

Central Lancashire Local Development Framework

# Central Lancashire Core Strategy Monitoring Report

Covering the period April 2017 – March 2018



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## Introduction

The Joint Central Lancashire Core Strategy has been produced by the Central Lancashire authorities of Chorley, Preston and South Ribble and was adopted in July 2012; it is a key part of the Local Development Framework. This is the Sixth Monitoring Report of the performance indicators of the Core Strategy (please see Appendix D of the Core Strategy), and contains data for Chorley, Preston and South Ribble Councils.

## Adopted Central Lancashire Core Strategy Indicators

### 1. Provision of housing developments by location

#### Related Policy: Policy 1 - Locating Growth

#### Location of housing completions 2017/18

| Location   | No. of dwellings completed 2017/18 | % of dwellings completed 2017/18 | Central Lancashire target (%) |
|--|------------------------------------|----------------------------------|-------------------------------|
| Preston/South Ribble Urban Area<br>*(Within Strategic Sites and Locations) | 619<br>(385)                       | 38.4%<br>(23.9%)                 | 48%<br>(25%)*                 |
| Buckshaw Village   | 160                                | 9.9%                             | 10%                           |
| Key Service Centre   | 384                                | 23.8%                            | 25%                           |
| Urban Local Service Centre   | 251                                | 15.6%                            | 9%                            |
| Rural Local Service Centres and elsewhere                                  | 199                                | 12.3%                            | 8%                            |
| Total  | 1613                               | 100%                             | 100%                          |

\* Included within 48% for Preston/South Ribble UA

Table 1 of the Core Strategy establishes the predicted proportion of housing development across Central Lancashire until 2026. The number of new homes built in the Preston/South Ribble Urban area in 2017/18 was slightly below the predicted proportion.

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

The number of dwellings constructed across Central Lancashire in 2017/18 increased by 103 dwellings compared to the 2016/17 Monitoring Report. There was a higher proportion of dwellings built in the Preston and South Ribble Urban Area and in Key Service Centre locations than elsewhere in Central Lancashire in the monitoring period.

More sites allocated in the 3 Local Plans are now coming forward. It is likely that there will be more development on Strategic Sites, although development at Buckshaw Village is nearing full capacity. The targets set for locations of development in the Core Strategy will be achieved in the future.

## Location of housing completions 2012-2018

| Location   | No. of dwellings completed 2012-2018 | % of dwellings completed 2012-2018 | Central Lancashire target (%) |
|--|--------------------------------------|------------------------------------|-------------------------------|
| Preston/ S Ribble Urban area<br><i>*(within strategic sites and locations)</i> | 3,012<br>(874)                       | 36%<br>(29%)                       | 48%<br>(25%)*                 |
| Buckshaw Village   | 1,398                                | 17%                                | 10%                           |
| Key Service Centre   | 1,746                                | 21%                                | 25%                           |
| Urban Local Service Centre   | 1,211                                | 14%                                | 9%                            |
| Rural Local Service Centres and elsewhere                                      | 1018                                 | 12%                                | 8%                            |
| Total  | 8385                                 | 100%                               | 100%                          |

\* Included within 48% for Preston/South Ribble UA

Over the monitoring period (2012/13–2017/18), the majority of all housing developments have occurred within the Preston/ South Ribble Urban Area (36% in total) as envisaged by the Central Lancashire Core Strategy. 29% of development within the Preston and South Ribble Urban Area has been within the Strategic Sites and Locations. This is expected to increase rapidly in the coming years with the help of City Deal securing necessary strategic infrastructure. This is supported by the fact that a number of developers are currently on site in strategic locations such as North West Preston.

A higher percentage of development than envisaged by the Core Strategy has occurred across the period in Buckshaw Village (17% of all development) due to higher than expected completion rates because of the attraction of this centrally located site within the housing market.

Development within Key Service Centres, Urban Local Service Centres and Rural Local Service Centres and elsewhere has generally been in line with the proportion of development envisaged in those locations by the Core Strategy.

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

### Related Policy: Policy 2 - Infrastructure

| Local Authority | S106 contributions collected | S106 contributions spent | CIL collected | CIL spent on 123 List | CIL transferred to Parish Councils |
|-----------------|------------------------------|--------------------------|---------------|-----------------------|------------------------------------|
| Chorley         | £1,727,820.46                | £412,681.71              | £1,810,580.84 | £1,182,582.00         | £271,311.34                        |
| Preston         | £584,528.52                  | £218,502.79              | £4,671,592.50 | £3,819,547.02         | £385,058.73                        |
| South Ribble    | £1,148,204                   | £605,392                 | £553,388      | £223,000              | £24,033                            |

The above table shows the amount of S106 contributions and CIL collected by each authority. Preston transferred £3,819,547.02, of the CIL collected to LCC to spend on the 123 List. South Ribble transferred £223,000 of the CIL collected to LCC to spend on the 123 list. Chorley spent £1,182,582.00 of the CIL collected on the 123 List in the monitoring period. As the table above shows, CIL monies have been transferred to the relevant Parish Councils as per the CIL regulations.

### 3. Changes to Road Traffic Volume

#### Related Policy: Policy 3 - Travel

The Department for Transport carries out traffic monitoring in the Central Lancashire area. The tables below show the 7 day average figures for each of the 6 locations selected in Chorley, Preston and South Ribble. These will be monitored each year so will show any trends up or down in the future. The monitoring sites are in locations known to experience significant volumes of traffic.

#### Chorley Data

##### Traffic Counts

| Year | Location |      |       |       |      |       |
|------|----------|------|-------|-------|------|-------|
|      | 1        | 2    | 3     | 4     | 5    | 6     |
| 2012 | 9040     | 6701 | 24849 | 12762 | 5232 | 13173 |
| 2013 | 8995     | 6241 | 24838 | 12763 | 5185 | 13137 |
| 2014 | 9211     | 6390 | 23565 | 13162 | 5294 | 13531 |
| 2015 | 9236     | 6404 | 24557 | 13449 | 5287 | 13808 |
| 2016 | 9508     | 6554 | 25342 | 13854 | 5320 | 14204 |
| 2017 | 9974     | 6622 | 25322 | 16492 | 4219 | 14191 |

##### Location of Monitoring Sites in Chorley

- 1 A49, South of Coppull Moor Lane, Coppull (CP 7844)
- 2 A5106 Wigan Lane, W of A6, Coppull (CP 7368)
- 3 A59, Windgate, S of Carr House Lane, Bretherton (CP 2659)
- 4 A6 Preston Road, S of Moss Lane, Whittle-le-Woods (CP 5615)
- 5 A581, Highfield Road, Croston (CP 2732)
- 6 A49, Wigan Road, S of A5083, Clayton-le-Woods (CP 3652)

#### Preston Data

##### Traffic Counts

| Year | Location |       |       |       |       |       |
|------|----------|-------|-------|-------|-------|-------|
|      | 1        | 2     | 3     | 4     | 5     | 6     |
| 2012 | 22100    | 37262 | 24470 | 17807 | 44779 | 29558 |
| 2013 | 22079    | 37075 | 24537 | 17792 | 44618 | 28169 |
| 2014 | 22711    | 38513 | 25247 | 18361 | 41138 | 28965 |
| 2015 | 23650    | 38082 | 26325 | 16484 | 40745 | 30610 |
| 2016 | 24414    | 34669 | 22670 | 16956 | 46131 | 31562 |
| 2017 | 24367    | 32472 | 23612 | 16843 | 41961 | 29334 |

### **Location of Monitoring Sites in Preston**

- 1 A6 Garstang Road, S of Woodplumpton Road, Broughton (CP 5615)
- 2 A6 London Road, Salmon Street (CP 8526)
- 3 A59 Brockholes Brow, W of River Ribble (CP 7709)
- 4 A5085 Blackpool Road, E of A6063 (CP 1766)
- 5 A59 Guild Way, New Ribble Bridge (CP 3867)
- 6 A583 Blackpool Road, W of Riversway (CP 1725)

### **South Ribble Data**

#### **Traffic Counts**

| Year | Location |       |       |       |       |       |
|------|----------|-------|-------|-------|-------|-------|
|      | 1        | 2     | 3     | 4     | 5     | 6     |
| 2012 | 24495    | 26962 | 18337 | 39533 | 25083 | 34009 |
| 2013 | 24403    | 26841 | 18309 | 38889 | 25136 | 33899 |
| 2014 | 24671    | 26960 | 18831 | 39830 | 23103 | 31591 |
| 2015 | 24468    | 26661 | 17664 | 38558 | 24087 | 32836 |
| 2016 | 24238    | 26330 | 18217 | 39445 | 24872 | 33882 |
| 2017 | 24667    | 29287 | 18139 | 40504 | 24859 | 33762 |

### **Location of Monitoring Sites in South Ribble**

- 1 A582 Penwortham Way, S of Lodge Lane, Farington Moss (CP 2872)
- 2 A6 London Way, N of B6230 (CP 1851)
- 3 A59 Liverpool Road, S of Hutton Roundabout (CP 5660)
- 4 A6 South Ribble Way, S of A582, Farington (CP 9955)
- 5 A6 Lostock Lane, W of M6 J29a, Bamber Bridge (CP 2855)
- 6 A59 Preston New Road, W of Cuerdale Lane, Samlesbury (CP 1656)

At the majority of the traffic count point locations in Chorley traffic levels have risen over the periods recorded (2012-2017), 5 out of 6 in Preston have reduced and ½ of South Ribble's have reduced whilst the rest have risen. It is expected that traffic levels will rise generally as new development occurs throughout the sub region. Traffic levels on individual routes will be affected by general levels of traffic growth and localised development but also by new road schemes and complementary traffic measures put in place to cope with the extra traffic associated with this development. It is also necessary to ensure that appropriate sustainable transport infrastructure is put in place as part of development, to try and reduce the number of cars on the road. This report will continue to monitor traffic volumes/trends in Central Lancashire in future years.

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

The description of Monitoring Sites above includes a 'Count Point' (CP) id for each location (e.g. CP 2872). Traffic data from 2000 for these and all Count Points in Central

Lancashire and nationwide can be viewed on the Department for Transport's website (at [www.dft.gov.uk/traffic-counts](http://www.dft.gov.uk/traffic-counts)).

## 4. Net Additional Dwellings Completed

### Related Policy: Policy 4 - Housing Delivery

| Local Authority | Housing Completions 2017-18 | Target |
|-----------------|-----------------------------|--------|
| Chorley         | 661                         | 417    |
| Preston         | 634                         | 507    |
| South Ribble    | 318                         | 417    |
| Total           | 1613                        | 1,341  |

The total number of dwellings completed in all three authorities is 272 units above the target of 1,341 set in the Core Strategy. This is higher by 103 units on last year. The dwelling completion targets have been exceeded in Chorley (with Buckshaw Village and Chorley Town seeing the highest completions) and Preston but there is under provision in South Ribble.

Completions are expected to increase in Preston as sites such as Cottam and North West Preston allocated in the adopted Local Plan come forward/continue for development.

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

## 5. Affordable Housing

### Related Policy: Policy 7 - Affordable Housing

| Local Authority | Affordable Housing Completions 2017-18 | Target |
|-----------------|--|--------|
| Chorley         | 172                                    | 50     |
| Preston         | 197                                    | 46     |
| South Ribble    | 40                                     | 30     |
| Total           | 409                                    | 126    |

Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability.

The definition of 'affordable housing' also includes shared equity products (for example Home Buy) that are agreed after planning consent has been granted therefore, net dwelling completion figures and affordable housing completions comparable.

The total of 409 affordable dwellings delivered across Central Lancashire exceeded the Core Strategy overall target of 126 dwellings by 283. This figure is higher than the overall figure last year of 249 affordable dwellings.

## 6. Employment Land Take-Up

**Related Policy: Policy 9 - Economic Growth and Employment**

| Local Authority | Employment Land Take-Up 2017-18 (ha) | Total Take-Up Since 2009 (ha) | Target 2010-26 (ha) |
|-----------------|--------------------------------------|-------------------------------|---------------------|
| Chorley         | 0.63                                 | 29.50                         | 112                 |
| Preston         | 0.4                                  | 28.14                         | 118.5               |
| South Ribble    | 3.17                                 | 44.70                         | 223.5               |
| Total           | 4.21                                 | 102.34                        | 454.0               |

Employment land take up is below the Core Strategy target at the current rate. However, steps have been taken to manage the delivery of employment land in order to promote development.

In Chorley this includes promoting and increasing inward investment in Chorley and bringing forward key employment sites allocated in the Chorley Local Plan.

In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

The total employment land take-up in the Central Lancashire area as a whole since 2009 (102.34ha) has increased slightly compared with last year (98.50ha).

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

**Related Policy: Policy 15 - Skills and Economic Inclusion**

| Chorley         | Preston         | South Ribble    | North West |
|-----------------|-----------------|-----------------|------------|
| 28,100 or 39.6% | 28,500 or 31.1% | 23,200 or 34.8% | 34.5%      |

Source: ONS/Nomis 2017 Crown Copyright

In terms of education and skills monitoring the Core Strategy aims to achieve a performance better or equal to the regional average.

According to recent statistics a higher proportion of the working-age population in Chorley are qualified to NVQ level 4 or higher than the region as a whole.

The comparable figures for South Ribble show the authority is above the regional average and Preston is below the regional average.

Preston's figure is below the regional average for the current monitoring year, and has now been consistently lower than the regional average for three years running. The Central Lancashire authorities have adopted an Employment Skills SPD in September 2017 in order to ensure new development proposals consider the economic impact of development and improve the skills of local people to enable them to take advantage of the resulting employment opportunities.



## 8. Number of Heritage Assets at Risk

### Related Policy: Policy 16 - Heritage Assets

| Local Authority | Heritage Assets at Risk  |
|-----------------|--|
| Chorley         | Bank Hall, Liverpool Road, Bretherton (Category D)<br>Lower Burgh Hall, Coppull New Road, Chorley (Category F)<br>Buckshaw Hall, Euxton Lane, Euxton (Category E)<br>Bretters Farm moated site and two fishponds (declining condition)<br>Ingrave Farm moated site (improving condition) |
| Preston         | Church of St George the Martyr, Georges Road (Category C)<br>Preston 7th Day Adventist Church (Category F)<br>Wing of Former Barton Old Hall, circa 20m south of Old Hall Farmhouse, Jepps Lane (Category C)<br>Fishergate Hill Preston – Conservation area                              |
| South Ribble    | Woodfold Park, (declining condition, although none of the buildings at risk are within South Ribble), the park is within Blackburn with Darwen, Ribble Valley and South Ribble Local Authorities areas and is in multiple, private ownership.  |

Source: Historic England – Heritage/Buildings at Risk Register

The Core Strategy aims to prevent the increase or reduce the number of heritage assets at risk in Central Lancashire.

There remain three buildings at risk in Chorley with the condition of these buildings showing some improvement in recent years. Structural works are in an advanced state at Bank Hall, Bretherton, which are due to be completed by the end of the 2018/19 financial year, at which stage it can then be removed from register. There are also two scheduled monuments at risk at Ingrave Farm and Bretters Farm.

In Preston, the Church of St George the Martyr and Preston 7th Day Adventist Church, Avenham Lane remain on the Heritage at Risk Register. The Wing of Former Barton Old Hall, Jepps Lane and Fishergate Hill remain on the list.

Woodfold Park, of which only a small part of the parkland is within South Ribble, is a registered park and garden which is listed as Grade II. The park is in multiple private ownership.

## 9. Higher Quality Building Design

### Related Policy: Policy 17 - Design of New Buildings

All developments in Chorley are considered against the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. In addition, policies included in the Built and Natural Environment section of the Chorley Local Plan, including BNE1: Design Criteria for New Development ensure that high design quality is achieved.

Chorley has not used Building for Life (BfL) for any schemes for a number of years.

All housing developments in Preston have been considered against the design policy criteria in the Adopted Design SPD which uses the principles set out in the BfL standard (originally launched in Sep 2012 and updated in Jan 2015 - this is called Building for Life 12 - BFL12). Preston uses the BFL scheme for all major developments, not just those over 5 ha.

All housing developments in South Ribble have been considered against the criteria set out in Policy 17 Design of New Buildings and the Adopted Central Lancashire Design SPD which uses the principles set out in the BfL standard (originally launched in September 2012 and updated in January 2015 - this is called Building for Life 12 – BfL12). As well as this, developments are also considered against policy G17–Design Criteria for New Development of the South Ribble Local Plan (2015).

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

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

### Related Policy: Policy 18 - Green Infrastructure

| Local Authority | Loss of Open Space |
|-----------------|--------------------|
| Chorley         | Nil                |
| Preston         | Nil                |
| South Ribble    | Nil                |

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

In Preston, Chorley and South Ribble there has been no loss of sport, recreation and informal open space in the monitoring period.

## 11. Change of areas of biodiversity importance

### Related Policy: Policy 22 - Biodiversity

| Local Authority | Loss of Areas of Biodiversity Importance   |
|-----------------|--|
| Chorley         | Natural England (regional, national and international sites) has informed there have been no net losses in areas designated for their environmental value in Chorley during this monitoring period.      |
| Preston         | Natural England (regional, national and international sites) has informed there have been no net losses in areas designated for their environmental value in Preston during this monitoring period.      |
| South Ribble    | Natural England (regional, national and international sites) has informed there have been no net losses in areas designated for their environmental value in South Ribble during this monitoring period. |

The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. Over the last three year monitoring period there have been no losses in areas of biodiversity importance across the three authorities.

The Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document SPD (July 2015) provides guidance on the interpretation and implementation of the relevant Central Lancashire policies on biodiversity and sets out what is required as part of the planning process. This includes guidance in relation to ecological networks.

## 12. Improving Community Health

### Related Policy: Policy 23: Health

| Local Authority | Consents Granted on Strategic Sites and Locations Without a Health Impact Assessment (HIA)  |
|-----------------|---|
| Chorley         | No applications were received that require a HIA in this monitoring period.   |
| Preston         | Preston ensure that applications on North West Preston Strategic Site meet the principles set out in the HIA which was carried out for the North West Preston Strategic Location Master plan (December 2013). |
| South Ribble    | No applications have had consents granted that require an HIA in this monitoring period.  |

Health Impact Assessments (HIA) are required for major planning applications on Strategic Sites and Locations. Preston and South Ribble have had a HIA undertaken within the previous monitoring period. Preston's being for the North West Preston Strategic Location and the location in South Ribble being the Cuerden Strategic Site. However, South Ribble has not granted consent on any Strategic Sites without a HIA in this monitoring period.

## 13. Planning to Adapt to Climate Change

### Related Policy: Policy 27: Sustainable Resources and New Developments

In March 2015 the Deregulation Act received Royal Assent which proposed that all energy efficiency standards will be included in Building Regulations. As a result the Code for Sustainable Homes was withdrawn. The Code for the Sustainable Homes requirement in Policy 27 is therefore no longer relevant.

The Government set out transitional arrangements until energy efficiency standards are included in Building Regulations which allow local authorities to continue to apply policies in their Local Plans that require compliance with energy efficiency standards that exceed Building Regulations.

In accordance with the transitional arrangements, the three authorities are requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes are no longer required.

All other new developments in the three areas have achieved a BREEAM rating of 'very good' in accordance with Policy 27.

# Appendix One

## Monitored Policies of the Adopted Central Lancashire Core Strategy

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

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