency, Chorley Borough Council and Lancashire County Council

10.18 **Minerals**

M1: Production of primary land won aggregates – LCC TO PROVIDE

M2: Production of secondary/recycled aggregates – LCC TO PROVIDE

10.19 **Waste**

W1: Capacity of new waste management facilities by type – LCC TO PROVIDE

W2: Amount of municipal waste arising, and managed by management type – LCC TO PROVIDE

Local Output Indicators: Origin

10.20 Local Output Indicators should, according to the Good Practice Guide, 'address the outputs of policies not covered by the local development framework core output indicators'. The Local Indicators are designed to reflect local issues and circumstances that, together with the Core Output Indicators will provide a 'robust assessment of policy implementation'.

12.21 The 'Key Indicators and Targets' of the adopted Local Plan Review are used, which have been designed to reflect local issues in the Borough. In future reports the Local Indicators will be developed and added to, to reflect changing policy monitoring needs in the authority and the emergence of Local Development Framework policies.

Local Output Indicators: Monitoring

21.22 Monitoring of the Local Output Indicators followed a consistent approach to previous years, and utilised existing data sources to build on successful, well-established monitoring practices in the Council. UNI-form and Anite software provide access to planning application details while GIS software allows spatial analysis of various datasets. Annual shopping surveys of the town and local centres are undertaken to monitor vacancy levels and shop type trends within the various centres of the Borough. Two of the Local Indicators relate to vacancy levels in shopping centres.

LOI1: Proportion of all housing in the Borough provided in main settlements.

Source: Chorley Borough Council – GIS assessment using 2008-09 Housing Completions and Main Settlements (GN1) polygons

LOI2: Number of advertised departures approved as a % of the total permissions in the green belt.

Source: Chorley Borough Council – UNI-form System

LOI3: Proportion of rural buildings outside inset settlements approved for non-housing uses compared to all uses permitted.

Source: Chorley Borough Council – GIS assessment using 2008-09 Permissions for Rural Buildings monitoring data and Main Settlements (GN1) polygons

LOI4: Number of designated natural and geological sites not adversely affected by authorised development.

Source: Chorley Borough Council – GIS assessments using Development Control and Biological and Geological Heritage Site polygons

LO15: Number and degree of risk of Grade I and grade II listed buildings on English Heritage at risk register.

Source: English Heritage

LO16: Proportion of housing on PDL.

Source: Chorley Borough Council - Housing Land Monitoring

LO17: Density at which new housing is provided.

Source: Chorley Borough Council - Housing Land Monitoring

LO18: Proportion of all housing that is non-detached.

Source: Chorley Borough Council - Housing Land Monitoring

LO19: Provision of affordable housing in main settlements provided as part of market housing developments (excluding Royal Ordnance).

Source: Chorley Borough Council - Housing Land Monitoring

LO110: Take up of additional employment land.

Source: Chorley Borough Council – Employment Land Monitoring Report 2008/09

LO111: Proportion of premises in employment use being approved for employment re-used compared to other uses permitted.

Source: Chorley Borough Council – Employment Land Monitoring Report 2008/09

LO112: Proportion of housing provided within 400m of a bus route or railway station. *Source: Chorley Borough Council – GIS assessments using 2008-09 Housing Completions, bus stop and railway station data*

LO113: Proportion of housing developments providing cycleways or connections.

Source: Chorley Borough Council – Planning Applications Monitoring

LO114: Major retail development proposals permitted away from town centre and edge of centre locations (over 1500m² floor area).

Source: Chorley Borough Council – Planning Applications Monitoring

LO115: Proportion of vacant ground floor units in Chorley town centre shopping centre.

Source: Chorley Borough Council – Shopping Survey

LO116: Proportion of vacant ground floor units in district, neighbourhood and local centres.

Source: Chorley Borough Council – Shopping Survey

LO117: Proportion of protected recreational land and amenity open space safeguarded from/by development.

Source: Chorley Borough Council – GIS assessments using Development Control and Biological and Geological Heritage Site polygons

Significant Effects Indicators: Origin

21.23 Significant Effects Indicators are linked to the Sustainability Appraisal objectives and indicators. Monitoring of Significant Effects Indicators enables a comparison to be made between what the predicted effects of policy implementation and what the actual effects of policy implementation are. Together with the Output Indicators (both Core and Local) the Significant Effects Indicators should provide a complete analysis of policy implementation. Like the Local Output Indicators, the Significant Effects Indicators are based on local characteristics and issues, utilising existing data sources. Development of Significant Effects Indicators will evolve over time as progress is made in relation to Sustainability Appraisal work for Local Development Framework documents.

Significant Effects Indicators: Monitoring

21.24 Monitoring of Significant Effects Indicators will take a similar approach to that of Contextual Indicators. The indicators were developed in the groups below, however in chapters 5-9 the indicators have been fitted in to the appropriate theme.

12.25 **Social**

S1a: Number of lower super output areas (SOAs) in the 20% most health and disability deprived nationally

Source: *Indices of Multiple Deprivation 2007*

S1b: Number of lower super output areas (SOAs) in the 20% most employment deprived nationally

Source: *Indices of Multiple Deprivation 2007*

S1c: Proportion of residents describing their health as not good

Source: *2001 Census of Population*

S1d: Fear of crime: % of residents feeling unsafe

Source: *Community Safety Survey*

S1e: Percentage of people satisfied with the borough as a place to live

Source: *Chorley Borough Council – Community Strategy Survey*

12.26 **Demographics**

S2a: Life expectancy

Source: *Lancashire Profile*

12.27 **Environment**

S3a: Standard assessment procedure (SAP) energy ratings of homes

Source: *DCLG - Housing Investment Programme "Housing Strategy Statistical Appendix"*

S3b: Compliance with river quality data

Source: *Environment Agency*

S3c: Air quality: nitrogen dioxide and sulphur dioxide levels

Source: *UK National Air Quality Archive and DEFRA*

S3d: Carbon dioxide emissions

Source: *Department for Environment Food and Rural Affairs*

S3e: Number of major developments including sustainable drainage systems (SuDS)

Source: *Chorley Borough Council - Planning Applications Monitoring*

S3f: Proportion of new housing provided through conversion or re-use of existing buildings

Source: *Chorley Borough Council - Housing Land Monitoring 2008*

S3g: Number of planning applications that include capacity for energy production from renewable sources

Source: *Chorley Borough Council - Planning Applications Monitoring*

S3h: Household waste levels

Source: *Department for Environment Food and Rural Affairs*

S3i: Number of vulnerable households living in fuel poverty

Centre for Sustainable Energy – *Lancashire Profile*

S3j: Number of existing properties installing cavity wall insulation

Source: *Chorley Borough Council – Build Control Records*

S3k: Percentage of household waste recycled or composted

Source: *Department for Environment Food and Rural Affairs*

S3l: Percentage of households served by kerbside collection for recyclables

Source: *Department for Environment Food and Rural Affairs*

S3m: Reduction in waste sent to landfill

Source: *Department for Environment Food and Rural Affairs*

12.28 **Economic**

S3a: Gross value added (GVA) per capita

Source: *ONS - Lancashire Profile*

S3a: Number of businesses registered for VAT

Source: *Department for Business Enterprise and Regulatory Reform - Lancashire Profile*

S3a: Business survival rates

Source: *Small Business Service - Lancashire Profile*

S3a: Registered businesses by sector

Source: Department for Business Enterprise and Regulatory Reform - Lancashire Profile

S3a: Percentage of vacant upper floor space in the primary and secondary shopping areas

Source: Chorley Borough Council – Shopping Survey

S3a: Percentage of residents aged 16-74 who travel to work by public transport, foot or bicycle

Source: 2001 Census of Population

S3a: Percentage of residents aged 16-74 who travel to work by driving a car or van

Source: 2001 Census of Population

Monitoring Of Local Development Scheme Timetable

12.29 The aim is that information is supplied in relation to the timetable and milestones contained within the annually reviewed and rolled forward Local Development Scheme – the published programme for producing the various documents that will comprise the Local Development Framework.

12.30 This section of the Report will consider:

- Whether the defined Scheme milestones have been met; this will relate to the last milestone in the monitoring year for each Local Development Document and refer to more recent progress where applicable.
- If milestones have not been met, whether progress has been made toward achieving them, and an estimation of when they will be achieved.
- An indication of why milestones have not been met.

12.31 Information will also be included to analyse any changes to regional policy or local circumstances that may result in:

- A review of whether the documents contained in the previous year's Scheme are still required.
- The need for new documents to be included.
- Amendments to the scope and content of documents contained in the Scheme.
- Adjustment or replacement of particular policies in documents.