

# **Employment Land Monitoring Report**

## **April 1<sup>st</sup> 2023 to March 31<sup>st</sup> 2024**

**May 2024**



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## 1. Executive Summary

- 1.1 This document identifies a range of employment sites (use classes B2, B8, E(c) and E(g)), either with planning consent or allocated in the emerging Chorley Local Plan 2012-2026, on offer to potential developers on April 1<sup>st</sup> 2024. At April 2024, **60.78 hectares** of employment land was available in the borough for development.
- 1.2 **88.74 hectares** of land was allocated for employment use in the adopted Chorley Local Plan 2012-2026. At April 2024, **52.15 hectares** of this land remains available for employment use, of which **11.36 hectares** has planning permission for employment use.
- 1.3 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 hectares** outside of existing employment areas.
- 1.4 In the 2023/24 monitoring year **3.82 hectares** was developed. It is estimated that **42.05 hectares** of land within the Borough has been developed for employment purposes between April 2010 and March 2024.
- 1.5 During 2023/24, **3.7 hectares** of land, which was previously in use as employment premises, has been lost to other uses. There is currently planning approval for the loss of **3.64 hectares**. It is estimated that between 2010 to 2024, **32.58 hectares** of land, which was previously in use as employment premises, has been lost to other uses.

## 2. Introduction

- 2.1 This report identifies land within Chorley which is considered to be appropriate or available for employment use at 1<sup>st</sup> April 2024. The report monitors planning consents and development constructed for employment use.
- 2.2 The report relates solely to land considered appropriate for Classes B2 (general industry), B8 (storage and distribution), E(c) (financial and professional services) and E(g) (Offices, Industry and warehousing) of the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. Sites which involve the creation or loss of less than 100 square metres of employment floorspace are excluded in the report. It is recognised that other uses, such as tourism and retailing contribute towards job creation, however these are not included within the scope of this report.
- 2.3 The use classes applicable to offices and light industry have recently been amended through the Town and Country Planning (Use Classes) (Amendment)(England) Regulations 2020. The use classes

identified in this report reflect the time at which the planning permission was granted. Use classes in effect pre and post the Amendment Regulations are therefore referred to.

Development Type	Use Classes up to 31 <sup>st</sup> August 2020	Use Classes from 1 <sup>st</sup> September 2020
Offices	B1(a) and B1(b)	E(g)(i) and E(g)(ii)
Industry and warehousing	B1(c), B2 and B8	E(g)(iii), B2 and B8
Financial and professional services	A2	E(c)

### 3. Employment Land Requirement and Supply

- 3.1 The Central Lancashire Core Strategy sets out an employment land requirement target of **112 hectares** for Chorley for B2, B8, E(c) and E(g) uses over the period 2010-2026.
- 3.2 Policy EP1 of the Chorley Local Plan 2012-2026 identifies and protects 15 sites for employment uses totaling **88.74 hectares**.

#### Residual Employment Land Requirement

- 3.3 At April 2024 there was a residual employment land requirement of **69.95 hectares** to 2026 as identified below.

Chorley Employment Land Requirement 2010-2026	112 Ha
Completions (B2, B8, E(c) & E(g) uses) 2010-2024	42.05 Ha
<b>Residual Requirement to 2026</b>	<b>69.95 Ha</b>

#### Employment Land Supply

- 3.4 At April 2024 there was an employment land supply of **63.55 hectares**. This is made up of sites with planning permission for B2, B8, E(c) and E(g) uses on both allocated and unallocated sites which have not yet been developed, and remaining employment allocations without planning permission.

Commitments on allocated sites	11.36 Ha
Commitments on non-allocated sites	8.63 Ha
Allocated sites without planning permission	43.56 Ha
<b>Total Supply</b>	<b>63.55 Ha</b>

### 4. Employment Land Availability

- 4.1 The market needs a variety of sites in order to provide choice and to meet a range of needs and uses of different types of employer. How attractive to the market the Local Plan sites will be influenced not only by their size but also their quality. This relates to 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.
- 4.2 This document identifies a range of employment sites on offer to potential developers. At April 2024 **60.78 hectares** of employment land was available in the borough. This includes land identified in the Chorley Local Plan 2012-2026 for employment use, and non-allocated employment land with

planning permission for employment use. It does not include existing employment sites forming part of the supply. Table 1 shows available employment land.

**Table 1: Available Employment Land (hectares), April 2024**

	<b>Total(Ha)</b>
<b>Allocated land</b>	52.15
<b>Non-allocated land with planning permission</b>	8.63
<b>Total Land Available</b>	<b>60.78</b>

## Allocated Employment Land

- 4.3 The adopted Chorley Local Plan 2012-2026 allocated a total of **88.74 hectares** of land for employment use. At April 2024, **52.15 hectares** of Local Plan allocations remained available for employment use in the Borough. Table 2 identifies the availability of Local Plan sites within Policy EP1. Table 3 identifies planning permissions on these sites.
- 4.4 Of the **52.15 hectares** of allocated employment land available, **8.59 hectares** has planning permission for a range of employment uses. Two of the planning permissions in Table 3 cover a larger area than the employment allocation.

**Table 2: Availability of Chorley Local Plan 2012-2026 Employment Allocations, April 2024**

Site Ref	Site Location	Site Size (Ha)	Use Class	Completed to 1 April 2024 (Ha)	Completed/ Under Construction for Other Uses (Ha)	Remaining Employment Land (Ha)
EP1.1	Great Knowley, Chorley#	14.10	B2, E(g)	-	-	14.10
EP1.2	Botany Bay, Chorley#	5.90	B2, B8, E(g), C1	0.69	-	5.21
EP1.3	Land to North East of M61 Junction (Gale Moss), Chorley	6.90	B2, B8, E(g)	-	-	6.90
EP1.5	North of Euxton Lane, Chorley	13.10	B2, B8, E(g)	6.46	5.63	1.01
EP1.6	Cowling Farm, Chorley#	3.50	B2, B8, E(g)	-	-	3.50
EP1.7	Land at Ackhurst Business Park, Chorley	0.50	B2, B8, E(c), E(g)	-	0.50	0
EP1.8	Lyons Lane Mill, Townley Street, Chorley	0.50	B2, E(g)	0.17	-	0.33
EP1.9	Woodlands Centre, Southport Road, Chorley	0.80	E(c), E(g)	-	-	0.80
EP1.10	Stump Lane, Chorley	0.28	B2, E(g)	0.28	-	0
EP1.11	The Revolution, Buckshaw Village	13.80	B2, B8	10.54	-	3.26
EP1.12	Group 1, Buckshaw Village	5.40	B2, E(g)	-	5.40	0 <sup>1</sup>
EP1.13	Southern Commercial, Buckshaw Village	7.76	B2, B8, E(g)	2.45	3.27	2.04
EP1.14	Fairport, Market Place, Adlington#	0.60	B8, E(g)	0.60	-	0
EP1.15	Land east of Wigan Road, Clayton-le-Woods#	15.0	B2, B8, E(g)	-	-	15.00
EP1.17	Rear of New Street, Mawdesley	0.60	E(g)	-	0.60	0
<b>TOTAL</b>		<b>88.74</b>		<b>21.19</b>	<b>15.40</b>	<b>52.15</b>

# forms part of a mixed-use site

<sup>1</sup> A planning application was approved for 80 dwellings

**Table 3: Available Chorley Local Plan 2012-2026 Employment Allocations with Planning Permission for Employment Use (hectares), April 2024**

Site Ref	Site	Application No.	Development	E(c) (m²)	E(g) (m²)	B2 (m²)	B8 (m²)	MU (m²)	Total (m²)	Completed (Ha)	Left to be Built (Ha)
EP1.2²	Botany Bay, Chorley	21/00439/FULMAJ	Hybrid planning application – outline planning permission for blocks A and B and detailed planning permission for block C - J	-	-	-	-	36,358	36,358	0.69	7.94
EP1.5	North of Euxton Lane, Chorley	22/00402/REMMAJ	Erection of mixed industrial/employment units	-	-	-	-	8,144	8,144	1.83	1.01
EP1.8	Lyons Lane Mill, Townley Street, Chorley	12/00045/FULMAJ	Mixed development with 6 new starter industrial units remaining	-	799	-	-	-	799	0.17	0.33
EP1.13	Southern Commercial, Buckshaw Village	09/00659/REMMAJ	Erection of 5 office buildings	-	12,342	-	-	-	12,342	0.56	2.04
EP1.14	Fairport, Market Place, Adlington	21/00013/FULMAJ	Erection of 4 industrial buildings	-	-	-	-	1,989	1,989	0.74	0
		21/00196/FUL	Erection of Infill Extension	-	-	-	-	385	385	0	0.04
TOTAL				0	13,141	0	0	46,491	60,017	3.99	11.36

<sup>2</sup> Planning application covers a larger area than the employment allocation on the site. The total site area of EP1.2 is 8.8 Ha. This application includes 8.63 Ha of employment uses and 0.18 Ha of non-employment uses.

## Non-Allocated Employment Land

- 4.4 The Council has granted planning permission for many employment generating developments outside of employment land allocations identified in the Local Plan, which contribute to the amount of employment land available.
- 4.5 Table 4 shows the amount of non-allocated employment land with existing planning permission at April 2024. Where a site is partly complete, the completed area has been deducted and only the available/undeveloped site area is identified.
- 4.6 In total, **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 hectares** outside of existing employment areas.



**Table 4: Available Non-Allocated Employment Land with Planning Permission for Employment Use, April 2024**

Application	Parish	Site	Development	Site Area (Ha)	E(c) (m <sup>2</sup> )	E(g) (m <sup>2</sup> )	B2 (m <sup>2</sup> )	B8 (m <sup>2</sup> )	MU (m <sup>2</sup> )	Total (m <sup>2</sup> )
<b>Existing Defined Business &amp; Industrial Areas</b>										
17/00914/FUL 18/00480/DIS 18/00690/DIS 18/00753/DIS	Adlington	Pincroft Dyeing And Printing Company Limited, Market Street	Proposed extensions to factory (B2 Use Class), demolition of existing 2 storey workshop building (including stores and ancillary office), replacement workshop office and new river defence wall	0.03	-	-	326	-	-	326
23/00656/FUL	Adlington	Adlington Central Business Park Railway View Adlington	Erection of additional storey above existing employment building	0.02	-	164	-	-	-	164
14/00912/FUL	Chorley	Land adjacent Weir Mill, Crosse Hall Street	Erection of new B1c Industrial Unit	0.26	-	775	-	-	-	775
15/00383/FULMAJ 16/00672/DIS	Euxton	Former Forensic Site, Land Opposite Chancery Road, West Way	Erection of a vehicle storage and maintenance workshop and offices	0.67	-	812	2,131	-	-	2,943
20/00048/FUL	Chorley	Buckingham, Central Bodyshop Unit 12 - 14 Buckingham Street, Chorley	Side extension to existing workshop	0.01	-	-	95	-	-	95
22/01254/FUL	Chorley	NIS Engineering Common Bank Industrial Estate, Ackhurst Road	Erection of 1 no.logistics building and 2 no. portacabins to accommodate office space (following demolition of existing storage building)	0.02	-	103	-	-150	289	242
22/00424/FUL	Chorley	Land South of Red Bank Scout Hut, Little Carr Lane	Erection of two storey replacement building (Use class B2/B8)	0.04	-	-	-	-	135	135
23/00452/FUL	Chorley	Body Culture Gym Retail Unit Unit 1 keepers wood way Chorley PR7 2AG	First Floor extension for office use	0.02	-	189	-	-	-	189
23/00236/FUL	Clayton Le Woods	Glen Stafford Ltd Unit 1 Thorntrees Business Park Wigan Road Clayton-Le-Woods Leyland PR25 5SB	Erection of industrial building with associated external works, car parking and landscaping	0.08	-	-	822	-	-	822

20/00573/FUL	Coppull	Ian McCarthy Blainscough Works, Blainscough Lane	Erection of extension to existing industrial units	0.34	-	-	500	-	-	500
21/01017/FUL	Coppull	Blainscough Works, Blainscough Lane	Industrial development comprising 17no.'start up' units (Use Classes B2 and B8)	0.50	-	-	797	-	-	797
23/00236/FUL	Coppull	Blainscough Works, Blainscough Lane	Erection of 3no industrial buildings with associated outdoor storage areas, parking and landscaping	0.70	-	-	521	-	-	521
95/00426/FUL	Croston	Twin Lakes Ind Estate, Brickcroft Lane	Erection of 27 industrial units (7 units completed)	0.10	-	-	999	-	-	999
21/00459/FUL	Withnell	X & P McGuigan Civil Engineering Ltd, The Old Pump House, Railway Road	Erection of two storey office extension to existing company offices (revision to previously approved application 18/01024/FUL)	0.17	-	341	-86	-	-	255
<b>Sub Total</b>				<b>2.96</b>	<b>0</b>	<b>2,384</b>	<b>6,105</b>	<b>-150</b>	<b>424</b>	<b>8,763</b>
<b>Employment Uses Outside Existing/ Defined Areas</b>										
23/00394/FUL	Adlington	Land Adjacent The Forge, Westhoughton Road	Erection of office and storage building with associated infrastructure and the re-cladding of existing workshop	0.03	-	-	160	142	-	302
22/00821/FUL	Bretherton	Golden Acres Ltd, Plocks Farm, Liverpool Road	Erection of maintenance building for the servicing and repair of Automatic Guided Vehicles (AGV) and a building to house plant and equipment for water treatment and storage	0.09	-	-	888	-	-	888
20/00295/FUL 22/01282/FUL	Bretherton	Golden Acres Ltd, Plocks Farm, Liverpool Road	Extension of water treatment works; Erection of screw press building and new workshop building; Extension to existing workshop building ; Demolition of existing building and erection of new packing hall (with administration facilities)	0.19	-	-	1,898	-	-	1,898
23/00557/FULMAJ	Bretherton	Golden Acres Ltd, Plocks Farm, Liverpool Road	Erection of Blending Building following demolition of existing building to accommodate 'Freshtursion' pet food production process, extension of Engineers Stores building, erection of 'Swash' building	0.59	-	-	5,880	-	-	5,880
21/00317/FULMAJ 23/00678/FULMAJ	Bretherton	Golden Acres Ltd, Plocks Farm, Liverpool Road	Erection of Blending Building following demolition of existing building to accommodate 'Freshtursion' pet food production process,	0.86	-	-	8,629	-	-	8,629

			extension of Engineers Stores building, erection of 'Swash' building							
20/01393/FUL 21/01221/DIS	Brindle	High Cop Farm, Denham Lane	Conversion of existing buildings to three dwellings and four workshop units (Use Class E(g))	0.08	-	306	-	-	-	306
23/01065/DLPUD	Charnock Richard	Scrap Yard Town Lane Charnock Richard Chorley PR7 5HQ	Application for a certificate of lawfulness for the erection of an industrial building	0.01	-	-	134	-	-	134
20/01117/FUL	Chorley	Halsem Printers Ltd, Standish Street	Erection of building comprising 6no. Industrial units following demolition of existing buildings	0.11	-	-	-	720	-	720
21/01259/OUT	Chorley	The Parkers Arms Hotel, Park Road	Outline planning application for the erection of a three-storey showroom/ office building with associated storage facility	0.02	-	-	-	190	-	190
21/01065/FULMAJ	Chorley	Botany Bay Boatyard	Erection of 10no. mixed-use employment development units (for occupation within Use Classes E(g)iii: light industrial and/or B2: general industrial and/or B8: storage and distribution and E(a) and (b) sandwich shop and/or café), access, car parking and servicing areas and associated works	0.71	-	357	238	357	-	952
21/01379/P3PAM	Croston	Midge Hall Farm, Moss Road	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of an agricultural building to a flexible use falling within Class B8 (storage or distribution) for caravan storage	0.05	-	-	-	488	-	488
23/00722/FUL	Eccleston	Sarscow Farm Sarscow Lane Eccleston Leyland PR26 8LS	Change of use of buildings 1, 2 and 3 from agriculture to storage (class B8) and building 4 from agriculture to vehicle repairs (class B2) (retrospective)	0.83	-	-	-	975	-	975
23/00088/FUL 23/00461/FUL	Euxton	Guest House Farm Runshaw Lane Euxton Chorley PR7 6HD	Extension to Unit B to provide two additional units with a flexible use for offices or storage and distribution (Use Class E(g)/B8)	0.40	-	500	-	-	-	500
22/00132/FUL	Euxton	81 Wood Lane Heskin Chorley PR7 5NP	Demolition of existing detached dwelling and outbuildings, and erection of three storey office building	0.26	313	-	-	-	-	313

22/00003/P3PAM	Mawdesley	Wood Lane Farm, Wood Lane	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) for the proposed change of use of 3no.agricultural buildings to a flexible use falling within Class B8 (storage or distribution) for materials and vehicle storage	0.10	-	-	-	484	-	484
19/01134/FUL	Ulnes Walton	Ash Lea Farm, Dawbers Lane	Erection of replacement building (following demolition of existing buildings) and extension to southern elevation of steel portal frame building (B1(b), B1(c), B2 and B8 Use Classes).	0.11	-	-	-	-	272	272
22/00603/FUL	Ulnes Walton	Ash Lea Farm, Dawbers Lane	Demolition of existing commercial units and the construction of a replacement building to be used as rural enterprise workshops (Use Classes E(g), B2 & B8)	0.32	-	-	-	-	223	223
21/01159/P3PAM	Wheelton	Land 310M South of Brinscall Hall, Dick Lane	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended) for the proposed change of use of 2no. agricultural buildings to a flexible use falling within Class B8 (storage or distribution) for storage units and caravan storage	0.05	-	-	-	500	-	500
22/01253/P3PAM	Withnell	Brandwood Fold Farm, Chorley Road, Withnell	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use at ground floor level of 10no. agricultural buildings to a flexible use falling with Use Class B8 (storage or distribution) for the storage of building materials	0.05	-	-	-	500	-	500
21/01473/FULMAJ	Withnell	The Boatyard, Bolton Road, Hoghton	Demolition of the former Grill & Grain Public House and erection of a two storey office building and change of use of the former annex building from ancillary accommodation to commercial use with associated car parking, landscaping and works	0.81	-	864	-	-	-	864
<b>Sub Total</b>				<b>5.67</b>	<b>313</b>	<b>2,027</b>	<b>17,827</b>	<b>4,356</b>	<b>495</b>	<b>25,018</b>
<b>Total</b>				<b>8.63</b>	<b>313</b>	<b>4,411</b>	<b>23,932</b>	<b>4,206</b>	<b>919</b>	<b>33,781</b>

## 5. Employment Land Take-Up

- 5.1 It is estimated that some **42.05 hectares** of land within the Borough has been developed for employment purposes between April 2010 and March 2024. Table 5 shows the total employment land take-up in different class uses.
- 5.2 During 2023/24, **3.82 hectares** of employment land was developed. Each development completed during the year is shown in Table 6.

**Table 5: Total Employment Land Take-up (m<sup>2</sup>), 2010 to 2024**

Year	E(c)	E(g)	B2	B8	MU*	Total
2010/11	400	2,800	1,200	400	21,900	26,700
2011/12	200	16,300	600	6,900	-	24,000
2012/13	100	23,400	21,300	19,500	700	65,000
2013/14	200	8,600	3,500	5,400	21,700	39,400
2014/15	1,000	3,300	2,800	11,100	-	18,200
2015/16	-	9,900	-	-	48,000	57,900
2016/17	99	200	500	5,310	-	6,109
2017/18	200	1,400	1,800	2,400	700	6,500
2018/19	200	900	26,900	100	5,000	33,100
2019/20	-	1,700	700	400	33,100	35,900
2020/21	-	1,500	100	100	400	2,100
2021/22	-	6,300	500	11,900	400	19,100
2022/23	-	600	39,200	2,300	6,200	48,300
2023/24	-	-	2,786	1,204	10,287	14,277
<b>Total</b>	<b>2,399</b>	<b>76,900</b>	<b>101,886</b>	<b>67,014</b>	<b>148,387</b>	<b>396,586</b>

\*MU = Mixed Use Development

- 5.3 The location, age, condition and suitability of the Borough's industrial premises are important factors in contributing to the economic prosperity of Chorley. Industrial premises are located in many parts of the Borough and fall into a range of types. These are purpose-built modern industrial/ business parks, free standing traditional style/mill buildings often in predominantly residential areas, and pockets of industrial premises where buildings are of a mixed type and age in various uses and locations.

**Table 6: Employment Land Completions, 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

Application Number	Parish	Site	Development	Site Area (Ha)	Site Area Completed (Ha)	E(c) (m <sup>2</sup> )	E(g) (m <sup>2</sup> )	B2 (m <sup>2</sup> )	B8 (m <sup>2</sup> )	MU (m <sup>2</sup> )	Total (m <sup>2</sup> )
<b>Allocated Employment Site</b>											
21/00196/FUL	Adlington	Fairport Engineering Adlington Mill Market Place Adlington Chorley PR7 4EZ	Erection of infill extension to south west side of existing industrial buildings for use within Use Classes E(g), B2 and/or B8	0.74	0.74	-	-	-	-	385	385
21/00439/FULMAJ 23/00960/MNMA	Chorley	Botany Bay Canal Mill Botany Bay Chorley PR6 9AF	Hybrid planning application seeking detailed and outline planning permission for the development of Botany Bay Business Park	8.63	0.69	-	-	-	-	4,985	4,985
22/00402/REMMAJ 23/01101/DIS	Chorley	Strawberry Fields Digital Hub Euxton Lane Chorley PR7 1PS	Reserved matters application the erection of mixed industrial/employment units (Use Classes B1/B2/B8) (appearance, landscaping, layout, and scale) pursuant to outline planning permission ref: 15/00224/OUTMAJ	2.84	1.83	-	-	-	-	4,645	4,645
<b>Sub Total</b>				<b>12.21</b>	<b>3.26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10,015</b>	<b>10,015</b>
<b>Existing/Defined Business &amp; Industrial Areas</b>											
<b>Sub Total</b>				<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Employment Uses Outside Existing/Defined Areas</b>											
22/00821/FUL	Bretherton	Golden Acres Ltd Plocks Farm Liverpool Road Bretherton Leyland PR26 9AX	Erection of maintenance building for the servicing and repair of Automatic Guided Vehicles (AGV) and a building to house plant and equipment for water treatment and storage	0.09	0.09	-	-	888	-	-	888
20/00295/FUL 22/01282/FUL	Bretherton	Golden Acres Ltd Plocks Farm Liverpool Road Bretherton Leyland PR26 9AX	Extension of water treatment works and erection of associated buildings: erection of screw press building: and erection of new workshop building and extension to existing workshop building Demolition of existing building and erection of new packing hall (with administration facilities) and new canopy over service yard	0.19	0.15	-	-	1,898	-	-	1,898

20/01117/FUL 22/00950/DIS	Chorley	Haslem Printers Ltd Standish Street Chorley PR7 3AJ	Erection of building comprising 6no. industrial units following demolition of existing buildings.	0.11	0.11	-	-	-	720	-	720
22/00003/P3PAM	Mawdesley	Wood Lane Farm Wood Lane Mawdesley Ormskirk L40 2RL	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of 3no. agricultural buildings to a flexible use falling within Class B8 (storage or distribution) for materials and vehicle storage	0.10	0.10	-	-	-	484	-	484
19/01134/FUL 20/00448/DIS 21/01207/MNMA	Ulnes Walton	Ash Lea Farm Dawbers Lane Euxton	Erection of replacement building (following demolition of existing buildings) and extension to southern elevation of steel portal frame building (B1(b), B1(c), B2 and B8 Use Classes).	0.11	0.11	-	-	-	-	272	272
<b>Sub Total</b>				<b>0.60</b>	<b>0.56</b>	<b>0</b>	<b>0</b>	<b>2,786</b>	<b>1,204</b>	<b>272</b>	<b>4,262</b>
<b>Total</b>				<b>12.81</b>	<b>3.82</b>	<b>0</b>	<b>0</b>	<b>2,786</b>	<b>1,204</b>	<b>10,287</b>	<b>14,277</b>

## 6. Loss of Employment Land

- 6.1 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.
- 6.2 It is estimated that from 2010 to 2024, **32.58 hectares** of land, which was previously in use as employment premises, has been lost to other uses through redevelopment and change of use. Table 7 identifies the loss of employment land to other uses. Of this, **3.7 hectares** has been lost during 2023/24, Table 8 identifies these developments.

**Table 7: Loss of Employment Land (m<sup>2</sup>) to Other Uses, 2010 to 2024**

Year	E(c)	E(g)	B2	B8	MU	Total
2010/11	-	-28,500	-300	-	-4,300	<b>-33,100</b>
2011/12	-3,000	-13,500	-31,300	-21,900	-15,700	<b>-85,400</b>
2012/13	-	-8,500	-9,200	-	-13,900	<b>-31,600</b>
2013/14	-	-7,900	-	-400	-	<b>-8,300</b>
2014/15	-2,900	-5,200	-	-200	-17,000	<b>-25,300</b>
2015/16	-	-2,400	-500	-	-3,400	<b>-6,300</b>
2016/17	-12,157	-2,700	-9,950	-62	-	<b>-24,869</b>
2017/18	-	-3,600	-2,300	-100	-1,000	<b>-7,000</b>
2018/19	-600	-25,400	-4,000	-900	-	<b>-30,900</b>
2019/20	-300	-1,500	-200	-	-	<b>-2,000</b>
2020/21	-100	-700	-	-500	-	<b>-1,300</b>
2021/22	-200	-200	-	-	-5,600	<b>-6,000</b>
2022/23	-100	-200	-7,800	-	-18,600	<b>-26,700</b>
2023/24	-700	-6,705	-1,389	-828	-	<b>-9,622</b>
<b>TOTAL</b>	<b>-20,057</b>	<b>-107,005</b>	<b>-66,939</b>	<b>-24,890</b>	<b>-79,500</b>	<b>-298,391</b>

- 6.3 There is currently planning approval for the loss of **3.64 hectares** of employment land as identified in Table 9, this has yet to be either developed or fully completed. Table 9 takes account of permitted development changes through the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended).



**Table 8: Loss of Employment Land to Other Uses, 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024**

Application No.	Parish	Site	Development	Site Area Completed (Ha)	E(c) (m <sup>2</sup> )	E(g) (m <sup>2</sup> )	B2 (m <sup>2</sup> )	B8 (m <sup>2</sup> )	MU (m <sup>2</sup> )	Total (m <sup>2</sup> )
21/00084/FUL	Adlington	The Royal Bank Of Scotland 22 Market Place Adlington Chorley PR7 4EZ	Change of use from bank premises to business centre with ground floor cafe	0.02	-302	151				-151
21/00152/FUL	Adlington	Trades 4 Jobs 9 Market Street Adlington Chorley PR7 4HE	Alterations to front elevations to include new shop fronts and co-joining both properties at 7-9 Market St, Adlington, Chorley, PR7 4HE	0.02		-158				-158
12/00407/FUL 13/00130/FUL	Chorley	The Courtyard 13-17 Anderton Street	COU from office/storage accommodation to 3no. three bedroom.	0.06		-59		-64		-123
20/01244/FUL	Chorley	The Royal Bank Of Scotland 56 Market Street Chorley PR7 2SE	Change of use from offices to form young persons living accommodation pods (Class C2 residential institution)	0.04	-398					-398
20/00444/FUL 20/01040/DIS 22/00905/DIS	Chorley	Haslem Printers Ltd Standish Street Chorley PR7 3AJ	Demolition of existing building and erection of new commercial buildings	0.09		271	-1,169			-898
21/00669/FUL	Chorley	Pasquill Wigan Lane Chorley PR7 4BU	Demolition of existing buildings, construction of a showroom building and a gymnasium building and re-configuration of car parking	0.4		-1,559		-764		-2,323
21/01475/FULMAJ 23/00354/DIS	Euxton	DXC Technology, Euxton Lane	Erection of 108 dwellings	3.02		-5,110				-5,110
19/00564/OUT 22/00034/REM 22/01178/DIS	Mawdesley	18 New Street Mawdesley L40 2QP	Reserved matters application pursuant to outline planning permission(Outline application for the erection of 4no. dwellings and associated garages and parking following demolition of the existing commercial building	0.02			-220			-220

20/01083/FUL 21/00289/DIS	Mawdesley	Gorse Villa 43 Gorsey Lane Mawdesley Ormskirk L40 3TE	Demolition of existing timber framed, steel clad storage building and steel framed, steel clad industrial unit and erection of a single residential dwelling with associated landscaping	0.02		-152				-152
19/00505/FUL 21/01077/FUL	Wheelton	Workshop Adjacent To 1A Victoria Street Wheelton	Conversion of workshops into 2 no. dwellings with means of access/parking	0.01		-89				-89
<b>Total</b>				<b>3.70</b>	<b>-700</b>	<b>-6,705</b>	<b>-1,389</b>	<b>-828</b>	<b>0</b>	<b>-9,622</b>

**Table 9: Planning Consents for the Loss of Employment Land yet to be Developed/Completed, April 2024**

Application No.	Parish	Site	Development	Site Area (Ha)	E(c) (m <sup>2</sup> )	E(g) (m <sup>2</sup> )	B2 (m <sup>2</sup> )	B8 (m <sup>2</sup> )	MU (m <sup>2</sup> )	Total (m <sup>2</sup> )
18/00704/OUT 22/00826/REM 23/01007/DIS	Charnock Richard	Lancaster House Farm Preston Road Charnock Richard PR7 5LE	Outline planning application for the erection of 6no. detached dwellings following demolition of existing buildings, including matters of access, scale and layout. All other matters reserved	0.42	-	-	-1,120	-	-	-1,120
20/01134/FULMAJ	Chorley	Haslem Printers Ltd Standish Street Chorley PR7 3AJ	Change of use from former 'printworks' to 30no. residential apartments, including partial demolition and extension (resubmission of 19/00090/FULMAJ)	0.17	-	-	-	-	-1,351	-1,351
22/01319/FUL	Chorley	Land At Charnock Street Chorley	Change of use from storage to a retail unit (Use Class E(a))	0.01	-	-	-	-98	-	-98
22/00441/P3PAN	Chorley	3 Queens Road, Chorley	Prior approval application under Schedule 2, Part 3, Class M(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of an office to 3no. residential apartments	0.02	-	-156	-	-	-	-156
23/00043/FUL	Chorley	HSBC 26 - 28 Market Street Chorley PR7 2SE	Change of use of nos. 26 to 28 Market Street across the first and second floors from a bank to 4no. one bedroom flats and 2no. two bedroom flats (Use Class C3) and erection of first and second floor rear extension	0.03	-317	-	-	-	-	-317
24/00036/FUL	Chorley	Age UK Lancashire 61 - 63 St Thomas Road Chorley PR7 1JE	Change of use from offices (Use Class E) to supported living / care home (Use Class C2), including erection of a timber fence to the side of the property and new cycle parking and bin storage areas.	0.07	-445	-	-	-	-	-445
20/01074/OUT	Euxton	Land To The Rear Of 33 Washington Lane Euxton	Outline planning application (all matters reserved) for the erection of up to 2no. dwellings, following the demolition of existing buildings	0.08	-	-150	-	-	-	-150

23/00126/OUT	Mawdesley	Wood Lane Farm Wood Lane Mawdesley Ormskirk	Outline application for the demolition of existing buildings and the erection of up to 3no. dwellings (all matters reserved, save for access from Wood Lane)	0.4	-	-	-	-	-760	-760
22/00778/FUL	Mawdesley	Finchs Farm Syd Brook Lane Mawdesley Ormskirk L40 2RD	Conversion of existing barn to create 1no. residential dwelling including two storey side extension and erection of detached garage	0.03	-270	-	-	-	-	-270
22/00509/FUL 23/00695/DIS 23/00706/FUL	Ulnes Walton	Roecroft Farmhouse Ulnes Walton Lane Ulnes Walton Leyland PR26 8LT	Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings	0.3	-	-	-	-690	-	-690
12/00084/FULMAJ 16/00447/DIS 19/00304/DIS 20/00032/FULMAJ 20/00292/DIS	Withnell	Withnell Fold Mill	Refurbishment & restoration of chimney & associated building to form office (class b1), demolition of remaining buildings & erection of 37 dwellinghouses (class c3) & associated hardstanding, landscaping & infrastructure	2.08	-	100	-6,386	-	-	-6,286
21/01480/OUT	Withnell	Workshop Edge End Terrace Bolton Road Withnell Chorley PR6 8BX	Outline planning application with all matters reserved for the erection of up to 2no. dwellings, following demolition of workshops	0.03	-	-290	-	-	-	-290
<b>Total</b>				<b>3.64</b>	<b>-1,032</b>	<b>-306</b>	<b>-1,120</b>	<b>-788</b>	<b>-2,111</b>	<b>-5,357</b>