

Chorley Authority Monitoring Report

**November 2024
Covering April 2023 - March 2024**



Contents

1. EXECUTIVE SUMMARY	3
2. INTRODUCTION.....	5
3. LOCAL DEVELOPMENT SCHEME PROGRESS	8
4. HOMES FOR ALL.....	11
5. ECONOMIC PROSPERITY	20
6. SUSTAINABLE TRAVEL	28
7. BUILT AND NATURAL ENVIRONMENT	33
8. HEALTH AND WELLBEING.....	41

List of Figure

FIGURE 1 CHORLEY'S DEVELOPMENT PLAN STRUCTURE	8
FIGURE 2: QUARTERLY MEDIAN RESIDENTIAL PROPERTY PRICES (£), CHORLEY, 2011 - 2023.....	14

List of Tables

TABLE 1 DESIGNATED NEIGHBOURHOOD AREA IN CHORLEY	10
TABLE 2: POPULATION IN CHORLEY	11
TABLE 3: LIFE EXPECTANCY AT BIRTH	12
TABLE 4: POPULATION BY ETHNIC GROUP.....	12
TABLE 5: DISTRIBUTION OF POPULATION	13
TABLE 6: RATIO OF MEDIAN HOUSE PRICE TO MEDIAN GROSS ANNUAL RESIDENCE-BASED EARNINGS, 2012 TO 2023	13
TABLE 7: LOCATION OF OVERALL HOUSING COMPLETIONS 2012-2020.....	15
TABLE 8: ANNUAL HOUSING COMPLETIONS, 2010/11 TO 2023/24	15
TABLE 9: AFFORDABLE HOUSING	16
TABLE 10: PROPORTION OF DWELLINGS ON PREVIOUSLY DEVELOPED LAND.....	19
TABLE 11: METHOD OF TRAVEL TO WORK	21
TABLE 12: MEDIAN GROSS WEEKLY PAY FOR FULL TIME WORKERS IN CHORLEY	21
TABLE 13: EMPLOYMENT LAND TAKE-UP (HECTARES)	23
TABLE 14: POPULATION AGED 16-64 AT REGULATED QUALIFICATIONS FRAMEWORK LEVEL 4 AND ABOVE (%)	24
TABLE 15: AVAILABLE EMPLOYMENT LAND (HECTARES), APRIL 2024	25
TABLE 16: LOSS OF EMPLOYMENT LAND (M2) TO OTHER USES, 2011 TO MARCH 2024	26
TABLE 17: ONE YEAR BUSINESS SURVIVAL RATES IN CHORLEY	27
TABLE 18: RAILWAY STATION USAGE, 2011/12 TO 2022/23 (NUMBER OF ENTRIES AND EXITS).....	29
TABLE 19: DEVELOPER CONTRIBUTIONS COLLECTED AND SPENT.....	29
TABLE 20: ESTIMATED TRAFFIC FLOWS FOR ALL MOTOR VEHICLES (MILLIONS OF VEHICLE KILOMETRES)	30
TABLE 21: CATERING FOR SUSTAINABLE TRAVEL SIGNIFICANT EFFECT INDICATORS.....	31
TABLE 22 STATUTORY DESIGNATED SITES IN CHORLEY	33
TABLE 23: HOUSEHOLD RECYCLING RATES	34
TABLE 24: HERITAGE ASSETS AT RISK IN CHORLEY	37
TABLE 25: CHANGES IN AREAS OF BIODIVERSITY IMPORTANCE	38
TABLE 26: RENEWABLE ENERGY GENERATION	40

1. Executive Summary

- 1.1. The Authority Monitoring Report (AMR) is a key resource for informing policy direction as well as the framework for monitoring the implementation and effectiveness of policies. It reviews the implementation of planning policies, and the indicators set out in the Central Lancashire Core Strategy 2012-2026 and the Chorley Local Plan 2012-2026, while also informing the preparation of the Central Lancashire Local Plan 2023-2041 (CLLP). The following provides a short summary of the key findings for each theme.

Homes for All

- 1.2. The average house price in Chorley in September 2023 was £205,000. The affordability of homes remains an issue. The ratio of median house price to median individual earnings was 6.24 in 2023 for Chorley, although this is slightly more affordable than the average across England which was 8.26.
- 1.3. A net total of 291 dwellings were completed during the monitoring year of 2023/24, falling short of the Core Strategy target of 417.

Economic Prosperity

- 1.4. In 2023, the median gross weekly pay for full time workers in Chorley was £668.50. This contrasts with median salaries of £649.00 in the North West and £682.60 in Great Britain.
- 1.5. There has been a declining trend in the percentage of the working age population who are qualified to RQF Level 4 or higher, being recorded as 38.1% in 2023, down from 41.1% in 2022.
- 1.6. A total of 42.05 hectares of land has been developed for employment purposes (for B2 General Industrial, B8 Storage or Distribution, E(c) Provision of Financial, Professional and other appropriate services in a commercial industry and E(g) Offices, Research and Development and Industrial Processes uses) for the plan period between April 2010 and March 2024. During 2023/24, 3.82 hectares of employment land has been taken-up, a drop from the previous year. This level of development does not meet the Core Strategy target of 7.46 hectares of new employment land being developed annually. Furthermore, over the past three years, only 10.56 hectares of employment land has been taken-up.
- 1.7. During 2023/24, 3.7 hectares of employment land was lost to other uses through planning permission, an increase in comparison to the previous year. It is estimated that over the plan period between April 2010 and March 2024, a total of 32.58 hectares of land that has previously been used as employment premises has been lost to other uses through demolition and change of use. This is not within the target of no more than 1 hectare being lost per year.
- 1.8. Vacancy rates as a percentage of ground floor units in the town centre is at 8.24% for Chorley in April 2024.

Sustainable Travel

- 1.9. Across the five railway stations located in Chorley, the numbers of passenger entries and exits have increased at all stations since the previous monitoring period. This growth is attributed by the completion of electrification work on the Manchester – Preston line and the recovery from COVID-19.

Built and Natural Environment

- 1.10. Chorley contains 436 listed buildings, 10 scheduled ancient monuments, and 5 historic parks and gardens. Of these, three Grade II and II* buildings, along with two scheduled monuments, are recorded on English Heritage's 'Heritage at Risk' register. These include the Church of St George in Chorley, the Church of St Michael in Croston, Buckshaw Hall in Euxton, Bretters Farm moated site in Heath Charnock, and Ingrave Farm moated site in Eccleston. These assets are considered 'at risk' due to issues such as immediate risks of rapid deterioration, structural decay, and generally unsatisfactory conditions with significant localized issues and no agreed solutions. While Buckshaw Hall has repaired to improve its condition, no agreed remedial solutions are in place for the remaining sites, all of which are privately owned.
- 1.11. In addition, Chorley hosts three Local Nature Reserves (LNRs): Withnell Nature Reserve LNR and Hic Bibi, Coppull LNR, which are owned and managed by Chorley Council, as well as Withnell Fold LNR, managed by Lancashire County Council (LCC). The borough also contains four statutory designated sites, either fully or partially within its boundaries, including Charnock Richard Pasture SSSI, West Pennine SSSI, Wrightington Bar Pasture SSSI, and the Ribble Estuary Marine Conservation Zone. The majority of these designated sites are reported to be in favourable condition, with the exception of Wrightington Bar Pasture SSSI, of which only 0.0326 hectares—less than 3% of the total site area—is within Chorley.

Health and Wellbeing

- 1.12. There are good range of sport facilities in the Borough including 3 leisure centres, 2 public swimming pools, 2 private leisure centres with swimming pools and numerous gyms. There are also number of golf courses, cricket pitches and bowling greens with associated clubs.
- 1.13. The Council continues to monitor the applications affecting areas designated for sport, recreation, and informal open space. This monitoring aims to secure alternative provisions or contributions for off-site provision to mitigate any loss of these spaces. This approach aligns with the guidance set out in the Chorley Local Plan and the Open Space and Play Pitch (Central Lancashire) Supplementary Planning Document.

2. Introduction

Background

- 2.1. The Local Plan Authority Monitoring Report (AMR) provides an important source of information for assessing whether policy aims and objectives are being achieved, by monitoring and reporting against a broad range of indicators covering environmental, economic and social information. Both Central Lancashire Core Strategy 2012-2026 and Chorley Local Plan 2012-2026 include a monitoring framework, and the AMR systematically reviews all the indicators from these monitoring frameworks. These indicators form a comprehensive evidence base, supporting policy development, tracking policy implementation, and informing the preparation of the emerging Central Lancashire Local Plan.
- 2.2. According to Section 113 of the Localism Act 2011, every Local Planning Authority is required to prepare reports containing the extent to which the policies set out in the local development documents are being achieved. This AMR is prepared in accordance with the Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which sets out the minimum requirement for monitoring reports, which includes and not limits to: -
 - Implementation of the Local Development Scheme
 - Number relating to net additional dwellings or net additional affordable dwellings
 - Implementation of Community Infrastructure Levy
 - Implementation of Neighbourhood Planning
- 2.3. Monitoring 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 development plan are being applied as intended. The purpose of the AMR is therefore twofold: it will assess the implementation of the Local Development Scheme (LDS) and the extent to which policies are being successfully implemented.
- 2.4. This AMR covers the period from April 2023 to March 2024. Most indicators review the administrative year covering the period 1st April to 31st March, rather than a calendar year.
- 2.5. The purpose of this AMR is to:
 - Review actual progress in terms of development plan document preparation against the timetable and milestones in the LDS;
 - Assess the extent to which policies in development plan 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 and whether they are as intended; and
 - Set out whether policies are to be amended or replaced.

- 2.6. The Central Lancashire Core Strategy, which establishes the strategic vision and policies for the district, was adopted on the 17th July 2012. The Council adopted the Chorley Local Plan 2012-2026 (previously called the Site Allocations & Development Management Policies DPD) on the 21st July 2015, this sets out specific sites for development or protection in accordance with the policies and general locations for development as set out in the Core Strategy.

Methodology

- 2.7. The AMR is required to provide a progress update in relation to the timetable and milestones contained within the Local Development Scheme (LDS). The LDS is a programme that sets down the timetable for producing the various documents that comprise the Development Plan.
- 2.8. Chapter 3 of the AMR considers progress against the LDS timetable and covers:
- Whether key milestones have been met;
 - If milestones have not been met, whether progress has been made toward achieving them, and an estimation of when they will be achieved; and
 - An indication of why milestones have not been met.
- 2.9. Chapters 4-8 have been arranged into themes that are derived from the output indicators included in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012. 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. As a consistent data source, the findings from these indicators can be used to build up a picture of spatial planning performance. The chapters relate to the following themes:
- Homes for All
 - Economic Prosperity
 - Sustainable Travel
 - Built and Natural Environment
 - Health and Wellbeing
- 2.10. Each chapter contains different indicators for that topic, where figures for a particular year are unavailable the most recent statistics have been used.

Core Strategy Indicators

- Core Strategy Indicator 1: Provision of housing developments by location
- Core Strategy Indicator 2: Value of developer contributions collected
- Core Strategy Indicator 3: Changes to road traffic congestion
- Core Strategy Indicator 4: Net additional dwellings completed
- Core Strategy Indicator 5: Number of affordable homes built
- Core Strategy Indicator 6: Employment land take-up
- Core Strategy Indicator 7: Working age population qualified to Level 4 or higher
- Core Strategy Indicator 8: Number of Heritage Assets at Risk
- Core Strategy Indicator 9: Higher quality building design
- Core Strategy Indicator 10: Amount of sport, recreation and informal open space lost to other uses (without appropriate mitigation)
- Core Strategy Indicator 11: Change in areas of biodiversity importance

- Core Strategy Indicator 12: Improving community health
- Core Strategy Indicator 13: Planning to adapt to climate change

Chorley Local Plan 2012-26 Indicators

- Local Plan Indicator 1(a): Net additional dwellings – in previous years
- Local Plan Indicator 1(b): Net additional dwellings in – future years
- Local Plan Indicator 1(c): Managed Delivery Target
- Local Plan Indicator 2: Additional Dwellings on previously developed land
- Local Plan Indicator 3: Additional Dwellings on residential gardens
- Local Plan Indicator 4: Proportion of rural buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside granted planning permission for non-housing re-use
- Local Plan Indicator 5: Planning permissions granted contrary to EA advice
- Local Plan Indicator 6: Renewable energy generation
- Local Plan Indicator 7: Completed non-residential development complying with car parking standards
- Local Plan Indicator 8: Completed residential development complying with car parking standards
- Local Plan Indicator 9: Employment land available – by type
- Local Plan Indicator 10: Employment lost to other uses (hectares)
- Local Plan Indicator 11: Vacant ground floor units in shopping centres
- Local Plan Indicator 12: Major retail development permitted away from town centre and edge of centre (over 1,000m² floorspace)

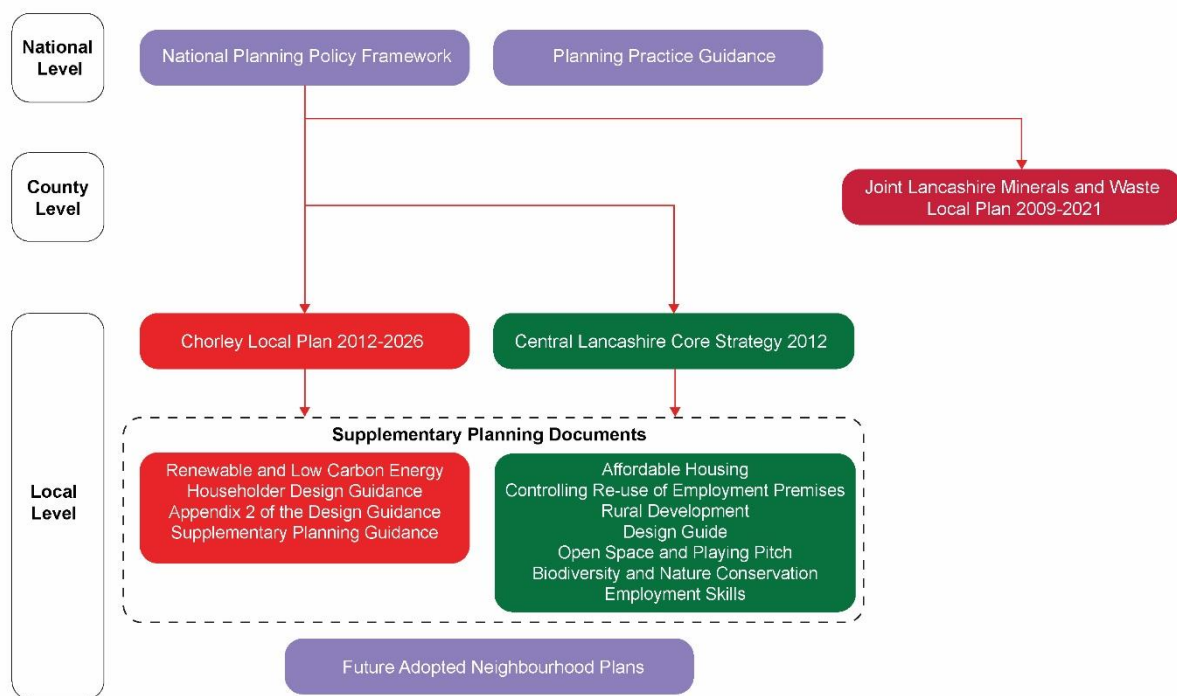
2.11. The following indicators are either not relevant or cannot be monitored, further details will be provided in the relevant sections: -

- Core Strategy Indicator 9
- Core Strategy Indicator 10
- Local Plan Indicator 4
- Local Plan Indicator 7
- Local Plan Indicator 8

3. Local Development Scheme Progress

- 3.1. The Local Development Scheme (LDS) sets down the timetable for producing the various documents that comprise the Development Plan. The Central Lancashire Local Plan Review commenced in May 2018, endorsed by the Central Lancashire Joint Advisory Committee in April 2018. The latest Central Lancashire Local Development Scheme (January 2024 – December 2026) sets a timetable for the process (see document on *Central Lancashire Local Plan Website*). It supersedes all previous LDS.
- 3.2. Below is the current structure of the Chorley Development Plan. Please note that Chorley Council is committed to preparing a new Central Lancashire Local Plan with Preston City Council and South Ribble Borough Council that will replace the Chorley Local Plan and Central Lancashire Core Strategy.

Figure 1 Chorley's Development Plan Structure



Central Lancashire Core Strategy

- 3.3. The Core Strategy is the key strategic planning policy document 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.
- 3.4. The Central Lancashire Core Strategy was found sound on 7th June 2012. The three Central Lancashire Authorities - Preston City Council, South Ribble Borough Council and Chorley Council all adopted the Central Lancashire Core Strategy in 2012 (Preston 5th July 2012, Chorley 17th July 2012 and South Ribble 18th July 2012).

Chorley Local Plan

- 3.5. This DPD determines specific sites for development in accordance with the policies and general locations for development set out in the Core Strategy. It also identifies local issues and includes policies to either protect existing uses on sites or guide the way these sites are developed in line with the general principles and policies set out in the Central Lancashire Core Strategy.
- 3.6. The Chorley Local Plan 2012-2026 (previously called Site Allocations & Development Management Policies DPD) was adopted in July 2015.

Supplementary Planning Documents

- 3.7. Although Supplementary Planning Documents (SPDs) do not form part of the Statutory Development Plan, they are an important consideration in determining planning applications. One of the functions of an SPD is to provide further detail on policies and proposals within the Development Plan.
- 3.8. 9 Supplementary Planning Documents have been adopted. These are:
- Affordable Housing (October 2012)
 - Design Guide (October 2012)
 - Controlling re-use of Employment Premises (October 2012)
 - Rural Development (October 2012)
 - Open Space and Playing Pitch (September 2013)
 - Renewable and Low Carbon Energy (July 2014)
 - Biodiversity and Nature Conservation (July 2015)
 - Householder Design Guidance (January 2017)
 - Employment Skills (September 2017)

Emerging Central Lancashire Local Plan

- 3.9. Work on delivering the Local Plan has progressed well. Several consultations have been conducted, including Integrated Assessment Scoping from August to September 2019, Issues and Options from 18th November 2019 until 14th February 2020 and Preferred Options from 19th December 2022 until 26th February 2023.

Neighbourhood Planning

- 3.10. Neighbourhood Plans were introduced in the Localism Act 2011 for communities to decide the future of the places where they live and work. It gives town and parish council the opportunity to prepare, with the community they represent, a development plan for their area.
- 3.11. Three Parish Councils have had their administrative areas designated as Neighbourhood Areas. During the monitoring period, no new neighbourhood plans have been designated.

Table 1 Designated Neighbourhood Area in Chorley

Neighbourhood Plan Area	Designated Date
Bretherton	13 April 2021
Coppull	20 July 2021
Mawdesley	24 January 2023

Community Infrastructure Levy (CIL) Charging Schedule

- 3.12. CIL is a way that developments can fund infrastructure - such as transport, education, health and open space facilities.
- 3.13. The Community Infrastructure Levy Charging Schedule was adopted by Chorley Council on 16th July 2013 with charging commencing on 1st September 2013. Version 8 of this document was implemented on 1st January 2024. It sets out the CIL rates to be charged per square metre for different types of development.
- 3.14. For more information please see the [latest Infrastructure Funding Statement \(IFS\)](#) which includes information on S106 as well as CIL.

4. Homes for All

Related Local Policies

Central Lancashire Core Strategy

Policy 1 – Locating Growth

Policy 4 – Housing Delivery

Policy 5 – Housing Density

Policy 6 – Housing Quality

Policy 7 – Affordable and Special Needs Housing

Policy 8 – Gypsy and Traveller and Travelling Show People Accommodation

Chorley Local Plan 2012-2026

Policy HS1: Housing Site Allocations

Policy HS2: Phasing of Housing Development

Policy HS3: Private Residential Garden Development

Policy HS6: Replacement Dwellings

Policy HS7: Rural Infilling

Policy HS8: Rural Affordable Housing - Rural Exception Sites

Policy HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Rural Areas

Policy HS10: Agricultural Workers' Dwellings in the Countryside

Population Growth

- 4.1. The population of the Borough almost doubled in the last century increasing from 56,296 in mid-1901 to 107,155 in 2011, with the greatest increases in the second half of the century. More recently, the Office for National Statistics has estimated that the total population of the Borough as 119,352 in mid-2023.

Table 2: Population in Chorley

Year (Mid)	Population
2013	110,160
2014	111,174
2015	112,418
2016	113,593
2017	114,810
2018	115,739
2019	116,762
2020	117,178
2021	117,908
2022	118,623
2023	119,352

(Source: [ONS – Estimates of the Population for England and Wales](#))

Life Expectancy

- 4.2. Life expectancy has increased over the years with females living longer than males. However, the arising implications are likely to be an ageing population with greater dependence on health and social services and financial support. Within

Chorley, the life expectancy for those born 2020-22 is 78.5 for males and 81.9 for females, which is slightly lower than the average across the England.

Table 3: Life Expectancy at Birth

Year	England Life Expectancy (years)		Chorley Life Expectancy (years)	
	Male	Female	Male	Female
2011-13	79.3	83.0	79.2	82.2
2012-14	79.3	83.0	78.9	82.4
2013-15	79.3	83.0	78.9	82.3
2014-16	79.4	83.1	78.9	82.3
2015-17	79.4	83.1	78.7	82.3
2016-18	79.5	83.1	78.6	82.5
2017-19	79.4	83.1	78.9	82.5
2018-20	79.4	83.1	78.9	82.0
2019-21	79.0	82.9	79.0	82.1
2020-22	78.8	82.8	78.5	81.9

(Source: [ONS- Life Expectancy at Birth](#))

Table 4: Population by Ethnic group

	All white %	Mixed/ multiple ethnic groups %	Asian/Asia n British %	Black/ Black British %	Other ethnic group %
Chorley	95.6	1.5	1.9	0.6	0.4
Lancashire	88.9	1.6	8.1	0.6	0.7
North West	85.6	2.2	8.4	2.3	1.5
England and Wales	81.7	2.9	9.3	4.0	2.1

(Source: [ONS- 2021 Census](#))

- 4.3. In the 2011 Census the white ethnic group accounted for 96.9% of the Chorley population. In 2021 this had fallen to 95.6% but remains significantly higher than county, regional and national averages.
- 4.4. The Gypsy and Irish Traveller population was 57 in Chorley according to the 2021 Census. This meant that according to the percentage of the population in this ethnic group, Chorley ranked 274 out of 331 local authorities.
- 4.5. Over the past 20 years, the population has increased steadily and the population distribution across the Borough has shifted slightly. Between 2011 and 2021, the population rose significantly, largely driven by the development at Buckshaw Village. This growth contributed to a slight increase in the proportion of residents within Chorley Town and Buckshaw Village. Additionally, the combined population of small towns (Adlington, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods) has shown steady growth, attributed to development on both greenfield sites and previously developed land. While rural areas also experienced population growth, but their proportion share has been declined a stronger influx of residents into urban areas.

Table 5: Distribution of population

Year	Chorley Town & Buckshaw Village		Other Towns		Rural Areas		Total
2001	35,139	35.00%	38,964	38.80%	26,346	26.20%	100,449
2011	39,447	36.66%	41,146	38.24%	26,998	25.09%	107,591
2021	45,368	38.53%	44,721	37.98%	27,645	23.48%	117,734

(Source: ONS- 2001& 2011& 2021 Census, Number of Usual residents in households)

Affordability of housing

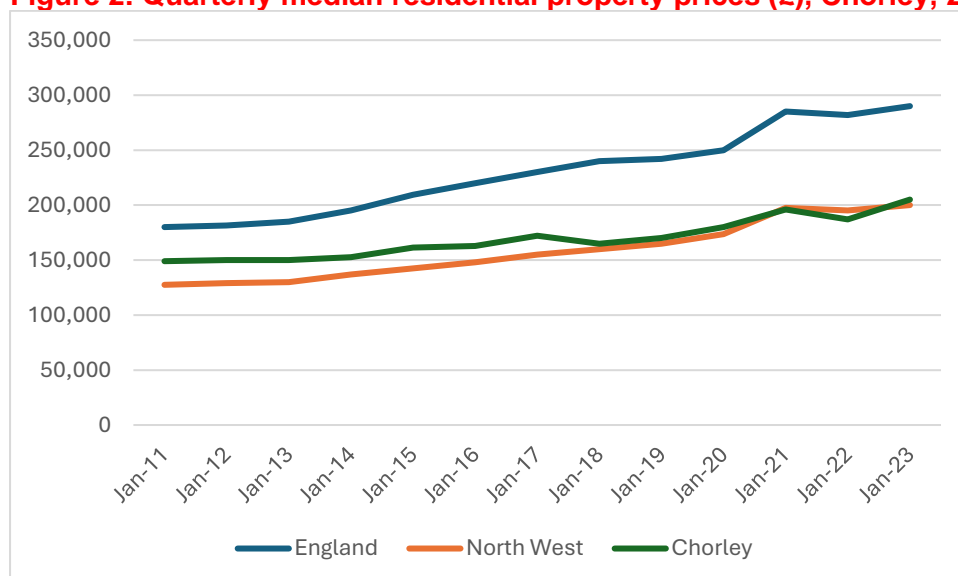
- 4.6. In September 2012, the median house price in Chorley was £149,995, above the regional median. This median house price has increased to £205,000 in September 2023.
- 4.7. Affordability of homes remains an issue in Chorley; the ratio of median house price to median individual earnings is 6.24 in 2023, increased from 5.72 in 2022, where a higher number means that housing is less affordable. Housing in Chorley is slightly more affordable than housing across England where the ratio of median house price to median individual earnings was 8.26 in 2023.
- 4.8. Accessibility of suitable housing and local amenities are significant determinants of quality of life. People who cannot afford to enter owner occupation, live in overcrowded homes or are classed as homeless are deprived of the safety and stability of a home that is appropriate to their household's needs.

Table 6: Ratio of median house price to median gross annual residence-based earnings, 2012 to 2023

Year	Chorley	Lancashire	North West	England
2012	5.83	5.15	5.23	6.77
2013	6.28	5.24	5.14	6.76
2014	6.16	5.45	5.41	7.09
2015	6.25	5.53	5.54	7.53
2016	5.93	5.57	5.64	7.72
2017	6.26	5.65	5.81	7.91
2018	5.47	5.48	5.81	8.04
2019	5.47	5.44	5.79	7.88
2020	5.78	5.59	5.88	7.87
2021	5.77	6.16	6.68	9.06
2022	5.72	5.90	6.32	8.47
2023	6.24	5.57	6.05	8.26

(Source: ONS- House price to residence-based earnings ratio)

Figure 2: Quarterly median residential property prices (£), Chorley, 2011 - 2023



(Source: ONS- House price to residence-based earnings ratio)

Core Strategy Indicators

- 4.9. Core Strategy Policy 1 identifies the hierarchy of settlements in Central Lancashire where growth and investment will be concentrated. The main focus of growth and investment in Chorley is the Key Service Centre of Chorley Town and the Buckshaw Village Strategic Site. Some growth and investment will be encouraged in the Urban Local Service Centres of Adlington, Clayton Brook, Clayton-le-Woods, Coppull, Euxton, and Whittle-le-Woods whilst limited growth and investment will be encouraged in the Rural Local Services Centres of Brinscall/Withnell and Eccleston.

Core Strategy Indicator 1: Locating Growth – provision of housing developments by location

Target: Preston/South Ribble Urban Area (48%), Buckshaw Village (10%) Key Service Centres (25%) Urban Local Service Centres (9%) and Rural Local Service Centres and elsewhere (8%)

Trigger: +/- 20% variance from distribution of development

- 4.10. The Core Strategy establishes the location and target proportion of housing development across Central Lancashire until 2026. Over the period 2012 – 2019/20, the majority of housing developments have occurred within the Preston/South Ribble urban area (45.5%) as envisaged by the Central Lancashire Core Strategy. 20.2% of housing development has been within the Central Lancashire 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 Northwest Preston. The data is available until 2019/20.

Table 7: Location of overall housing completions 2012-2020

Area	Total Dwellings		Target (%)
	No.	%	
Preston/South Ribble Urban Area *(Within Strategic Sites and Locations)	4,740 (1,790)	46.3% (17.5%)	48% (25%)*
Buckshaw Village	1,697	16.6%	10%
Key Service Centre	2,451	23.9%	25%
Urban Local Service Centre	1755	17.1%	9%
Rural Local Service Centres and elsewhere	1,407	13.7%	8%
Total	10,234	100%	100%

(Source: Central Lancashire Core Strategy Monitoring Report 19/20)

Core Strategy Indicator 4: Housing Delivery – annual housing completions

Target: 417 dwellings per annum

Trigger: Shortfall of housing completions of more than 20% on a rolling three year average

4.11. The Central Lancashire Core Strategy Policy 4 sets a figure of 417 as a minimum net annual housing requirement for Chorley until 2026.

Table 8: Annual housing completions, 2010/11 to 2023/24

Year	Dwellings	Housing Requirement ¹	Surplus/Deficit
2010/11	527	417	110
2011/12	552	417	135
2012/13	638	417	221
2013/14	582	417	165
2014/15	723	417	306
2015/16	597	417	180
2016/17	517	417	100
2017/18	661	417	244
2018/19	573	417	156
2019/20	640	417	223
2020/21	306	417	-111
2021/22	228	417	-189
2022/23	309	417	-108
2023/24	291	417	-126

(Source: Chorley Council- Housing Land Monitoring Report)

¹ Central Lancashire Core Strategy Policy 4 sets out the housing requirement for Chorley which is 417 dwellings per annum over the period 2010-2026. However, as the Core Strategy is more than 5 years old, the requirement should be replaced by the minimum annual local housing need figure calculated using the standard method set out in the national planning guidance since 2021. The figure for Chorley in 2023/24 is 506.

4.12. A net total of 291 dwellings were completed during the monitoring year of 2023/24, falling short of the Core Strategy target of 417.

4.13. For more information on annual housing completions, requirements and the 5-year housing land supply, please see the dedicated Housing Land Monitoring report and 5-year Housing Land Supply report that is published on an annual basis.

Core Strategy Indicator 5: Affordable Housing – number of affordable homes built

Target: 50 affordable dwellings per annum

Trigger: Shortfall of new affordable housing completions of more than 20% on a rolling three year average

4.14. Central Lancashire Core Strategy Policy 7 sets an affordable housing target from market housing schemes of 30% in urban areas, 35% in rural areas, and 100% on any rural exception sites in the greenbelt, with a minimum site threshold of 15 dwellings (or 0.5ha) in urban areas and 5 dwellings (or 0.15ha) in rural areas. During the monitoring year 2023/24, 117 affordable dwellings were built. This is higher than the previous monitoring period. The annual target of 50 was exceeded.

Table 9: Affordable Housing

Year	Units	Target	Surplus/Deficit
2011/12	170	50	120
2012/13	183	50	133
2013/14	129	50	79
2014/15	165	50	115
2015/16	85	50	35
2016/17	87	50	37
2017/18	172	50	122
2018/19	202	50	152
2019/20	81	50	31
2020/21	47	50	-3
2021/22	63	50	13
2022/23	77	50	20
2023/24	117	50	67

(Source: Chorley Council Performance management indicator)

Core Strategy Indicator 13: Sustainable Resources and New Developments

Target: All housing developments to meet the Code for Sustainable Homes standards (level 4 by January 2013 and level 6 by January 2016); All non-residential developments to be BREEAM rated Very Good or Excellent by 2016, and Outstanding by 2026

Trigger: More than 5% of all developments failing to meet required standards, on a rolling three year average

4.15. The Code for Sustainable Homes was an environmental assessment method used to assess the performance of new homes and was promoted to improve the

sustainability of new dwellings. In 2015, the Government withdrew the standard in England and consolidated some elements of the standards into Building Regulations. Building Regulations are mandatory minimum standards for the design and construction and alteration of most types of buildings. Adherence to these is monitored through Building Control rather than Planning. As a result, the Code for Sustainable Homes requirement in policy 27 is 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.

- 4.16. The three authorities require 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 is no longer required.
- 4.17. All other new non-residential developments in the three areas have achieved a BREEAM rating of 'very good' in accordance with Policy 27.

Local Plan Indicators

- 4.18. Central Lancashire Core Strategy Policy 4 sets out a housing target of 417 units per annum in Chorley over the period 2010–2026, this equates to a total of 6,672 units over the plan period.

Local Plan Indicator 1(a-c): Net additional dwellings in previous years, Net additional dwellings in future years and Managed Delivery Target
--

Target: 417 dwellings per year

- 4.19. At April 2010 Chorley had prior under-provision of 162 units, which Core Strategy Policy 4 requires the Council to make up over the remainder of the plan period. Therefore, at April 2010 – March 2026 the housing requirement for the Borough was 6,834 (6,672+162) units, being comprised of the housing target and the shortfall. However, as the Core Strategy is more than 5 years old, the requirement should be replaced by the minimum annual local housing need figure calculated using the standard method set out in the national planning guidance since 2021/22. The housing requirement figure per annum for Chorley in 2023/24 is 506.
- 4.20. Projected housing completions over the period April 2024 – March 2029 have been taken from the Council's Five Year Housing Supply Statement for Chorley 2024 which provides a detailed analysis of housing delivery. The Five Year Housing Supply Statement for Chorley sets out that there is a 2.9 year deliverable housing supply over the period 2024-2029, with the majority of dwellings being delivered on windfall sites of 10 or more dwellings with planning permission.

Custom and Self Build Register

- 4.21. The Council have a custom and self-build register. During the monitoring period 23 individuals have registered to seek to build a plot in Chorley. [Link to Chorley Council website.](#)
- 4.22. The NPPF states that ‘Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land (Revised NPPF Dec 2023, para 123). Core Strategy Policy 4 sets a target of 70% of housing development on brownfield land, whilst Local Plan Policy HS2: Phasing of Housing Development encourages the sustainable development of brownfield sites, the development of which will contribute towards regeneration, viability and vitality.

Local Plan Indicator 2: Additional dwellings on previously developed land
Target: 70% of new dwellings to be built on previously developed land

- 4.23. Since the mid-2010’s Chorley has consistently exceeded the brownfield target of 70%, with a large number of dwellings provided at Buckshaw Village in addition to a significant amount of dwellings provided on brownfield windfall sites.
- 4.24. Since April 2014, the percentage of dwellings delivered on brownfield sites has dropped below the target of 70%. One of the reasons for this is that significantly fewer dwellings have been completed at Buckshaw Village, and a high number of completions have occurred on greenfield sites.

Table 10: Proportion of dwellings on Previously Developed Land

Year	Proportion Delivered	Target
2011/12	69.2%	70%
2012/13	75.0%	70%
2013/14	81.7%	70%
2014/15	63.5%	70%
2015/16	56.4%	70%
2016/17	54.8%	70%
2017/18	50.5%	70%
2018/19	45.6%	70%
2019/20	49.7%	70%
2020/21	39.2%	70%
2021/22	43.4%	70%
2022/23	65.4%	70%
2023/24	32.7%	70%

(Source: Chorley Council- Housing Land Monitoring Report)

- 4.25. A total of 103 dwellings were delivered on brownfield sites in the monitoring period – a reduction from the previous period’s 210 dwellings.

Local Plan Indicator 3: Additional dwellings on residential gardens
--

Target: Nil

- 4.26. Local Plan Policy HS3: Private Residential Garden Development aims to resist development of residential gardens that undermine amenity and harm the distinctive character of an area. No dwellings were completed on residential gardens during the monitoring year of 2023-24. This low figure demonstrates the effective implementation of the policy.

- 4.27. As set out in paragraph 8 (b) of the 2023 Revised National Planning Practice Framework (NPPF), pursuing sustainable development also includes: “to support strong, vibrant and healthy communities, by ensuring... a sufficient number and range of homes...; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces ... and support communities’ health, social and cultural well-being”. It also states that plans and decisions need to take local circumstances into account.

Local Plan Indicator 13: Production of the Gypsy and Traveller and Travelling Showperson Plan
--

Target: To meet the milestones in the LDS
--

- 4.28. A joint Local Development Scheme (January 2024 – December 2026) prepared by Preston City Council, South Ribble Borough Council and Chorley Council identifies what the Councils are going to do to prepare the new Central Lancashire Local Plan, which will include a strategic policy for gypsy, traveller and travelling showperson.

5. Economic Prosperity

Related Local Policies

Central Lancashire Core Strategy

Policy 1: Locating Growth
Policy 9: Economic Growth and Employment
Policy 10: Employment Premises and Sites
Policy 11: Retail and Town Centre Uses and Business Based Tourism
Policy 12: Culture and Entertainment Facilities
Policy 13: Rural Economy
Policy 14: Education
Policy 15: Skills and Economic Inclusion

Chorley Local Plan 2012-2026

Policy EP1: Employment Site Allocations
Policy EP2: Botany Bay/Great Knowley Area – Sub-Regional Employment and Mixed Use Site
Policy EP3: Development Criteria for Business and Industrial Development
Policy EP4: Employment Development in Residential Development
Policy EP5: Retail Site Allocations in Chorley Town
Policy EP6: Chorley Town Primary Shopping Area, Primary and Secondary Frontages
Policy EP7: Development and Change of Use in District and Local Centres
Policy EP8: Existing Local shops
Policy EP9: Development in Edge-of-Centre and Out-of-Centre Locations

- 5.1. The Indices of Multiple Deprivation (IMD) measures seven different aspects of deprivation, which include for example: income, employment and education. In the 2019 IMD, Chorley was ranked as being the 177th most deprived out of 326 authorities in England, thus showing an improvement on relative deprivations levels when compared to the IMD of 2015, where it was ranked the 175th most deprived. In 2010, the IMD ranked the borough as 173rd out of 354 authorities.
- 5.2. The Claimant Count is a measure of the number of people claiming benefits principally for the reason of being unemployed. Before 2013 it was simply the number of people claiming Jobseeker's Allowance. However, since the Introduction of universal Credit from 2013, the count comprises both Jobseeker's Allowance and Universal Credit for those searching for work conditionally. Chorley became a Universal Credit 'full-service area' in April 2018, the result being an accelerated reduction in JSA claimants and an accelerated rise in persons claiming Universal Credit. In April 2024, 2.6% of people of Chorley were claiming benefits principally for the reason of being unemployed compared to 4% in England (Source: [ONS – Claimant Count](#)).

Method of Travel to Work

- 5.3. Information from the 2021 Census on the commute to work includes counts of the principal means of travel to work for usual residents aged 16 to 74. Home workers and residents not in employment are both included. The Lancashire area has a higher reliance on commuting by car, van or taxi than the national average, and

conversely lower percentages in other forms of transport. 55.9% of Chorley's residents aged 16-74 travelled to work by driving a car or van, which is a higher proportion across Lancashire which recorded an average of 54.6%. The wider patten of travel into and out of Chorley is depicted in the diagram below.

Table 11: Method of travel to work

	Chorley	Lancashire	North West	England
All usual residents aged 16 years and over	96,368	1,012,920	6,025,636	46,006,957
Residents not in employment	38.2%	42.2%	41.1%	39.1%
Working at or mainly from home	29%	25%	27.3%	31.5%
Train	0.8%	0.7%	1.1%	2%
Bus, minibus or coach	1.6%	2.9%	4.3%	4.3%
Driving a car or van	55.9%	54.6%	49.7%	44.5%
Passenger in a car or van	4.1%	4.9%	4.6%	3.9%
Bicycle or on foot	7.2%	9.5%	9.7%	9.7%
All Other modes	0.8%	1%	1%	1%

(Source: [ONS- 2021 Census TS061: Method used to Travel to Work](#))

- 5.4. Many local residents working outside of Chorley are often in higher paid jobs than those based in the Borough. The proximity of Manchester and Liverpool means that a number of the borough's residents are able to take advantage of work opportunities in these large conurbations. In 2023, the median gross weekly pay for full time workers resident in Chorley was £668.50, slightly higher than the median in North West region.

Table 12: Median gross weekly pay for full time workers in Chorley

Year	Chorley	North West	Great Britain
2012	£494.90	£472.10	£508.30
2013	£476.20	£483.30	£517.90
2014	£496.00	£485.30	£521.10
2015	£515.30	£491.50	£529.00
2016	£552.50	£502.50	£540.90
2017	£549.50	£514.50	£552.30
2018	£598.50	£529.80	£570.50
2019	£609.00	£555.80	£587.50
2020	£613.70	£560.30	£587.10
2021	£641.00	£578.00	£613.10
2022	£649.80	£603.70	£642.20
2023	£668.50	£649.00	£682.60

(Source: [Nomisweb - Earnings by place of residence 2023](#))

- 5.5. 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.

- 5.6. The town centre environment varies from the modern Market Walk shopping development, with national chain stores, to traditional streets with a wide mix of shops and other uses. The majority of the town centre is pedestrianised, providing a safe and pleasant town centre-shopping environment. The town centre is also well known throughout the North West for its markets, which include the Chorley Market, the covered market and various specialist markets. The Market Walk extension opened in December 2019 and includes a cinema, bowling and indoor golf, a food hall and restaurant.

Core Strategy Indicators

- 5.7. Chorley is aided by its strategic location with excellent communications via motorway, rail and air, and with the ability to tap into the market catchments of Manchester, Liverpool and Preston, which are on its doorstep. Some of the world's most high-tech companies can be found in the Borough, significant aerospace and defence clusters and a wide range of spin-off companies that specialise in high tech engineering, software, digital design, testing and automation. Many dynamic smaller businesses also prosper in Chorley.
- 5.8. The Core Strategy aims to generate employment and provides an employment land requirement target of 112 hectares for the plan period 2010 – 2026 in Chorley, which equates to an average annual target of 7.46 hectares of employment development. A total of 42.05 hectares of land has been developed for employment purposes (for B2 General Industrial, B8 Storage or Distribution, E(c) Provision of Financial, Professional and other appropriate services in a commercial industry and E(g) Offices, Research and Development and Industrial Processes uses) between April 2010 and March 2024. During 2023/24, 3.82 hectares of employment land was developed, a drop from the previous year.
- 5.9. Core Strategy Indicator 6 measures employment land take up and assesses whether there is a shortfall of employment land release of more than 20% on a 3 year average. In the last 3 year period (April 2020 – March 2023) only 10.56 hectares of employment land has been taken up, which falls short of the requirement.
- 5.10. Employment land take up in the last 3 years has centred predominantly at the Botany Bay, Plocks Farm Site and Strawberry Fields Development in Euxton with another 2 new offices also developed in Euxton, with smaller extensions, new build and change of uses elsewhere in the borough.
- 5.11. There remains 11.36 hectares of allocated employment land with planning consent available for employment development and 8.63 hectares of non-allocated land with planning consent available for employment development.

Core Strategy Indicator 6: Economic Growth and Employment – Employment Land Take-up
Target: Take-up of 112ha of land for employment development 2010-2026 (7.46 ha per year)
Trigger: Shortfall of employment land release of more than 20% on a rolling three year average

Table 13: Employment Land Take-up (hectares)

Year	Total	Target
2010/11	2.67	7.46
2011/12	2.40	7.46
2012/13	6.50	7.46
2013/14	3.94	7.46
2014/15	1.81	7.46
2015/16	5.79	7.46
2016/17	0.61	7.46
2017/18	0.65	7.46
2018/19	3.31	7.46
2019/20	3.59	7.46
2020/21	0.21	7.46
2021/22	1.91	7.46
2022/23	4.83	7.46
2023/24	3.82	7.46
Total	42.05	96.98

(Source: Chorley Council- Employment Land Monitoring Report)

- 5.12. Despite the recent increase in development, employment land take-up remains lower than the Core Strategy target. Steps have been taken to manage the delivery of employment land in order to promote development. This includes the Council bringing forward key Local Plan employment sites e.g. the Strawberry Fields Digital Hub, which opened in 2019. Also offering business funding and support to new and existing businesses e.g. Business Growth Grant, Choose Chorley Relocation Grant.

Core Strategy Indicator 7: Skills and Economic Inclusion – Working age population qualified to NVQ Level 4

Target: Above the regional average

Trigger: Lower than the regional average performance for three years running

- 5.13. Level 4+ 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 and higher degrees and postgraduate level professional qualifications.

Table 14: Population Aged 16-64 at Regulated Qualifications Framework Level 4 and above (%)

Year	Chorley	North West	England
2012	37.5	30.1	34.0
2013	35.8	30.9	34.8
2014	40.7	30.8	35.6
2015	38.0	32.5	36.6
2016	49.5	33.9	37.7
2017	39.7	34.4	38.1
2018	40.8	35.4	38.9
2019	35.1	36.0	40.0
2020	45.7	38.6	42.8
2021	45.1	38.5	43.1
2022	41.1	40.7	43.1
2023	38.1	43.3	45.7

(Source: [ONS- Annual Population Survey](#))

5.14. In terms of education and skills, the Core Strategy aims to achieve a performance better or equal to the regional average. Annual figures produced by the Office for National Statistics show that the proportion of the working population, aged 16-64 years, which are qualified to Level 4 and above remains constant from 2012 to 2023. From Jan to Dec 2022, qualifications are measured using the Registered Qualifications Framework (RQFs). For Jan to Dec 2021 and prior, qualifications were measured using the National Vocational Qualifications framework (NVQs). The proportion of the working-age population with the highest-level educational qualifications is lower in Chorley than the corresponding regional and national levels. At the district level, these results are subject to a margin of error and should be treated with caution, especially with the change of the measurement.

Local Plan Output Indicators

5.15. Local Plan Policy HS9 is designed to guide and control the conversion of rural buildings in the Green Belt and other designated rural areas. Guidance provided in the Rural Development SPD states that 're-use for business, community or tourism purposes will usually be preferable to residential use because they typically require less alteration'. Local Plan Indicator 4 monitors the proportion of rural buildings granted planning permission for non-housing re-use compared to all uses permitted.

Local Plan Indicator 4: Proportion of rural buildings in the Green Belt, Safeguarded Land and Area of Other Open Countryside granted planning permission for non-housing re-use

Target: 60% of rural buildings granted planning permission for non-housing re-use

5.16. In March 2015, there was a change in government policy regarding the conversion of agricultural buildings to dwellings, and regulations were introduced which allow for agricultural buildings to be converted into dwellings without the need for full planning permission subject to certain limiting provisions in Part 3, Class Q of the

Town and Country Planning (General Permitted Development) Order 2015. This change in national policy provides support for the re-use of rural buildings for housing use, which contrasts with local policy. It is considered that monitoring compliance against the percentage target in this indicator is no longer meaningful due to these changes.

Local Plan Indicator 9: Employment Land Available – by type

Target: 100.5 hectares required over the period 2013-2026.

5.17. The employment market needs a variety of sites in order to provide choice and to meet a range of needs and uses of different types of employers. How attractive to the market the sites will be influenced not only by their size but also their quality including factors such as; ease of access (in particular location in relation to the motorway network), adjacent development, environmental setting, economics of developing the site, existing infrastructure and services, as well as planning status.

Table 15: Available Employment Land (hectares), April 2024

	Total
Allocated Land	52.15
Non-Allocated Land w/ Planning Permission	8.63
Total Land Available	60.78

(Source: Chorley Council - Employment Land Monitoring Report 2024)

5.18. At April 2024, a total of 60.78 hectares of employment land was available in the borough, this is comprised of allocated land that has yet to be developed, and unallocated land with extant planning permission for employment uses.

5.19. In the Chorley Local Plan, 88.74 hectares of land is allocated for employment use, of this 52.15 hectares remains available for employment use, of which 11.36 hectares has planning permission for employment use. In addition, 8.63 hectares of non-allocated land has planning permission for employment development including 2.96 hectares at existing business and industrial areas, and 5.67 hectare outside of existing employment areas.

Local Plan Indicator 10: Employment lost to other uses

Target: Less than 1 hectare per year

5.20. Throughout the Borough there are many established long-standing industrial sites, which provide valuable sources of local employment. To ensure an adequate supply of employment land Core Strategy Policy 10: Employment Premises and Sites aims to protect existing employment premises and sites last used for employment. This will ensure that the Borough continues to provide a suitable and attractive range of employment sites.

5.21. The December 2023 revised NPPF paragraph 126 states “Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan: a) it

should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.” Therefore, where there is no reasonable prospect of a site being used for employment premises, long term policy protection should be avoided. As such any planning applications for alternative uses should have regard to market signals and the overall need for different land uses within an area.

- 5.22. During 2023/24, 3.7 hectares of land which was previously in use as employment premises was lost to other uses through demolition and change of use. It is estimated that between 2011 and March 2024 a total of 32.58 hectares has been lost to other uses; this remains higher than the target of fewer than 14 hectares during the same period.

Table 16: Loss of Employment Land (m2) to other uses, 2011 to March 2024

Year	E(c)	E(g)	B2	B8	MU	Total
2011/12	-3,000	-13,500	-31,300	-21,900	-15,700	-85,400
2012/13	-	-8,500	-9,200	-	-13,900	-31,600
2013/14	-	-7,900	-	-400	-	-8,300
2014/15	-2,900	-5,200	-	-200	-17,000	-25,300
2015/16	-	-2,400	-500	-	-3,400	-6,300
2016/17	-12,157	-2,700	-9,950	-62	-	-24,869
2017/18	-	-3,600	-2,300	-100	-1,000	-7,000
2018/19	-600	-25,400	-4,000	-900	-	-30,900
2019/20	-300	-1,500	-200	-	-	-2,000
2020/21	-100	-700	-	-500	-	-1,300
2021/22	-200	-200	-	-	-5,600	-6,000
2022/23	-100	-200	-7,800	-	-18,600	-26,700
2023/24	-700	-6,705	-1,389	-828	-	-9,622
TOTAL	-20,057	-107,005	-66,939	-24,890	-79,500	-298,391

(Source: Chorley Council- Employment Land Monitoring Report 2024)

- 5.23. The majority of permissions for the loss of employment land yet to be developed or fully completed relate to housing use and the larger schemes will have been subject to Core Policy 10 criteria a) to f) and also criterion g), convincing evidence of lack of demand through rigorous and active 12 month marketing period for employment re-use and employment redevelopment; and criterion h) an assessment of the viability of employment development including employment re-use and employment redevelopment. The majority of consents for the loss of employment use will generate jobs and a number will provide housing, services and facilities for the local community.

Local Plan Indicator 11: Vacant ground floor units in shopping centres

Target: Less than 7.5% vacancy in Chorley Town Centre and 10% in District and Local Centres

5.24. Vacancy rates as a percentage of ground floor units in the centre was at 8.24% for Chorley in April 2024, which was higher than the target.

5.25. There are 29 local centres in the borough (2 District Centres & 27 Local Shopping Centres) as designated by the adopted Chorley Local Plan Policy EP7 and Policies Map. A survey of these centres was taken as part of the review of the Chorley Retail Study 2018.

Local Plan Indicator 12: Major retail development permitted away from town centre and edge of centre locations (1,000m²+ floorspace)

Target: None

5.26. There were none during the monitoring period. The town centre mixed use scheme including retail uses at Market Walk, Chorley, which includes a cinema, opened in 2019.

Indicators

5.27. The survival rate is based on new businesses being registered in Chorley Borough, that are still active in terms of employment and/or turnover in any part of the subsequent year.

5.28. In 2021, the one-year survival rates for new businesses across the UK as a whole was 93.4%, in the North West it was 92.1%, and for Chorley it was slightly higher at 93.6%.

Table 17: One year Business Survival Rates in Chorley

Year	% Survival
2010	88.6
2011	94.0
2012	91.4
2013	94.0
2014	93.9
2015	90.5
2016	95.4
2017	94.7
2018	93.5
2019	94.3
2020	94.4
2021	93.6

(Source: ONS - Business demography)

6. Sustainable Travel

Related Local Policies

Central Lancashire Core Strategy

Policy 2: Infrastructure

Policy 3: Travel

Chorley Local Plan 2012-2026

Policy ST1: Provision or Improvement of Footpaths, Cycleways, Bridleways and their Associated Features in Existing Networks and New Development

Policy ST2: Rail Facilities, Electrification and Improvement

Policy ST3: Road Schemes and Development Access

Policy ST4: Parking Standards

- 6.1. 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.
- 6.2. A network of A and B roads provide local connections for the Borough's towns and villages to destinations such as Blackburn, Bolton, Leyland, Preston, Southport and Wigan. Peak time congestion is a problem on some routes, such as the A6 Preston Road north of Euxton Lane in Chorley. The Gillibrand Link Road and Eaves Green Link Road have been completed and will provide an orbital route from the A6 south of Chorley town to the A581 to the west of the town, bypassing the town centre. These roads will also provide access to new development to the west of the town.
- 6.3. The 2001 census identified 19.6% of households in the Borough were without a car. This figure decreased in the 2011 census to 17.1% of households. The 2021 census reveals that the proportion of households without a car has fallen further to only 14.6% of households. This is below the county average (20.3%) and significantly below the regional (24.7%) and national figures (23.5%). The rural nature of the borough, and the high proportion of working residents commuting to jobs elsewhere, is likely to contribute to the high level of car ownership.
- 6.4. There are five railway stations in the Borough. They are located at Adlington, Buckshaw Village, 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. Buckshaw Parkway Railway Station opened in October 2011. Table 19 shows an increase of railway usage at stations within the borough. This is likely to be due to the electrification work undertaken on the Preston – Manchester line

which has been completed. The decline in railway usage of 2020/21 and 2021/22 is due to the Covid 19 restrictions.

Table 18: Railway station usage, 2011/12 to 2022/23 (Number of Entries and exits)

Year	Adlington	Buckshaw Parkway	Chorley	Croston	Euxton Balshaw Lane	Chorley District Overall
2011/12	109,946	91,632	836,480	44,802	61,224	1,144,084
2012/13	109,400	225,250	841,912	46,306	58,158	1,281,026
2013/14	109,672	273,856	843,744	47,814	58,582	1,333,668
2014/15	110,902	290,266	720,130	45,228	64,792	1,231,313
2015/16	115,786	303,892	650,346	46,322	72,726	1,189,072
2016/17	122,514	353,688	695,340	47,870	77,156	1,296,568
2017/18	114,488	350,390	662,510	48,582	78,918	1,254,888
2018/19	102,646	366,486	567,494	35,598	62,740	1,134,964
2019/20	134,180	455,016	698,696	47,318	77,936	1,413,146
2020/21	29,544	74,406	159,614	8,346	12,752	284,662
2021/22	80,814	268,160	493,202	36,622	55,858	934,656
2022/23	105,040	340,256	560,136	38,758	54,084	1,098,274

(Source: [Office of Rail and Road – Estimates of Station Usage](#))

- 6.5. 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.

Core Strategy Indicators

- 6.6. Increased infrastructure services arising from demand associated with new development is generally provided or paid for by developers through S106/CIL.

Core Strategy Indicator 2: Infrastructure – Value of developer contributions collected (and spent on infrastructure priorities)

Target: Monitor each year

Trigger: Decrease in S106/CIL infrastructure funding of more than 20% on a rolling three year average

Table 19: Developer contributions collected and spent

Year	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent	CIL transferred to Parish Councils
April 2014 – March 2015	£726,970	£813,239	£583,879.33	£0	£87,263.15
April 2015 – March 2016	£1,662,289	£695,165	£588,896.93	£0	£86,858.22
April 2016 – March 2017	£923,376.08	£778,379.69	£1,048,458.06	£0	£156,641.48*
April 2017 - March 2018	£1,727,820.46	£412,681.71	£1,810,580.91	£1,182,582.00	£271,311.35
April 2018 – March 2019	£3,221,985.07	£4,992,504.26	£5,007,578.23	£417,418.00	£750,251.54

April 2019 – March 2020	£2,078,589.00	£2,293,770.00	£4,262,964.91	£959,803.31	£94,234.00
April 2020 – March 2021	£2,940,969.00	£1,321,498.00	£2,013,393.46	£1,584,149.86	£187,137.76
April 2021 – March 2022	£3,787,382.05	£5,190,545.60	£1,466,384.91	£1,632,923.12	£146,769.87
April 2022 – March 2023	£786,941.00	£429,304.81	£2,371,738.41	£479,881.32	£327,024.40

***Includes contributions to 'Chorley Parish'.**

(Source: [Chorley Council – Infrastructure Funding Statements Annual Reports](#))

- 6.7. The detailed statutory report on CIL funds received during the financial year 2022/23 is available from the Council website by clicking here :

Core Strategy Indicator 3: Travel – Changes to road traffic congestion

Target: Year on year reduction

Trigger: Increase in road traffic congestion by more than 5% on a rolling three year average

- 6.8. The Core Strategy aims to reduce the need to travel by locating development in accessible locations and promoting sustainable travel alternatives such as walking, cycling and public transport. High usage of cars causes congestion at peak times and it is expected that annual trips to work by car will rise. It is important the improvements are made to the road network to enable it to deal with additional traffic in the future.
- 6.9. There is currently insufficient information to allow us to monitor this indicator within Chorley, however information is available across the North West of England and the Lancashire '9' authorities.

Table 20: Estimated traffic flows for all motor vehicles (millions of vehicle kilometres)

Year	Lancashire - 9	North West	England
2014	11,070	55,544	433,625
2015	11,354	56,390	441,832
2016	11,344	56,735	451,316
2017	11,373	56,965	457,356
2018	11,488	57,673	459,525
2019	11,816	58,872	465,862
2020	9,300	46,869	367,175
2021	10,584	52,298	409,367
2022	11,354	56,525	444,735
2023	11,534	57,802	454,576

(Source: Department for Transport- [Road Traffic Statistics for Local Authorities Table TRA8904](#))

Local Plan Indicators

6.10. The Central Lancashire Core Strategy Policy 3: Travel details measures to plan for travel including setting and applying parking standards. Local Plan Policy ST4 sets out parking standards to be applied in the borough.

Local Plan Indicator 7: Completed non-residential development complying with parking standards

Target: 100%

Minimum threshold of 1,000m²

Local Plan Indicator 8: Completed residential development complying with parking standards

Target: 100%

Minimum threshold of 10 dwellings

6.11. Due to the flexible wording of this policy, it is difficult to provide meaningful statistics on compliance and non-compliance with the standards. Policy ST4 does not require that all developments strictly adhere to the parking standards set out in the Plan and allows for lower levels of provision at locations that are more sustainable and well served by public transport.

6.12. Most applications that do not achieve the standards are justified on the basis that they are in (or very close to) Chorley town centre, where there are excellent transport links, car parks and amenities within walking distance. Others are deemed to be acceptable due to their proximity to a train station or high frequency bus route and / or a district of neighbourhood centre. In some circumstances lower levels of provision may be acceptable for the redevelopment of a site that did not previously adhere to the standard.

Indicators

6.13. There are two indicators that are related to this theme. The table below shows the data, comparator data (if applicable), trend information and potential implications.

Table 21: Catering for Sustainable Travel 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 2021 Census of Population identified that 2.4% of Borough residents travelled to work by public transport and 7.2% by foot or bicycle.	In 2021, 3.7% of residents in Lancashire and 8.2% of residents in England travelled to work by public transport. The comparable journeys to work by foot or foot bicycle were 9.5% of residents in Lancashire and 9.7% of residents in England.	The 2011 Census identified that 5.3% of residents travelled to work by public transport and 9.2% by foot or bicycle.	The percentage of residents travelling to work by public transport, foot or bicycle has decreased slightly over the years and less than the county and national figures. This has implications for road congestion and air pollution.

% of working residents aged 16-74 who travel to work by car or van	The 2021 Census of Population identified that 60% of working residents travelled to work by car or van	In 2021, 59.5% of residents in Lancashire and 48.4% of residents in England and Wales travelled to work by car or van.	The 2011 Census identified that 72.8% of working residents travelled to work by car or van.	The percentage of Chorley residents travelling to work by car has decreased but remained stagnant over the past decade. It remains significantly higher than the county and national average, in part due to the rural nature of the borough and the high proportion of working residents commuting to jobs elsewhere. This has implications for road congestion and air pollution.
---	--	--	---	---

(Source: [ONS- 2021 Census TS061: Method used to Travel to Work](#))

7. Built and Natural Environment

Related Local Policies

Central Lancashire Core Strategy

Policy 16: Heritage Assets

Policy 17: Design of New Buildings

Policy 18: Green Infrastructure

Policy 19: Areas of Separation and Major Open Space

Policy 20: Countryside Management and Access

Policy 21: Landscape Character Areas

Policy 22: Biodiversity and Geodiversity

Policy 27: Sustainable Resources and New Developments

Policy 28: Renewable and Low Carbon Energy Schemes

Policy 29: Water Management

Policy 30: Air Quality

Policy 31: Agricultural Land

Chorley Local Plan 2012-2026

Policy BNE1: Design Criteria for New Development

Policy BNE2: Development in the Area of Other Open Countryside

Policy BNE3: Areas of Land Safeguarded for Future Development Needs

Policy BNE4: Areas of Separation

Policy BNE5: Redevelopment of Previously Developed Sites in the Green Belt

Policy BNE6: Light Pollution

Policy BNE7: Unstable Land

Policy BNE8: Protection and Enhancement of Heritage Assets

Policy BNE9: Biodiversity and Nature Conservation

Policy BNE10: Trees

Policy BNE11: Species Protection

7.1. 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 known natural population of Jennings' proboscis worm (Source: Chorley Profile).

7.2. Table 22 shows all the statutory designated sites lie within or partially within Chorley.

Table 22 Statutory Designated Sites in Chorley

Site	Site Area	Area within Chorley	Features(s); Condition
Charnock Richard Pasture SSSI	1.18 Ha	1.18 Ha (100%)	Species-rich unimproved grassland; favourable

Site	Site Area	Area within Chorley	Features(s); Condition
West Pennine SSSI	7615.49 Ha	2195 Ha (100%)	Extensive mosaic of upland and upland-fringe habitats, and nationally important features: <ul style="list-style-type: none"> • Blanket bogs • Wet and dry heathlands • Acid and lime-rich flushes • Rush pastures and mire grasslands • Acid grasslands • Neutral hay meadows and pastures • Wet and dry broadleaved woodland and scrub • Breeding black-headed gulls, Mediterranean gulls and grey herons • Populations of Starry Lady's-mantle, Large-toothed Lady's-mantle and Floating Water-plantain Condition of Features: Not recorded
Wrightington Bar Pasture SSSI	1.28 Ha	0.0326 Ha (2.55%)	Species-rich unimproved grassland; unfavourable
Ribble Estuary Marine Conservation Zone (MCZ)	1542.79 Ha	14.25 Ha (<1%)	Smelt (<i>Osmerus eperlanus</i>); unfavourable MCZ designated in 2019 to aid recovery of Smelt populations to favourable condition.

(Source: Natural England)

- 7.3. Within Chorley are three Local Nature Reserves (LNRs), including Withnell Nature Reserve LNR and Hic Bibi, Coppull LNR which are owned and managed by Chorley Council, and Withnell Fold LNR, managed by Lancashire County Council (LCC). Local Nature Reserves are statutory designations made under Section 21 of the National Parks and Access to the Countryside Act 1949 by principal local authorities. LNRs are for people and wildlife. They are places with wildlife or geological features that are of special interest locally. Information on the status of the important biological features of the above LNRs is not available.
- 7.4. It is becoming more and more expensive to send waste to landfill, therefore it is vitally important to minimise the percentage that has to be disposed of via this method; the standard Landfill Tax rate from 1st April 2024 is £103.70 per tonne (+VAT).
- 7.5. The percentage of household waste sent for reuse, recycling or composting in the Borough has remained steady in the year 2022/23 and was slightly higher than the North West and England averages.

Table 23: Household Recycling Rates

Year	Chorley	Lancashire	North West	England
2013/14	48.7	N/A	45.6	43.5
2014/15	47.7	47.3	46.5	43.7

2015/16	48.0	51.6	46.1	43.0
2016/17	47.2	45.6	45.9	43.7
2017/18	42.7	42.1	44.7	43.2
2019/19	43.3	46.6	45.3	43.5
2019/20	46.6	45.7	45.6	43.8
2020/21	45.1	44.6	44.7	42.3
2021/22	46.7	41.2	45.8	42.5
2022/23	46.0	42.8	45.3	41.7

(Source: [DEFRA – ENV18 - Local authority collected waste: annual results tables and Lancashire insight](#))

- 7.6. The Environment Agency's remit includes responsibility for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea. Lead local flood authorities (LLFAs) are responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses and lead on community recovery.
- 7.7. The Environment Agency's service in Flood Warning Areas which aimed to warn residents in advance when flooding may be likely and to inform them of the potential severity of the flooding has been replaced by a central government 'Flood Information Service' that is accessed online: <https://flood-warning-information.service.gov.uk/> . This service provides flood warnings for England and Wales and information on flooding for the local area.
- 7.8. Within Chorley there are 9 river monitoring stations located at:
- Black Brook at Chorley Haworth Road
 - Lostock at Littlewood Bridge
 - Syd Brook at Eccleston Heskin Bridge
 - Upper Rivington Reservoir
 - Upper Rivington Yarrow Outfall
 - Yarrow at Croston
 - Yarrow at Croston Dam
 - Yarrow at Castle Bridge Croston
 - Yarrow at Pincock Brow
- 7.9. You can select these locations at the website above to find out the latest river level information over a 5-day period.
- 7.10. 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 436 Listed Buildings in Chorley as of May 2024, divided into three categories: Grade I, Grade II*, Grade II. Grade I and II* Listed Buildings include the finest historic buildings in the country. In addition, there are 10 scheduled ancient monuments and 5 historic parks and gardens (Source: Historic England Listings).

Core Strategy Indicators

- 7.11. Three of the Grade I and II* buildings in the borough are included in English Heritage's 'Heritage at Risk' register, which was formerly known as the 'Buildings at Risk' register. Priority for action is assessed on a scale of A to F, where 'A' is the highest priority for a site which is deteriorating rapidly with no solution to secure its future, and 'F' is the lowest priority.
- 7.12. There are also two scheduled monuments at risk at Ingrave Farm and Bretters Farm, both of which are moated sites. These include the Church of St George in Chorley, the Church of St Michael in Croston, Buckshaw Hall in Euxton, Bretters Farm moated site in Heath Charnock, and Ingrave Farm moated site in Eccleston.
- 7.13. These assets are considered 'at risk' due to issues such as immediate risks of rapid deterioration, structural decay, and generally unsatisfactory conditions with significant localized issues and no agreed solutions.

Core Strategy Indicator 8: Heritage Assets – Number Heritage Assets at Risk
Target: No net increase; No Heritage Assets at Risk by 2026
Trigger: No progress on a rolling five year period; Any increase in the number of Heritage Assets at Risk

- 7.14. Changes have taken place in recent years with the condition of these assets showing some improvements.
- Bank Hall, Bretherton: Country house built 1608 and extensively added to in 1832-3. Permission has been granted for residential renovation of the Hall with enabling development for further residential units. The scheme, supported by the Heritage Lottery Fund, was being undertaken by the Heritage Trust for the North West. In 2022, it was removed from the register. The Friends of Bank Hall continues to look after the grounds and it
 - Buckshaw Hall, Euxton: Building forms part of the former Royal Ordnance site, now being developed for housing. Sold in 2009 to a private individual. Structural and internal works repairs are completed.
 - Church of St George: grade II* listed church of built to the designs of Thomas Rickman in 1825. The nave has galleried aisles, east chancel and west tower. Constructed of ashlar sandstone with slate roof. Principal structure and envelope in fair condition, but foundation failure of internal sleeper walls on the north side is causing progressive deflection of the nave floor and gallery above.
- 7.15. However, no agreed remedial solutions are in place for the remaining sites, all of which are privately owned. Without co-operation from the owner, the impact of the planning system will be limited.
- 7.16. Table 24 shows those assets most at risk, with category 'A' indicating the sites most at risk of being lost as a result of neglect, decay or inappropriate development.

Table 24: Heritage Assets at Risk in Chorley

Heritage Asset	Bank Hall, Bretherton	Lower Burgh Hall, Chorley	Buckshaw Hall, Euxton	Church of St George, Chorley	Church of St Michael, Croston
Grade	II	II*	II*	II*	II*
Listing ID	1362113	1072644	1362139	1072441	1163631
Year	Heritage Assessment Priority				
2011	D	F	F	-	-
2012	D	F	E	-	-
2013	D	E	E	-	-
2014	B	F	F	-	-
2015	B	F	F	C (new entry)	-
2016	B	F	F	C	-
2017	B	Restored (Removed from HAR)	E	C	F (new entry)
2018	F	-	E	C	Restored (Removed from HAR)
2019	F	-	E	C	-
2020	C	-	E	C	-
2021	E(F)	-	E	C	A (New entry)
2022	Restored (Removed from HAR)	-	E	C	A
2023	-	-	E	C	A

(Source: [Historic England- Heritage at Risk Register](#))

Core Strategy Indicator 9: Design of New Buildings – higher quality building design

Target: All housing developments (over 5 hectares) to achieve a ‘good’ Building for Life rating by 2016, and ‘very good’ by 2021; All major non-residential developments to achieve a score of 3 in the Places Matter assessment, increasing by 4 to 2021.

Trigger: More than 5% of all developments assessed failing to meet required standards, on a rolling three year average.

7.17. Core Strategy Policy 17 aims to ensure that high quality design is delivered in Central Lancashire. Where the local environment is poor, good building design is key to enhancing its identity and sense of place.

7.18. Chorley Council has not used the Building for Life (BfL) assessment for any schemes for a number of years. Due to the changes in the Building for Life Scheme, the target in this indicator is now out of date. Instead, the council relies on the Design Guide SPD, which provides an overview of the design principles employed by the Central Lancashire authorities. In addition, the revised NPPF (December 2023) indicates at paragraph 132 that the Government attaches great importance to good design.

Core Strategy Indicator 11: Biodiversity – Change in areas of biodiversity importance

Target: No net loss

Trigger: Any loss in areas of biodiversity importance

7.19. Biological Heritage Sites (BHS) is the name given to the most important non-statutory wildlife sites in Lancashire. BHSs contain valuable habitats such as ancient woodland, species-rich grassland and bogs. Many provide a refuge for rare and threatened plants and animals. There are 109 Biological Heritage Sites (some of which incorporate Ancient Woodland) and Local Nature Reserves in the Borough.

7.20. The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. The Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document 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. There were no losses in areas of biodiversity across Chorley during the monitoring period of 2017/18, which is when data was last available.

Table 25: Changes in areas of biodiversity importance

Year	New sites / extensions	Area deleted	Area damaged	Changes in area
2006/07	N/A	-0.70	-6.40	-7.1
2007/08	15.8	-1.40	-2.90	11.5
2008/09	0.00	-0.40	-2.50	-2.9
2009/10	0.00	0.00	0.00	0.00
2010/11	0.00	0.00	0.00	0.00
2011/12	Data not available for this monitoring year			
2012/13	0.00	0.00	0.00	0.00
2013/14	0.00	0.00	0.00	0.00
2014/15	0.00	0.00	0.00	0.00
2015/16	0.00	0.00	0.00	0.00
2016/17	0.00	0.00	0.00	0.00
2017/18	0.00	0.00	0.00	0.00
2018/19	Data not available for this monitoring year			
2019/20	Data not available for this monitoring year			
2020/21	Data not available for this monitoring year			
2021/22	Data not available for this monitoring year			
2022/23	Data not available for this monitoring year			

(Source: Lancashire County Council BHS Annual Review, Natural England)

Core Strategy Indicator 13: Planning to adapt to climate change

Target: All housing developments to meet the Code for Sustainable Homes standards (Jan 2013 – Level 4, Jan 2016 – Level 6); All non-residential developments to be BREEAM rated ‘very good’ or ‘excellent’ by 2016, and ‘outstanding’ by 2026.

Trigger: More than 5% of all developments failing to meet required standards, on a rolling three year average.

7.21. The Code for Sustainable Homes was an environmental assessment method used to assess the performance of new homes and was promoted to improve the

sustainability of new dwellings. In 2015, the Government withdrew the standard in England and consolidated some elements of the standards into Building Regulations. Building Regulations are mandatory minimum standards for the design and construction and alteration of most types of buildings. Adherence to these is monitored through Building Control rather than Planning. As a result the Code for Sustainable Homes requirement in policy 27 is 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.

7.22. In accordance with the transitional arrangements, the three authorities require 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 is no longer permissible under national policy.

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

Local Plan Indicators

7.24. This indicator is used to monitor some of the impacts of developments upon the environment, specifically impacts on water quality and flood risk.

Local Plan Indicator 5: Planning permissions granted contrary to EA advice

Target: None

7.25. In the past, the Environment Agency (EA) has objected to a small number of applications (less than 1%) in Chorley on flood defence grounds and on water quality grounds. The EA will usually withdraw objections following the submission of further information by the applicant to demonstrate how the impacts can be made acceptable; in other cases the applications have been refused or withdrawn for other reasons. In previous years this has resulted in zero applications being granted contrary to EA advice.

7.26. The 'Town and Country Planning (Consultation) (England) Direction 2009' requires that for those applications where the EA is unable to withdraw its objection and the authority is still minded to grant permission, the local planning authority must notify the Secretary of State. This may result in the application being "called in" for determination by the Secretary of State².

7.27. The Environment Agency has updated a list of planning applications where it made an initial objection on the basis of flood risk or water quality, along with the local planning authority (LPA) decisions since 1 April 2016. Up until March 2024,

² As described by Planning Practice Guidance

<http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/how-local-planning-authorities-should-involve-the-environment-agency-when-determining-planning-applications-where-there-is-a-risk-of-flooding/what-should-happen-if-a-local-planning-authority-wants-to-grant-consent-for-a-major-development-against-environment-agency-advice/>

Chorley Council has objected to all the planning applications following the Environment Agency's initial flood risk objections. (Source: Environment Agency - Environment Agency objections to planning applications based on flood risk and water quality)

Local Plan Indicator 6: Renewable energy generation
--

Target: No target

7.28. Core Strategy Policy 28 supports proposals for renewable and low carbon energy schemes. In June 2015 however, the government made a change to English planning policy in relation to onshore wind turbines. The change means that development for wind turbines can only be granted permission if the development site is in an area identified as suitable for wind energy development in a Local or Neighbourhood Plan. National Guidance indicates that Maps showing the wind resource as favourable to wind turbines or similar will not be sufficient. The Local Plan does not allocate any areas as being suitable for wind turbine development, therefore no renewable developments of this type can be granted planning permission within Chorley under the existing development plan policy.

7.29. Operational renewable energy capacity in the Borough is estimated to be 8.9 MW, produced via landfill gas at Ulmes Walton, Withnell and Rigby, and three wind turbines at Cliffs Farm, Mawdesley Moss.

Table 26: Renewable energy generation

Site Name	Technology	Post-consent	Capacity MW
Ulmes Walton Energy	Landfill Gas	Operational (2003)	1.3
Withnell Landfill Site	Landfill Gas	Operational (1996)	2.3
Rigby Landfill	Landfill Gas	Operational (2009)	3
Mawdesley Moss	Onshore Wind	Operational (2012)	2.3

(Source: [Department for Energy Security and Net Zero- Renewable Energy Planning Database Monthly Extract](#), April 2024)

8. Health and Wellbeing

Related Local Policies

Central Lancashire Core Strategy

Policy 23: Health

Policy 24: Sport and Recreation

Policy 25: Community Facilities

Policy 26: Crime and Community Safety

Chorley Local Plan 2012-2026

Policy EP10: Primary School Allocations

Policy EP11: Further and Higher Education Facilities

Policy HW1: New Open Space, Sport and Recreation Facilities

Policy HW2: Protection of Existing Open Space, Sport and Recreation Facilities

Policy HW3: Valley Parks

Policy HW4: The Leeds and Liverpool Canal

Policy HW5: Allotments

Policy HW6: Community Facilities

Policy HW7: Crematoria and Burial Facilities

8.1. Access to open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of residents. There are a good range of sports facilities in the Borough including 2 Council and 1 Parish Council run 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. There are also numerous cricket pitches and bowling greens with associated clubs. The number of all-weather sports pitches has increased in recent years with many secondary schools providing community facilities.

Core Strategy Indicators

8.2. Core Strategy Policy 24 aims to ensure that everyone has the opportunity to access good sport, physical activity and recreation facilities by protecting existing sport and recreation facilities and providing new facilities where needed.

Core Strategy Indicator 10: Amount of sport, recreation and informal open space lost to other uses

Target: No net loss

Trigger: Any significant unmitigated loss to other uses of sport, recreation and informal open space.

8.3. There have been various applications that have been on sport, recreation and open space land. The majority of these applications have however secured provision elsewhere or contributions were secured for off-site provision, to mitigate for the loss.

Core Strategy Indicator 12: Health – Improving community health
--

Target: Undertake Health Impact Assessments (HIA) for major planning applications on Strategic Sites and Locations, with outcomes implemented.

Trigger: Any consents granted on relevant sites without a HIA
--

- 8.4. Health Impact Assessments are required for major planning applications on Strategic Sites and Locations. There is one Strategic site in the borough and this is at Buckshaw Village which was subject to a masterplan which received planning consent in 2008, which pre-dated Health Impact Assessments.

Chorley Council

Chorley Council
Civic Offices
Union Street
Chorley

☎ 01257 515151

✉ planning.policy@chorley.gov.uk

🌐 www.chorley.gov.uk/planning

