



EMPLOYMENT LAND REVIEW

FORMER DXC SITE, EUXTON LANE, CHORLEY

BELLWAY HOMES LIMITED (MANCHESTER DIVISION)

Date: December 2021

Pegasus Reference: GL/ST/P21-0962/R001v4

Pegasus Group

Queens House | Queen Street | Manchester | M2 5HT

T 0161 393 3399 | **W** www.pegasusgroup.co.uk

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | Dublin | East Midlands | Leeds | Liverpool | London | Manchester | Newcastle | Peterborough

DESIGN | **ENVIRONMENT** | **PLANNING** | **ECONOMICS** | **HERITAGE**

© Copyright Pegasus Planning Group Limited. The contents of this document must not be copied or reproduced in whole or in part without the written consent of Pegasus Planning Group Limited.

CONTENTS

1. INTRODUCTION 1
2. SITE CONTEXT AND PROPOSED DEVELOPMENT 2
3. EMPLOYMENT POLICY SUMMARY 4
4. EMPLOYMENT ASSESSMENT 16
5. CONCLUSIONS 36

APPENDIX 1 – VIABILITY AND MARKETING REPORT

APPENDIX 2 – ALTERNATIVE EMPLOYMENT SITE PRO FORMAS

APPENDIX 3 – CULVERT LOCATION

APPENDIX 4 – EDDISONS HIGHWAY NOTE ON B2/B8 USE ON THE SITE



1. INTRODUCTION

1.1 This Employment Land Review has been produced by Pegasus Group on behalf of Bellway Homes Limited (Manchester Division), hereon in referred to as Bellway, in support of a full application to redevelop the former DXC office development off Euxton Lane, Chorley to provide 118 residential dwellings.

1.2 The description of development proposed is:

'Full planning permission for demolition of existing building and the erection of 118 new residential dwellings (C3 Use Class) and associated works.'

1.3 This document tests the proposals against the relevant employment policies from the adopted development plan, and other material considerations in accordance with Section 38(6) of the Planning and Compulsory Purchase Act. The key adopted policy is Policy 10 from the Central Lancashire Core Strategy (July 2012) which seeks to protect existing B1, B2 and B8 employment sites; and is supported by the 'Controlling Re-use of Employment Premises' SPD (October 2012).

1.4 In short, our assessment in conjunction with supporting information demonstrates that the:

- The existing offices are no longer fit for purpose and cannot be viably upgraded;
- The adopted Local Plan policies and supporting evidence base is out of date in respect of employment land;
- The proposed redevelopment of the site for housing will not generate an unacceptable shortfall of employment land in the wider area; and
- The proposed redevelopment will provide an equally if not more suitable use for the site, with a net improvement in amenity.

1.5 This document should be read alongside the Planning Statement which considers the wider planning merits of the proposals and is also supported by a Viability and Marketing Report prepared by Tim Claxton Property Limited (TCP) and attached at **Appendix 1**.

Report Structure

1.6 The remainder of this report includes the following sections:

- Section 2 – Site Context and Proposed Development
- Section 3 – Employment Policy Summary
- Section 4 – Employment Assessment
- Section 5 – Other Relevant Considerations
- Section 6 – Conclusions

2. SITE CONTEXT AND PROPOSED DEVELOPMENT

The Application Site

- 2.1 The site measures 3.02 Ha located to the north of Euxton Lane and south of the Manchester to Blackpool railway line, which serves the nearby Buckshaw Parkway train station, which adjoins the site to the north west.

Figure 1 – Site Location



- 2.2 Runshaw College bounds the site to west, with Preston North End's (formerly Bolton Wanderers) Training Ground to the east and open Green Belt land beyond that and to the south beyond Euxton Lane.
- 2.3 The site is occupied by a single commercial office building (previously B1a Use Class, now Class E) in the north east corner, which lies between two internal access road traversing the site from east to west. The site also includes three areas of hardstanding used for car parking, and a further cleared area in the south east corner enclosed with a wall. The remainder of the site is lawned but still represents previously developed land.
- 2.4 All of the site is within the defined settlement boundary of Buckshaw Village / the Buckshaw Village Strategic Site boundary. The majority of the land is undesignated and identified as 'white land' other than the eastern parcel that sits within the wall which is designated as Existing Sport and Recreational Facilities (but not within the Green Belt as the proposals map seems to suggest).

2.5 The offices are currently occupied but the occupying company has served a break clause and have been increasingly vacating the property since the acquisition of the occupying business by Hewlett Packard. Full vacant possession is expected to take place in January 2022 and would occur irrespective of this planning application.

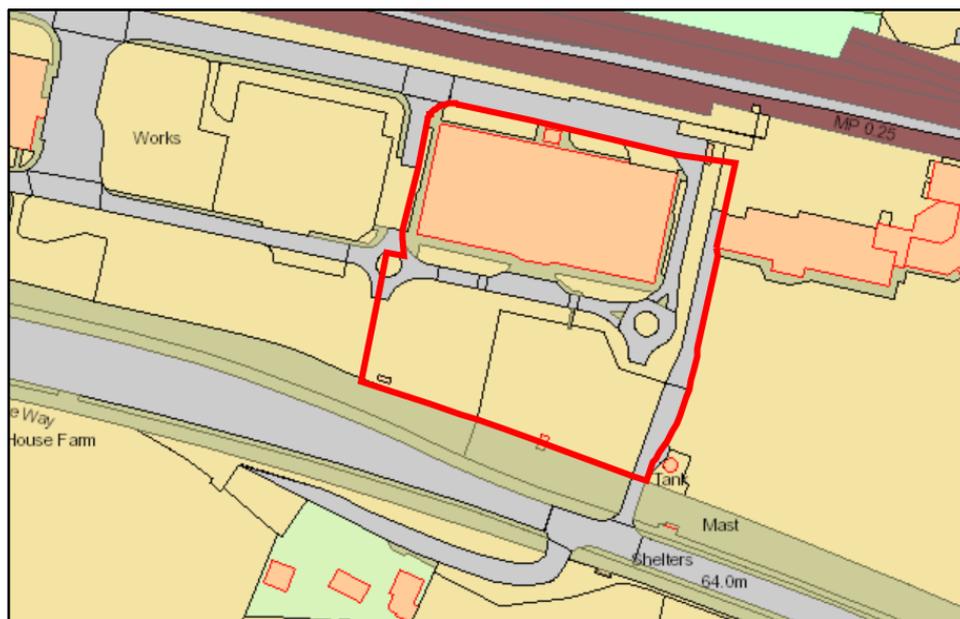
2.6 The central internal access road is tree lined (including 2 which are subject of a TPO).

Relevant Planning History

2.7 The only relevant application on the site is:

- **89/00409/FUL** - Refurbishment of existing storage building to form divisional offices provision of associated car parking and landscaping. Former Royal Ordnance Site Euxton Lane Euxton Lancashire. Approved 2nd August 1989 - This relates to the eastern part of the site where the existing office is and suggests this was converted from storage (B8) to offices (B1a) in 1989.

Figure 2 – Historic application red line



2.8 The site has not been put forward for residential development in the Central Lancashire call for sites process which ran from November 2019 to February 2020.

Proposed Development

2.9 The development concept and design iterations are fully explained in the accompanying Planning and Design and Access Statements however we provide a summary of the proposals below.

2.10 The development proposals comprise a full application for the development of 118 homes (Use Class C3), with 30% affordable housing.

3. EMPLOYMENT POLICY SUMMARY

3.1 Planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section sets out the relevant employment policies of the adopted Development Plan, emerging plans, and other material considerations.

National Planning Policy Framework (July 2021)

3.2 We summarise the relevant employment policies and themes from the NPPF below.

3.3 Paragraph 8 confirms that to achieve sustainable development, the planning system has three overarching objectives which need to be pursued, economic, social and environmental.

3.4 Paragraph 11 of the NPPF outlines the well-known requirement to apply the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay and where policies are considered to be out of date, approve applications unless any adverse impacts would significantly and demonstrably outweigh the benefits when assessed against national planning policy.

3.5 The NPPF sets out a series of key aims and objectives of the planning system, the most relevant of which we highlight below:

- **Decision Making** - Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. Paragraph 47 goes on to reinforce that planning law requires that applications for planning permission to be determined in accordance with the development plan unless material considerations indicate otherwise.
- **Delivering a sufficient supply of homes** - Paragraph 60 of the Framework confirms the Government's continued objective to significantly boost the supply of housing. Paragraph 64 also notes that to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped (as is the case in this application), any affordable housing contribution due should be reduced by a proportionate amount.
- **Building a strong and competitive economy** - Paragraph 81 places significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development; with paragraph 82 expanding on this noting that planning policies should amongst other things seek to address potential barriers to investment, such as inadequate housing and be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances. Paragraph 83 states that

planning decisions should recognise and address the specific locational requirements of different sectors.

- **Making effective use of land** - Paragraph 120 notes that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and should promote and support the development of under-utilised sites, especially if this would help to meet identified needs for housing where land supply is constrained. Paragraph 122 confirms that planning decisions need to reflect changes in the demand for land and 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 the use allocated in a plan coming forward, it should consider reallocating for a more deliverable use, and support applications for alternative uses in the interim, where the proposed use would contribute to meeting an unmet need for development in the area. Paragraph 123 adds that LPAs should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans.

3.6 In respect of implementation, paragraphs 218 and 219 (in Annex 1) confirm that:

"The policies in this Framework are material considerations which should be taken into account in dealing with applications from the day of its publication. Plans may also need to be revised to reflect policy changes which this Framework has made.

However, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)."

National Planning Practice Guidance

3.7 In respect of making effective use of land, the NPPG notes the following in paragraph 66-001-20190722:

"What evidence can be used to help determine whether land should be reallocated for a more deliverable use?"

When considering whether there is a realistic prospect of an allocated site being developed for its intended use, it may be relevant to take into account factors such as:

- *the length of time since the site was allocated in the development plan;*
- *the planning history of the site including any planning applications or pre-application enquiries;*
- *whether there is evidence that the site has been actively marketed for its intended use for a reasonable period, and at a realistic price; and*

- *whether there are any changes of circumstance that mean that take-up of the site for its intended use is now unlikely.*

Where an alternative use for the allocated site is proposed, it will also be relevant to consider the extent to which evidence suggests the alternative use would address an unmet need, as well as the implications for the wider planning strategy for the area and other development plan policies.”

Adopted Local Plan and Guidance

3.8 The adopted development plan for the area comprises of:

- Central Lancashire Joint Core Strategy (which covers Preston, Chorley and South Ribble local authority areas), which was adopted in July 2012, to provide strategic planning policy guidance over the plan period 2010 – 2026.
- Chorley Local Plan Site Allocations and Development Management Policies DPD (2012-2026), adopted on 21st July 2015 to supplement the Core Strategy with detailed site allocations and policies over the plan period 2012 – 2026.

Central Lancashire Joint Core Strategy

3.9 The following policies are considered most relevant to employment land matters within Chorley:

3.10 **Policy 9: Economic Growth and Employment:** Sets the overall framework for economic growth across the 3 local authority areas including:

- (a) The identification of 454 hectares of employment land between 2010 and 2026, as broken down in Table 5/ Figure 4 below.
- (b) Chorley Town Centre included as a focus for local office schemes;
- (c/d) Buckshaw Village included as regionally significant employment scheme, and Botany/ Great Knowley included as a sub regionally significant employment scheme.

Figure 4 – Central Lanacs Core Strategy Employment Land Breakdown

Table 5: Proposed Provision of Employment Land 2010-2026 (hectares)

	Chorley	Preston	South Ribble
2009 Supply	91	107	179
Allowance for Losses	12	5.5	17.5
Additional Provision to 2026	14	13	27
Minus take-up 2009/10	5	7	0
Total	112	118.5	223.5

3.11 Paragraph 9.13 confirms that Botany/Great Knowley is a large (approximately 20 hectares) greenfield site adjoining the Leeds Liverpool Canal close to Junction 8 of the M61 and ranked as a 'Good Urban' site in the 2009 Employment Land Review.

3.12 **Policy 10: Employment Premises and Sites:** Is the key employment policy and states that all existing employment premises and sites last used for employment will be protected for employment use. There will be a presumption that 'Best Urban' and 'Good Urban' sites will be retained for B use class employment use. Proposals on all employment sites/premises for re-use or redevelopment other than B use class employment uses will be assessed under the following criteria:

- a) there would not be an unacceptable reduction on the type, quality, or quantity of employment land supply;
- b) the provision and need for the proposed use;
- c) the relative suitability of the site for employment and for the alternative use;
- d) the location of the site and its relationship to other uses;
- e) whether the ability to accommodate smaller scale requirements would be compromised;
- f) there would be a net improvement in amenity.

Any proposals for housing use on all employment sites/premises will need to accommodate criteria (a) - (f) above and also be subject to:

- g) convincing evidence of lack of demand through a rigorous and active 12 month marketing period for employment re-use and employment redevelopment;
- h) an assessment of the viability of employment development including employment re-use and employment redevelopment.

Chorley Local Plan (July 2015)

3.13 The Chorley Local Plan expands on the Core Strategy providing a more up to date position on employment land requirements and supply within Chorley in Table 2 (our Figure 5), which is based on Table 5 (our Figure 4) above. This confirms a total supply on allocated sites of 88.74 Ha, which along with existing completions (5.01 Ha) and commitments on unallocated sites (11.87 Ha) gives a total supply of 105.62 Ha, leaving a small shortfall of 6.38 Ha.

Figure 5: Chorley Employment Land Supply / Requirements (at 31.03.2012)

Table 2 | Employment Land Supply Requirements

Land Supply	Hectares
Chorley Employment Requirement 2010 - 2026	112
Employment Completions 2010 – 2012(as at 31.03.2012)	5.01
Residual Requirement	106.99
Commitments on Unallocated Sites	11.87
Commitments on Allocated Sites	14.11
Existing Allocations Carried Forward	38.53
Proposed New Allocations	36.10
Total Employment Land Supply	100.61

- 3.14 **Policy EP1: Employment Site Allocations:** Then sets out a full list of these employment allocations (totalling 88.74 in line with Table 2) including the size and proposed use class of each.

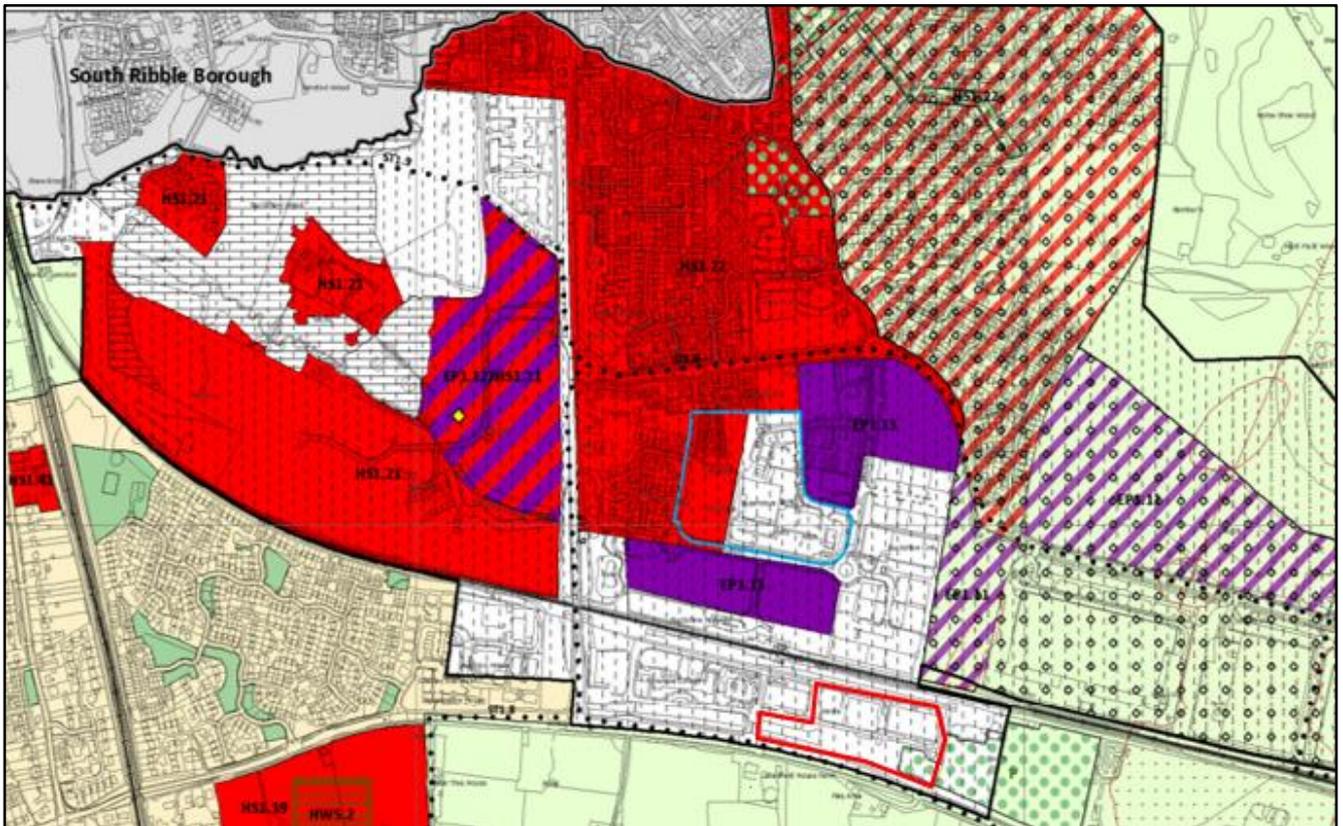
Figure 6: Chorley Employment Allocations

Policy EP1: Employment Site Allocations				
The following sites shown on the Policies Map are allocated and protected for business, general industrial or storage and distribution (Use Classes B1, B2 or B8 respectively) in the period 2010- 2026. Chorley Council will require a masterplan or development brief on sites identified with an *(M/DB). Sites identified with # are also suitable for housing use as part of a mixed use development.				
<u>Location</u>		<u>Hectares</u>	<u>Use Class</u>	<u>Policy</u>
Key Service Centre: Chorley Town				
EP1.1	Great Knowley*#} employment site for sub-regionally	14.1	B1, B2)	EP2
EP1.2	Botany Bay*# } significant development	5.90	B1, B2, B8, C1}	EP2
EP1.3	Land to North East of M61 Junction* (Gale Moss)	6.90	B1, B2, B8	
EP1.5	North of Euxton Lane*	13.1	B1, B2, B8	
EP1.6	Cowling Farm*#	3.50	B1, B2, B8	
EP1.7	Land at Ackhurst Business Park	0.50	B1, B2, B8, A2	
EP1.8	Lyons Lane Mill, Townley Street	0.50	B1, B2	
EP1.9	Woodlands Centre, Southport Road	0.80	B1, A2,	
EP1.10	Stump Lane	<u>0.28</u>	B1, B2	
		45.58		
Buckshaw Village: Strategic Site				
EP1.11	The Revolution	13.80	B2, B8	
EP1.12	Group 1	5.40	B1, B2,	
EP1.13	Southern Commercial	<u>7.76</u>	B1, B2, B8	
		26.96		
Local Urban Service Centres				
Adlington				
EP1.14	Fairport, Market Place*#	0.60	B1, B8	
Clayton-le-Woods				
EP1.15	Land east of Wigan Road*#	<u>15.0</u>	B1, B2, B8	
		15.60		
Rural Local Service Centres and In Other Places				
EP1.17	Rear of New Street, Mawdesley	<u>0.60</u>	B1	
		0.60		
		=====		
Employment Allocations Total		88.74		

- 3.15 **Policy EP2: Botany Bay/Great Knowley Area – Sub-Regional Employment and Mixed-Use Site:** supplements this with some additional detailed requirements for allocations EP1.1 and EP1.2 around Botany Bay which is 2km east of the application site.

- 3.16 These employment allocations in policies EP1 and EP2 are labelled on the proposals maps, with an extract from the Buckshaw Village Inset Map (4) shown overleaf under Figure 7. We have demarked the site, which demonstrates that the site is not allocated for Employment Land within the Local Plan.

Figure 7 - Buckshaw Village Inset Map (with application site shown)



Controlling Re-use of Employment Premises SPD (October 2012)

- 3.17 This SPD basically expands on the 8 criteria set out in Core Strategy Policy 10 for assessing non employment proposals on existing employment sites, with the following extracts considered most relevant to the current proposals.
- 3.18 There is a flow chart at Page 11 which suggests that all these criteria must be met before an alternative use will be supported, although the policy itself just says it will be assessed against all these criteria.

Criterion (a): there would not be an unacceptable reduction in the type, quality or quantity of employment land supply

An unacceptable change is one which would result in any reduction in the type, quality or quantity of employment land unless this type, quality or quantity has been identified as surplus within the borough/settlement/area against requirements identified by the local authority annual monitoring process and/or by the Chorley, Preston and South Ribble Employment Land Review (2009).

17. The existing stock of employment premises and sites, including land or premises last used for employment, comprises a range of different types, sizes and quality of premises. These have been assessed through the Employment Land Review and evaluated into categories,

which form the component parts of the employment land supply. A balance of quality, type and size of premises is important to meet the needs of the range of new and established businesses and to attract new investors. Development proposals for uses other than employment must provide evidence that there would not be an unacceptable reduction in the type, quality or supply of employment land.

18. The amount of land required for economic development in Central Lancashire is set out in paragraph 9.4 and table 5 of the Core Strategy. Each Council will monitor the employment land supply, including take-up and losses, and allow for assessment of proposals impacting on the supply. In assessing quantitative and qualitative issues, regard will be had to available land and premises in the local area.

19. The potential for all employment uses for a site should be considered before a planning application is made for any non-employment use. Evidence such as that provided by the marketing requirement set out under criteria (g) and Appendix 1 will be required to determine market signals.

Criterion (b): the Provision and Need for the Proposed Use

Any proposal submitted should include an assessment of the existing provision of the proposed use and clearly identify a need, backed up by robust evidence.

Housing Need

24. In order to demonstrate that a housing development is needed and can only be implemented on a site that was previously in employment use, applicants will need to present evidence in respect of planning policies for housing. This will include evidence of the supply of housing land against the requirement for new housing set out in the Core Strategy. Evidence of capacity on brownfield sites not previously in employment use will also be relevant.

Criterion (c): the relative suitability of the site for employment and for the alternative use

Any application for uses other than employment should include information to assess the relative suitability of the site for employment and for alternative uses.

27. This assessment should take into account the fact that there are considerable differences between different types of employment uses that the site could accommodate. Employment requirements cover a range of sizes and there is demand for small-medium scale developments. Although the current employment use may, at the time of application, cause amenity problems, this does not necessarily rule out the ability of the site or premises to accommodate a different type of employment use. Alternatives should be considered such as upgrading or redevelopment for different types or sizes of employment uses.

28. The assessment should also consider any external influences which might impact on the suitability of a site for employment uses. These may change over time so that the site could

be suitable for development for some type of employment uses in the future and would therefore still be an important part of the employment land supply.

Criterion (d): the location of the site and its relationship to other Uses

Where consideration is being given to alternative uses of employment land or premises, any such proposals must demonstrate that the alternative use would be better suited to the location of the site and its relationship to other uses than employment use. It must also ensure that the proposed use does not conflict with the character of the surrounding area and other policies and proposals within the Core Strategy, or any other material considerations

Criterion (e): where the ability to accommodate smaller scale requirements would be compromised

Alternative uses of land in use as or last used for employment will not be permitted where the ability to accommodate smaller scale employment requirements would be compromised.

39. Employment requirements cover a range of sizes and demand is often for small – medium scale development. Therefore in considering the qualitative impact on the supply of employment, the realistic potential of premises/ sites to accommodate the small – medium component of employment development will be assessed when considering proposals for their release to other uses.

40. The Councils will require a robust supporting statement to show that the loss of the site in question would not compromise the supply of land to accommodate smaller scale employment requirements before the employment land or premises can be considered for an alternative use. Appendix 1 sets out the requirements of a marketing strategy.

Criterion (f): there would be a net improvement in amenity

Proposals for alternative uses may be considered on sites with uses that currently have a detrimental impact (i.e. unacceptable environmental/ traffic/ noise implications) on the adjacent residential areas and where reuse/ redevelopment to an alternative use would offer significant amenity benefits over and above the existing use/previous use.

41. These benefits would include physical and visual attractiveness, improvements to the overall character of an area and impact of the site on the local street scene to the benefit of residents, improvements to the aural amenity (through a quieter but not necessarily the quietest use) of the area and highway improvements. The capacity of local infrastructure to serve the proposed development will also be relevant.

Criterion (g): convincing evidence of lack of demand through a rigorous and active 12 months marketing exercise for employment re-use and/or employment redevelopment

It is important that applicants consider the potential for all employment uses on a site before making a planning application for a non-employment use. Where a business is coming to the end of its economic life, or has ceased trading altogether, the Councils will expect the land or

premises to have been marketed for employment use before it can be considered for an alternative use. These marketing requirements will determine if there are strong economic reasons to protect employment sites where there is an identified need for additional housing in that area in line with NPPF paragraph 51.

43. Applicants will therefore be expected to have undertaken extensive marketing to determine the demand for the site from business occupiers. Until this has been done, a change of use will not be considered by the Councils, as existing employment land or premises which are currently not in use are not, by definition, genuinely redundant. A lesser financial return on investment, relative to other development or reuse options, will not be sufficient to justify the site not continuing to be available for employment use.

44. Following any initial enquiries with the relevant Council, it will be necessary to put together a marketing strategy, as set out below, that is up to date and relevant to the current owner of the property.

Criterion (h): an assessment of the viability of employment development including employment re-use and employment redevelopment

Applicants will be expected to clearly demonstrate, in a supporting statement with the planning application, why they consider that new employment development cannot be achieved on a site for reasons of financial viability. The Councils will give full consideration to the evidence submitted and may need to take independent advice on this, with the applicant being expected to pay the Council's expenses.

50. There may be instances where an applicant can demonstrate that there is no demand for an employment site in its present condition and that the site's buildings are of a state that they would be unsuitable for continued employment use. In such cases, it is important to recognise that the value offered by such sites does not arise solely from the existing buildings, but from the potential the site offers for future employment uses. The marketing exercise required under criteria (g) will form part of the evidence required that employment development is not viable.

51. The Councils will, therefore, expect an applicant to provide evidence that they have carefully considered how the site could be refurbished or redeveloped for employment purposes and that they have marketed it accordingly. In addition, although the retention of the site in employment use may not be viable at present, the economics of development can change; making refurbishment / redevelopment for employment uses a viable proposition in the future. In this respect, such sites are still considered to have value as an employment resource.

52. There are two stages to establishing that a site is in such a poor condition that it is uneconomic to either refurbish or redevelop it for employment purposes:

- *Establish from 12 months of active marketing that prospective occupants have turned down the property because of the condition of the premises;*

- *Establish that the costs involved in refurbishing or redeveloping the site for employment use are greater than the return that could be anticipated.*

3.19 The detail of criteria G and H is addressed in more depth in **Appendix 1**.

Emerging Local Plan

3.20 Central Lancashire are underway with a review of the 2012 Core Strategy and undertook an Issues and Options consultation from 18th November 2019 to 14th February 2020, which basically asked a series of high level questions, with an Outcomes Report published in September 2020.

3.21 The following questions were asked in respect of employment and economic growth:

- 13) Are there any other types of economic growth the Plan should be planning for?
- 14) Where should the distribution and priority locations for economic growth be in Central Lancashire? Employment, education and skills?
- 15) What kind of jobs would you like to see created in Central Lancashire?

3.22 With the outcomes report summarising the responses:

Analysis of the responses to questions 13-15 showed strong support for positively and pro-actively encouraging sustainable economic growth and meeting local needs. The amount and distribution of development should be informed by the ELS, and there was recognition of the benefits of utilising brownfield land, and accessible sites. There was support for building on the strengths of existing local business and industry and upskilling. Specific types/sectors of growth referred to included high skilled jobs, the digital sector, and the green economy, amongst others."

3.23 A formal Regulation 18 consultation was due to follow in Summer 2021; however, this has stalled due to the Covid pandemic, pending evidence base updates across Lancashire (including the Greater Lancashire Plan) and uncertainty over potential changes to the national system, proposed in the August 2020 Planning White Paper.

3.24 As part of the Core Strategy review process the 3 Council's also signed a Memorandum of Understanding in April 2020 in respect of the distribution of housing, with an agreement to adopt the total Standard Method/ Local Housing Need figure across the three authorities, but with the following apportionment (rather than following the LHN figure for each individual authority):

- 40% for Preston,
- 32.5% for South Ribble; and
- 27.5% for Chorley.

-
- 3.25 This MOU was re-signed in May 2021 when the SM figures were updated but is seemingly being given little weight in recent appeal decision and Council correspondence.
- 3.26 The emerging plan and housing requirement issues are addressed in greater detail within the Planning Statement, but for the purposes of this statement it can be given little weight in respect of employment land, other than to emphasise the need for an up to date Employment Land Study.

Relevant Employment Evidence

2009 Employment Land Assessment

- 3.27 The Council's 2009 Employment Land Study was utilised as the evidence base for the Core Strategy Accordingly, the evidence base supporting the Core Strategy is now 12/13 years old. It defines the application site as 'Good Urban'. As such, the starting position in the Local Plan is a presumption against residential development in line with Policy 10. However, the 2009 study only considered needs up to 2021, meaning the original corroborating evidence base has since expired.
- 3.28 It was also prepared before Chorley's Local Plan (Site Allocations) DPD was adopted, which provided additional land for employment development. As such, the categorisation of what sites are the best and which are good will have changed since then and as and when new, more modern employment premises have become available, development needs have changed and the practical ability to safeguard certain employment sites has been rescinded due to changes to the Use Class Order.
- 3.29 In short, what constituted a best or good urban employment site in 2009 cannot necessarily be regarded as representing the position as of today.

Central Lancashire Employment Land Study – November 2017 (updated April 2019)

- 3.30 The 2017 Central Lancashire Employment Land Assessment was prepared by BE Group to support the review of the Central Lancashire Core Strategy and seeks to quantify the amount of employment land needed between 2014-2036, to align with what was the proposed plan period but the review process for the Core Strategy has since stalled.
- 3.31 In summary, the assessment indicates that there is a shortfall in employment land across all three of the authorities. In Chorley, the need is calculated to be 97 ha, which is calculated by looking at take up from 2004-2017. The employment land supply is said to be 60 ha leaving a shortfall of 37 ha. The shortfall in Preston is 23 ha and in South Ribble it is 44 ha.
- 3.32 The above shortfalls apply across B1, B2 and B8 needs. However, the major growth sector over the last 10 years has been B8 and this continues to be the case. In Chorley, the past take of employment land was split down 15% to B1a, 5% B1c. B8 take up was 38% and mixed employment land take was 33%. We anticipate more up to date take up figures would elevate B8 proportions even further. Nevertheless, Table 5 in the assessment suggests there is a need for 13.55 ha of employment land for B1 office space in Chorley going forward.

- 3.33 The second approach used by BE Group is to look at forecast job growth rates. This approach results in just a 0.3ha net employment land being required but it is subject to declines in certain sectors and increases in growth sectors. When BE Group account for just growth sectors in Chorley, the potential employment land need still rests at 13 ha (across all B use class sectors) but this is clearly much less than the 60 ha of stated supply and therefore no shortfall exists using this approach.
- 3.34 BE ultimately go on to dismiss the latter approach in terms of calculating future employment land needs and indicate that past land uptake is the more accurate approach. BE Group go on to conclude that the three Local Authorities should continue to protect their employment land allocations. However, this latest evidence has not been tested through a Local Plan examination process at this stage and pre-dates the Covid pandemic which has undoubtedly had a major impact on office floorspace demands.

Chorley Employment Land Monitoring Report - May 2021

- 3.35 This document confirms that:
- At April 2021, **70.49 hectares** of employment land was available in the borough for development.
 - Of the 88.74 hectares allocated for employment use in the adopted Chorley Local Plan 2012-2026, **66.01 hectares** remains available for employment use at 1st April 2021, of which **15.38 hectares** has planning permission for employment use.
 - **4.48 hectares** of non-allocated land has planning permission for employment development including **2.43 hectares** at existing business and industrial areas, and **2.05 hectares** outside of existing employment areas.
 - In the 2020/21 monitoring year **0.21 hectares** was developed. It is estimated that some **31.48 hectares** of land within the Borough has been developed for employment purposes between April 2010 and March 2021.
 - During 2020/21, **0.13 hectares** of land, which was previously in use as employment premises, has been lost to other uses including change of uses. There is currently planning approval for the loss of **5.90 hectares**.
 - It is estimated that between 2010 to 2021, **25.6 hectares** of land, which was previously in use as employment premises, has been lost to other uses.
- 3.36 So overall this demonstrates that there is still a large amount of land available for employment uses in Chorley, due to relatively low take up since 2010. There also appears to be increasing demand for alternative uses.

4. EMPLOYMENT ASSESSMENT

- 4.1 In accordance with Section 38 of the Planning and Compulsory Purchase Act, applications for planning permissions must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The National Planning Policy Framework (NPPF) is a material consideration and has at its heart a presumption in favour of sustainable development. This section assesses the proposals against the relevant employment guidance in the NPPF and employment policies in the adopted Local Plan, as set out in Section 3.
- 4.3 The key factors when considering the proposals put forward by this application in the context of the current planning policy framework can be summarised as follows:
- Weight to be given to adopted employment policies and evidence;
 - Compliance with adopted employment policies (Policy 10 and associated SPD); and
 - Other Relevant Considerations.

Weight to be given to Adopted Employment Policies and Evidence

- 4.4 As noted in the previous section, the Central Lancashire Core Strategy was adopted in July 2012 and the Chorley Local Plan in July 2015, so both are now over 5 years old. Paragraph 33 of the NPPF states;

"Policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Reviews should be completed no later than five years from the adoption date of a plan, and should take into account changing circumstances affecting the area, or any relevant changes in national policy. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly; and they are likely to require earlier review if local housing need is expected to change significantly in the near future.

- 4.5 The Core Strategy is now over 8 years old and whilst a review has begun it has yet to progress in any meaningful way beyond an initial Issues and Options consultation which closed in February 2020 and a signed MOU between the 3 authorities on housing distribution in April/ May 2020. The Chorley Local Plan is over 6 years old and will not be reviewed until a new Central Lancashire Core Strategy is in place (as this will set the strategic framework and associated housing and employment targets for the three authorities).
- 4.6 Therefore, Policy 10 and its evidence base must be regarded as being out of date on the basis:
- that the policy is now more than 5 years old, should have been subject to a review and is not consistent with the NPPF;

- the policy was drafted in the context of Regional Spatial Strategy policies and was required to be consistent with them whilst the RSS has since been revoked and its policies are not consistent with the NPPF; and
- the evidence base that sits behind the policy is over 12 years old and must be regarded as being out of date on the basis that employment land demands have significantly altered over this period.

Changing Development Needs / Evidence Base

- 4.7 As noted above, the housing and employment requirements in the 2012 Core Strategy were aligned with the 2008 North West RSS, which was revoked by government in July 2013, with the plan period expiring in 2021 anyway. As such the RSS is categorically out of date, reducing the weight that can be given to the 2012 Core Strategy as a whole.
- 4.8 In addition, the 2009 Employment Land Study which informed the employment policies in the Core Strategy (including Policy 10) and subsequent allocations in the 2015 Local Plan, is now 12 years old, and only considered needs to 2021, meaning it is time expired. It was also influenced by the now revoked RSS.
- 4.9 What's more, employment requirements have changed significantly over the last 12 years, not least the growth in demand for B8 logistics floorspace, which is as acknowledged in the 2017 Employment Land Study; and more recent trends towards home and flexible working, which have been accelerated by the Covid pandemic, reducing the amount of B1 office space required (all of which is addressed in more detail below). These changes further reduce the relevance of this 2009 document.
- 4.10 Therefore, limited weight can be given to this evidence and the employment policies in the 2012 Core Strategy and 2015 Local Plan.

Changes in National Policy

- 4.11 The Core Strategy and Local Plan were both adopted before the 2018, 2019 or 2021 versions of the NPPF and therefore cannot fully align with the most up to date and relevant national planning policy.
- 4.12 This does not mean to say its policies are irrelevant, but they do need to be considered in the context of paragraph 219 of the NPPF by assessing their consistency with policies within the NPPF. The key difference in this respect is that the NPPF does not apply a strict protectionist/safeguarding approach to employment land, whereas Policy 10 in the Core Strategy does.
- 4.13 The Core Strategy was adopted after the publication of the 2012 NPPF which did remove the protectionist/safeguarding approach to existing employment land. However, all of the policies were drafted and submitted to the Secretary of State under former national planning policies in line with

earlier national Planning Policy Statements (PPS) and Planning Policy Guidance (PPG) documents. Indeed, PPS4 would have been relevant at the time when the Core Strategy was drafted and submitted to the Secretary of State and policy E2.1 of that document was far more protectionist of employment land than the 2012 NPPF and subsequent iterations. Parts of Policy E2.1 stated:

'Regional planning bodies and local planning authorities should ensure that their development plan:

*e. **identifies, protects and promotes key distribution networks**, and locates or co-locates developments which generate substantial transport movements in locations that are accessible (including by rail and water transport where feasible), avoiding congestion and preserving local amenity as far as possible*

*g. at the regional level, **disaggregates minimum job targets to local authority level**;*

*h. at the local level, **where necessary to safeguard land from other uses, identifies a range of sites, to facilitate a broad range of economic development**, including mixed use. Existing site allocations should not be carried forward from one version of the development plan to the next without evidence of the need and reasonable prospect of their take up during the plan period. If there is no reasonable prospect of a site being used for the allocated economic use, the allocation should not be retained, and wider economic uses or alternative uses should be considered.*

4.14 Whilst the Inspector to the Core Strategy was required to consider the new 2012 NPPF within their report, it is notable that the Core Strategy was published in December 2010 and underwent an 8 - week public consultation ending 31st January 2011. It was then submitted to the SoS on 31st March 2011. The main examination hearings took place 28th June to 12th July 2011 and another session was held on 6th March 2012.

4.15 Given the 2012 NPPF was published on 27th March 2012, it was evidently a very late introduction to this plan making process. Whilst representations were requested and received between 11th April- 9th May 2012, it is only right to assume that the consequence of the NPPF could not have been fully explored in a manner that one might expect via a Local Plan examination undertaken today because hearing sessions were not re-opened. Indeed, it is highly pertinent that the only principal modification the Inspector made to the Core Strategy policies back in 2012 was to add in the presumption in favour of sustainable development.

4.16 Paragraphs 4 and 5 of the Inspector's Report to the Core Strategy state:

'4...I have taken account of all the responses made, including those of the Councils. The Councils suggest that this model policy be set out at the start of the Local Plan, accompanied by some factual text to simply explain that the national policy situation was revised during the Strategy's preparation and that the model policy has been included to clarify the operational relationship between the plan and national policy.

5. This is a sensible approach and to it should be added the important point that the Framework is a material consideration in the determination of planning applications. Sustainability is the golden thread which runs through the Local Plan, and to that extent the model policy can be regarded as its central theme and, indeed perhaps, a summary of it. Owing to its importance, however, it should be treated as a Main Modification (MM2). I therefore recommend that the Local Plan be modified by the inclusion of a policy which, in essence, confirms that the Councils will take a positive approach that reflects the presumption in favour of sustainable development contained in the Framework. It is set out in full at Appendix B.'

4.17 The policy referred to above as being set out in Appendix B of the Inspector's report reflects Policy MP of the Core Strategy. That policy is largely consistent with what was paragraph 14 of the 2012 NPPF. This was to ensure all planning applications were still considered in this context, perhaps acknowledging that many of the more detailed policies in the plan were already inconsistent with the NPPF at the time, given it was recently published (March 2012) and the plan would have been largely prepared before that. It is therefore clear that if the policies within the plan are found to be out of date, the presumption in favour of development should apply.

4.18 The counterpart policy set out in paragraph 11 of the 2021 NPPF is similar but also notably different to the 2012 version in that it now states:

'Plans and decisions should apply a presumption in favour of sustainable development...

*For **decision-taking** this means:...*

where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date⁸, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.'

4.19 The footnotes provide further important clarity. Footnote 7 confirms it is specific policy areas identified in the NPPF that may apply a clear reason for refusing development (i.e. Green Belt). It specifically states:

'The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 180) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 67); and areas at risk of flooding or coastal change.'

4.20 Critically, unallocated and undesignated existing employment sites do not feature in footnote 7.

4.21 Footnote 8 also confirms the following in terms of determining if a policy is out of date when considering applications for housing (which is clearly relevant in the case of this application). It states:

8 This includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

4.22 As it stands and based on recent appeal decisions, Chorley is unable to demonstrate a five-year supply of housing, which is deemed to be below 3 years. As such, the presumption in favour of development must be applied.

4.23 We also consider Policy 10 of the Core Strategy must be regarded as being out of date due to the presiding influence of the North West of England Regional Spatial Strategy, 2008 (NW RSS). Despite the Government making it clear that they wished to abolish Regional Spatial Strategies, this had yet to be ratified as highlighted by paragraphs 8 and 9 of the Core Strategy Inspector's report which states:

8. The North West of England Plan RS to 2021 became the adopted planning policy for the North West of England in September 2008. On 6 July 2010 the revocation of RSs was announced with immediate effect, but that decision was challenged and then quashed on 10 November 2010. This was followed on the same day by a written Ministerial Statement, a letter from the Chief Planner with an attached clause from the proposed Localism Bill and a Department of Communities and Local Government media statement, all of which were the subject of a further challenge on the grounds that they were not capable of being a material consideration and hence not to be considered by decision makers.

*9. On 7 February 2011 the Court found that the statement and letter and hence the intention to repeal the legislative provision for regional strategies were capable of being a material consideration and that weight to be attached to it was a matter for the decision maker. This position was tested before the Court of Appeal and its judgment was published on 27 May 2011. It critically distinguishes between development control and the preparation of development plans. For the latter, and of vital importance in the status of the RS and the examination of the Local Plan, paragraph 24 of the judgment states that **it would be unlawful for a local planning authority preparing, or a Planning Inspector examining, development plan documents to have regard to the proposal to abolish regional strategies. For so long as the regional strategies continue to exist, any development plan documents must be in general conformity with the relevant regional strategy.** The RS thus remains part of the statutory development plan, and it is of especial relevance in the matter of housing delivery in Central Lancashire.'*

4.24 The RSS has since been revoked and only planned up to 31st March 2021 regardless. As such, it would now be time expired anyway. The critical point, however, is that Policy W4 of the RSS specifically stated the following, which the Central Lancashire Core Strategy would have had to be consistent with and would have been influenced by when its policies were being drafted:

*'Outside of a comprehensive review of commitments (Policy W3) **when preparing plans and strategies and considering proposals and schemes there should be a presumption against the release of allocated employment sites for other uses.** Sites should not be released where they provide, or have the potential to provide, an important contribution to the economy of the local area. If Local Authorities are minded to release sites they should be satisfied, before so doing, that: an appropriate supply of sites is available for employment uses. The de-allocation or re-allocation of a site should not result in a deficient supply of employment land, in either quantitative or qualitative terms, matched against the demand and supply requirements of the local economy; if required, there are replacement sites available, of equal or better quality, or that alternative means of incorporating employment land needs have been identified. This might mean considering mixed-use developments, greater intensity of land use or the availability of sites in adjacent authorities.*

4.25 Whilst this particular site is not allocated for employment purposes in the adopted Local Plan, it is clear that the RSS applied a presumption against the loss of employment land. Policy W4 in the RSS would have therefore framed Policy 10 in the Core Strategy as and when that was drafted, examined and adopted.

4.26 In addition, the employment evidence that supported the Core Strategy was published in 2009 and was therefore also prepared in the context of the RSS and PPS4, further highlighting why that original evidence base should be regarded as being out of date.

4.27 Returning to the key areas of conflict between the NPPF and the adopted employment policies from the Core Strategy and Local Plan, it is important to highlight the following NPPF paragraphs:

- **Paragraph 38 – Decision making** - The need to approve applications for sustainable development where possible and use the full range of planning tools including brownfield registers. In this case this site is in a demonstrably sustainable brownfield location for residential development, which is no longer suitable for its current employment use. In addition, Chorley do not have a brownfield register and are therefore not using the full range of planning tools available to them.
- **Paragraph 81** confirms that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. It does not specifically seek that policies and decisions should protect existing employment land.
- **Paragraph 82 - Building a strong and competitive economy** – The need to address potential barriers to investment, such as inadequate housing and be flexible enough to

accommodate needs not anticipated in the plan, allow for new and flexible working practices, and to enable a rapid response to changes in economic circumstances is required but again there is no strict requirement to preserve/safeguard existing employment sites.

- **Paragraphs 120-123 - Making effective use of land** – Giving substantial weight to the use of suitable brownfield land for homes within settlements especially where supply is constrained; and taking a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans.

4.28 In short, the NPPF applies a greater level of flexibility and adopts a positive approach to sustainable development where the benefits of a proposal must be considered against the potential harm. Therefore, there is clearly a high degree of inconsistency between the adopted employment policies and the NPPF which further reduces the weight that can be given to the adopted plan.

Changes to the Use Class Order / Permitted Development (New Use Class E)

4.29 In addition to changes in national planning policy since 2012, there have also been fundamental changes to the Use Class Order, most notably those introduced in September 2020 which created a new category 'Class E - Commercial, Business and Service'. This includes all former Class B1 uses (so B1a, b and c) as well as Classes A1- A3 and some former D1 (Clinics, health centres, creches, day nurseries, day centres) and D2 uses (Gyms, indoor sport, recreation or fitness). As such, any change between B1 and B8 which was previously Permitted Development would now require an application (change from B1 to B2 already required consent).

4.30 Accordingly, the existing building on site now could be converted to any of the above retail and leisure uses without planning permission, and therefore the principles upon which the 2009 evidence base and Policy 10 were founded upon no longer apply as the B1 use could be lost in a very short timeframe without the need for a planning application to be made.

4.31 What's more, the fact that other retail and leisure businesses could now come forward without planning permission, on what is classed as an out of centre site, would cause conflict with section 7 (paras 86 – 91) of the NPPF that seek to promote town centre's first for offices and retail/leisure uses.

4.32 Overall, the above section demonstrates that adopted Policy 10 and the associated Controlling Re-use of Employment Premises SPD is out of date and that presumption in favour of sustainable development should apply to the development proposals.

Compliance with Adopted Employment Policies (Policy 10 and associated SPD)

4.33 Policy 10 does ultimately seek to protect all existing employment premises and sites last used for employment and applies a presumption that 'Best Urban' and 'Good Urban' will be retained for B use class employment use. Notwithstanding the fact that we consider Policy 10 out of date, we

believe the proposals comply with its 8 criteria for the reasons set out below (and within the Viability Report at **Appendix 1**).

Criterion (a): there would not be an unacceptable reduction in the type, quality or quantity of employment land supply

Type and Quality

- 4.34 The site is currently in employment use, as Class B1a office space, within the settlement boundary of Buckshaw Village, but is not within a designated employment allocation. The existing tenants will vacate the building in early 2022 following a buy-out of that company by Hewitt Packard who no longer have a need for this space. As a site in existing B1a office employment use, it is therefore caught by Policy 10 irrespective of how the site may score in the Council's assessment regarding its grade.
- 4.35 Even before we address the type and quality of this site, it must be reiterated that Class B1 uses are now part of the new Class E. No permitted change of use is allowed to B2 or B8 class uses; yet change to several retail, leisure and service uses (former Class A1, A2, A3, D1 and D2 uses) is now permitted development. With Policy 10 seeking to specifically safeguard B use classes, it is clear that this policy could not be enforced by the Council if a change of use to any of the above E class uses was sought. The practicality of seeking to safeguard this site for employment (B Use Class) is therefore fundamentally flawed at this point in time irrespective of what grade the Council may have afforded to this site in the past.
- 4.36 Paragraph 17 of the SPD confirms that the existing stock of employment premises and sites, including land last used for employment purposes has been assessed through the Employment Land Review (2009) and evaluated into categories. In this instance the site was identified as a 'good urban' site in the Council's original 2009 Employment Land Assessment and is also seemingly forms part of a 'good urban' site in the Council's SPD (Site 40, Euxton Lane Chorley) albeit the mapping in the latter is not particularly clear. The Council's more recent employment land assessments do not re-assess the site and do not seek to grade it. Notably, the Council's Site Allocations document did not seek to identify the site as an employment allocation either. As such, the last assessment we have of the site from the Council is found on page 137 of the 2009 Employment Land assessment, which states the following in relation to the site's market attractiveness and suitability for employment use at the time:

'The site is currently occupied by Runshaw college and XTON business park. Generally, the site is well maintained, however, some buildings are in need of improvement. The site is across the railway line from Southern Commercial Buckshaw site. The site has very good road frontage and achieves a good score for market attractiveness.

The site achieves a good score for strategic planning and sustainability. This is influenced by a park and ride site near to the site and re-opening / refurbishment of the rail station proposed

to be completed in March 2009 as part of the regeneration of the broader area which will further enhance the site's sustainability credentials.

General Comment: College and business park with limited opportunities for infill.'

- 4.37 Obviously, this relates to a larger area including the existing college which is reasonably well maintained and does not form part of this application.
- 4.38 With regards to the existing office building on the site, we would agree that the building is in need of significant improvement. As set out in the Marketing Report at **Appendix 1**, it would require a substantial overhaul to make the building suitable attractive for new tenants which would prove unviable, noting the relatively low rental rates achievable in the area and the expenditure required. Part of the reasons as to why a refurbishment would be so high is that the existing building was a former B8 unit that has been converted and therefore the space available is already compromised by the fact that the building was never originally designed to be offices. Its heating and energy systems are chronically outdated, the elevations are in a poor state and the size of the floorplate is simply not attractive to those companies seeking office space in Chorley at present. Indeed, all other more recent developments and proposals for offices in the area have proposed much smaller units.
- 4.39 As noted above, there are no more up to date assessments of the application site in the Council's 2019 Employment Land Assessment. Another site by the same name (Euxton Lane, Chorley), is assessed and is classed as a Grade A site, this specifically relates to the allocated site that was put forward in the Site Allocations DPD under Policy E1.5 and not the application site.
- 4.40 In summary, the redevelopment of the site would result in the loss of a B1 office building. Despite being ranked as a Good Urban site in 2009, it is clear that the Council's assessment at the time still raised key issues with the site. We consider this category/grade should no longer apply further to changes in the Use Class system and permitted development rights and due to the fact that the building is compromised by virtue of it being a converted former B8 warehouse, its age, scale and size, location and market attractiveness (particularly following the pandemic). Alternative or extended forms of B Use Class development on this site would also be unsuitable for the reasons set out below under criteria c.

Quantity of Employment Land in Chorley

- 4.41 In terms of overall supply, the 2021 Employment Land Monitoring Report confirms that in April 2021 there was **70.49 hectares** of employment land available in the borough for development (made up of 66 Ha of allocated sites and 4.5 Ha of unallocated sites with consent).

Figure 8 – Available Employment Land in Chorley by use

Table 1 Available Employment Land (hectares), April 2021

	E	B1	B2	B8	MU	A2	Total
Allocated Land	-	0.6	0	0	65.41	0	66.01
Non-Allocated Land w/ Planning Permission	-	0.42	3.35	0.66	0.03	0.02	4.48
Total Land Available	-	1.02	3.35	0.66	65.44	0.02	70.49

MU = Mixed Use Development

- 4.42 Table 1 (Figure 8) above breaks this down by individual use, which suggests that there is actually limited B1 space available (1.02 Ha). That said, given that the vast majority of the allocations have flexible designations (with most supporting B1, B2 and B8 and all 15 supporting B1), these are included under Mixed Use, which means that the amount of land available for B1 use is **66.46 Ha**.
- 4.43 Therefore, the loss of 3.02 Ha represents less than 5% of what is available. This cannot be considered an unacceptable reduction in terms of type and quantity of employment land, noting that the 2021 report only focuses on available allocated employment land sites.
- 4.44 This also has to be considered against a wider trend of declining demand for B1a office floorspace that has been experienced in Chorley in recent years, an issue that is acknowledged in the 2017 Employment Land Study and which is likely to accelerate further following the Covid pandemic given the shift towards home/ hybrid working.
- 4.45 This trend can be seen in the take up rates of B1a land since the 2010, shown below in Table 5 (Figure 9), which have tailed off from 1.52 Ha in 2011/12 and 2.34 Ha in 2012/13 to 0 in 2016/2017 and 2018/2019. Indeed, average take up across B1a, b and c uses since 2010 is just 0.64 Ha.
- 4.46 This reduced take up cannot be put down to a lack of supply of B1 (or any B Class use) as there has been 88.74 Ha of land allocated and available for B1 uses since 2012, and 66.46 Ha now.
- 4.47 Based on the current level of available land and historic take-up rate, this suggests over 100 years' worth of supply, which suggests a surplus rather than a shortage of B1 land.

Figure 9 – Chorley Employment land take up by use since 2010

Table 5 Total Employment Land Take-up (hectares), 2010 to 2021

Year	B1(a)	B1(b)	B1(c)	B2	B8	MU	A2	Total
2010/11	0.25	0	0.03	0.12	0.04	2.19	0.04	2.67
2011/12	1.52	0	0.11	0.06	0.69	0	0.02	2.40
2012/13	2.34	0	0	2.13	1.95	0.07	0.01	6.50
2013/14	0.42	0	0.44	0.35	0.54	2.17	0.02	3.94
2014/15	0.05	0	0.27	0.28	1.11	0	0.1	1.81
2015/16	0.91	0	0.08	0.002	0	4.80	0	5.79
2016/17	0	0	0.02	0.05	0.53	0	0.01	0.61
2017/18	0.06	0.01	0.07	0.18	0.24	0.07	0.02	0.65
2018/19	0.00	0.00	0.09	2.69	0.01	0.50	0.02	3.31
2019/20	0.16	0.00	0.01	0.07	0.04	3.31	0.00	3.59
2020/21	0.12	0.00	0.03	0.01	0.01	0.04	0.00	0.21
Total	5.83	0.01	1.15	5.94	5.16	13.15	0.24	31.48

MU = Mixed Use Development

- 4.48 Now clearly it would not be desirable or realistic for all the available mixed use land to come forward as B1 offices, however even if the overall employment land take up rate (including all B Class uses, as well as Mixed Use and A2 developments), of 2.86 Ha per annum since 2010, is applied to the total available land (70.49 Ha), this would still generate almost 25 years of supply for all B Class uses for a plan period that only technically lasts another 5 years, with the emerging Central Lancashire Plan having the opportunity to identify and allocate further land if required.
- 4.49 To expand on this, the 2017 Employment Land Study gives an indication as to how future needs to 2034 are split between the different B Class Uses, albeit this groups them slightly differently with B1a and B1b in one group, B1c included alongside B2.

Figure 10 – Future Employment Land Need, Split by Use (2014-2034)

Table 81 – Full Need, Hectares, Split by Use Class – Strategic/Local

Further Needs	Use Class						Total (ha)
	B1(a)	B1(b)	B1(c)	B2	B8	Mixed	
Chorley	13.52	-	(3.02)		22.25	3.00	35.75
Preston	40.91	-	(22.10)		(1.50)	-	17.31
South Ribble	26.49	-	2.38		21.90	(19.26)	31.51
Central Lancashire	80.92		(22.74)		42.65	(16.26)	84.57

Source: CBC, PCC, SRBC, BE Group, 2017

- 4.50 If the mixed-use requirement and B1c/B2 floorspace is excluded (noting the requirements cancel each other out), the remaining 38.79 Ha breaks down as follows:
- B1a/b = 13.52 Ha – 38%
 - B8 = 22.25 Ha = 62%
- 4.51 If these proportions are applied to the total level of available land (70.49 Ha) and average annual take up of each type of use:
- B1a/b = 26.8 Ha at 0.53 Ha per annum (5.84 Ha divided by 11 years) = 50 years supply.
 - B8 = 43.4 Ha at 0.47 Ha per annum (5.16 across 11 years) = 92 years supply.
- 4.52 Either way, there is a good level of existing supply of all B Class uses, which the proposed development will not materially reduce. Moreover, even though 25.6 Ha of employment land has been lost to other uses since 2010 (as confirmed in the 2021 Employment Land Monitoring Report) there is still 70.49 Ha of available, which is 35% higher than the 52.25 Ha of available land recorded in the 2017 Employment Land Study.
- 4.53 If the 31.48 Ha that has been developed since 2010 is added to this, the overall supply provided over the plan period is 101.97 Ha, which is higher than the overall figure stated in the 2015 Local

Plan, which was 100.61 Ha at 31st March 2012 (Table1/ Figure 5 in section 3). As such, whilst it is acknowledged that some employment land has been lost over this period, the level of available employment has still increased since 2012 and has increased further since given the adoption of the Chorley Local Plan Site Allocations document which made more sites available.

4.54 Accordingly, the wider employment evidence demonstrates that there is sufficient employment land available across the borough in B1, B2 and B8 uses, and therefore no shortfall in terms of type or quantity, meaning the proposed redevelopment of this site will not lead to an unacceptable reduction.

Local Employment Land Supply

4.55 Not only is there a lot of employment land available in Chorley overall, but there is also a high concentration of employment land available near to the application site, with Buckshaw Village and Chorley being the predominant location for the Council's employment allocations identified in the Site Allocations DPD.

4.56 We now consider criteria a) on more localised and site-specific basis, assessing the availability of suitable alternative sites in the local area (with the catchment area based both on proximity and similarity in terms of character and context, i.e. focussing on out of town/ secondary locations rather than Town Centres). Accordingly, we have considered the following areas/ sites, which include 7 of the 15 allocations from the 2015 Local Plan:

- Buckshaw Village – EP1.11 (west and north parcels), EP1.12, EP1.13 (north and south parcels including South Commercial site);
- Euxton Lane / Strawberry Fields – EP1.5;
- Botany Bay – EP1.1, EP1.2, EP1.3.

4.57 These sites are assessed in detail within pro-forma attached at **Appendix 2** and a summary is provided below in Figure 11 below.

Figure 11 – Summary of Remaining Available Employment Land near the application site

Site Ref	Name	Total Site Area	Remaining Undeveloped	Remaining Available for Employment / Office Development
EP1.13	Southern Commercial	3 ha	3 ha	3 Ha
EP1.3	North East of M61 (Gale Moss)	7 ha	7 ha	7 Ha
EP1.5	Euxton Lane, Chorley (Strawberry Fields)	13 ha	9 ha	4.4 ha
EP1.2	Botany Bay	6 ha	6 ha	6 ha
EP1.1	Great Knowley			0 ha (residential)
EP1.11	The Revolution, Buckshaw Village	3 ha	3 ha	3 ha
EP1.12	Group 1 Buckshaw Village	8 ha	1.2 ha	1.2 ha (residential)
Total				24.6 Ha

4.58 We can draw the following conclusions from these assessments:

- There are two sites in direct proximity (within walking distance) of the application site that have full planning permissions in place for new office development and both are ranked as 'Grade A' sites and are far more attractive office locations than the existing unallocated site subject to this planning application. These include:
 - At EP1.13 South Commercial where Orbit have full planning permission for 5 new office blocks over **3 ha** of land and have been making minor alterations to the proposed elevations and have discharged various conditions. This represents a sequentially preferable site for office development due to its edge of centre status to the defined Buckshaw Village Town Centre and Train Station (whereas the Bellway site must be regarded as being out of centre).
 - At EP1.5 Euxton Lane / Strawberry fields, which was a new employment allocation brought forward through the Chorley Local Plan Site Allocations DPD, which has a number of permissions for a Business Centre/Hub (now built and actively marketing new serviced office space, flexible desk space and virtual office services). On the wider site there are also full planning permissions in place for various sizes of office buildings. Those with full planning permission for office/employment development that remain undeveloped but are advanced in terms of discharging conditions amounts to **4.4ha**.
- Overall, we measure circa **24.6 ha** of available land within the immediate Buckshaw and Chorley Town area for employment use (all of which is suitable for future office space). We have discounted those sites/allocations where it is clear alternative uses are going to come forward. Even then, this immediate local supply is considerably higher than past 10 years of take up of B1 floorspace and the **13.52 ha** of employment B1 land demand across the Borough of Chorley as defined by the 2017 Employment Land Assessment. As such, the loss of this poor B office floorspace is not going to impact on the ability for local businesses to be accommodated in the vicinity of Buckshaw Village or Chorley, particularly noting that there is evidence of developer activity close to the site for more modern office premises.

4.59 To conclude, we have categorically demonstrated that the redevelopment of the application site will not lead to any material reduction in available employment land/space for B1 office use given the large amount of available land across the borough as a whole as well as suitable and potentially preferable sites within the immediate locality (as set out in **Appendix 2**).

Criterion (b): the Provision and Need for the Proposed Use

4.60 The SPD confirms that in order to demonstrate the need for a housing development, applicants will need to present evidence on existing housing land supply and brownfield capacity.

4.61 The Council's most recent position on supply is set out in the Five Year Housing Supply (May 2021) which covers the period 1st April 2021 to 31st March 2026.

- 4.62 This confirms that Chorley scored 115% in the most recent Housing Delivery Test (2020 results published February 2021) which suggests a healthy supply position over the past 3 years and means that a 5% buffer is applicable on Chorley's 5YHLS calculation.
- 4.63 In respect of the five-year housing land supply calculation the Council suggest a supply of **14.4 years**. However, this is on the basis of a vastly reduced requirement figure (104 dpa or 544 over 5 years including a 5% buffer) as the Council have used past over delivery through the Core Strategy period (from 2012 to 2021) to offset and reduce their ongoing requirement (from 2021 to 2026). The actual claimed supply figure is just 1,565.
- 4.64 There are two issues with this calculation. Firstly, there is nothing within the NPPF or NPPG that allows a Council to use historic over delivery to reduce their ongoing requirement in respect of the 5YHLS calculation. If this element is removed this increases their requirement to 417 dpa (or 2,190 across 5 years including the 5% buffer) and means their supply reduces dramatically to **3.57 years**.
- 4.65 Secondly, given both the Core Strategy and Local Plan are more than five years old, the Council's housing requirement reverts to the Standard Methodology, unless the strategic policies have been reviewed (known as a footnote 39 review¹) and found not to need updating. If the standard method is applied, past delivery is disregarded (on the basis it is already baked into the underlying figures) and this generates an annual requirement of 537 dpa (or 2,819 across 5 years including the 5% buffer), which reduces their overall supply figure further to **2.78 years**.
- 4.66 Both these issues (the use of past over delivery and whether a footnote 39 review have taken place) are under consideration in two conjoined planning appeals at Town Lane, Whittle-le-Woods (Ref: APP/D2320/W/21/3272314) and Tincklers Lane, Eccleston (Ref: APP/D2320/W/21/3272310) which went to inquiry in September 2021.
- 4.67 That said the most recent appeal decision to consider 5YHLS in Chorley, the Gladman scheme at Pear Tree Lane, Euxton (Ref: APP/D2320/W/20/3247136), was allowed on the basis that the Council had between **2.5 and 2.7 years supply** (based on the Standard Method requirement at the time, 569 dpa, and a supply between 1,505 and 1,617).
- 4.68 As such, as things stand the Council are unable to demonstrate a 5 year supply, with a figure of between **2.8 and 3.6 years** depending which requirement figure is used. This is an acute shortfall which means that the titled balance is engaged under paragraph 11 of the NPPF² and demonstrates a need for the proposed residential use.
- 4.69 Irrespective of the position on 5 year housing land supply, the requirement for affordable housing within the Borough would also satisfy this Local Plan / SPD criteria. In this instance, the proposed

¹ Previously footnote 37 under the 2019 NPPF.

² Para 11 d footnote 8.

plans provide 30% (36 nos.) affordable homes. The Central Lancashire Housing Study prepared by Icen Projects in March 2020 confirms there is an annual need for 132 affordable homes in Chorley³.

Criterion (c): the relative suitability of the site for employment and for the alternative use

- 4.70 In this instance, the site is not allocated for new employment development. As such, it cannot be assumed that new, alternative or expanded forms of employment floorspace would be acceptable to the Council in this location. Indeed, the site is white land on the defined proposals map and located within a defined settlement boundary. Whilst Policy 10 seeks to protect the employment use, it does not actually allow for expansion or redevelopment of employment uses. As such, any application would still need to be determined in accordance with other policies within the plan.
- 4.71 As per the Council's 2009 assessment, we agree that there is limited opportunity for infill development partly due to the presence of protected trees on the site and other planning policies within the Local Plan.
- 4.72 Despite the existing building being a former B8 use, it could not be converted back to modern day standards and the building height is too low to meet most operator's needs for logistics space.
- 4.73 Redevelopment options for B8 use are also fettered by various site constraints. Firstly, the protected trees located centrally within the site would make it very hard to expand the existing building or create a sizable floorplate of a suitable scale to accommodate significant additional employment floorspace. Secondly, a culvert (see **Appendix 3**) that runs centrally through the site would also present a real challenge to overcome in delivering a large logistics employment unit on the site. The culvert can be avoided on the residential layout but would require a significant diversion for an industrial use. Even if the trees and culvert were not present, the scale of such a building on the southern side of the railway would appear out of character, noting the openness of the Green Belt and typically lower-level development located to the south of the tracks. Accessing a larger B8 unit along the existing roads which pass the college to the east would also pose a potential highway safety issue due to the conflicting nature of the land uses and the need for large HGV's to pass the college under this scenario. The Eddison note provided at **Appendix 4** also corroborates this position from a highway impact perspective. Due to the location of this site on a main gateway into the settlement, proximity to the college and sporting facilities, we do not consider it would represent a suitable site for general B2 uses. Such uses would typically create bad neighbour issues if not controlled carefully by condition and subsequently enforced. Again, the Eddison note at **Appendix 4** corroborates that B2 uses also cause conflicts on the local highway with the neighbouring college. It is also noteworthy that further to our community consultation exercise, we received a response from the neighbouring building 'Blink' who have confirmed they often utilise their premises as a filming location and would seek to object to any uses that created

³ See conclusions on page 47 of Central Lancashire Housing Need Assessment, March 2020.

adverse noise conditions that would impact on their business. They also raised concerns about pedestrian/HGV conflicts that could potentially arise from an industrial development proposal.

- 4.74 Any proposals for additional office floorspace would also have to satisfy 'town centre first' policies contained within the Local Plan and NPPF. Whilst we accept that it is an accessible site with good access to the local train station and road network, the site still represents an 'out of centre' office location. The shortest walk to the train station is over 700m to the closest edge of the site and further still to the defined town centre located to the north. As such, the site falls beyond the 500 metres threshold as per the definition for 'edge of centre' in the Glossary to the NPPF). Its location for office use is therefore not technically compliant with the sequential approach applied by the NPPF or Policy 11 of the Core Strategy. Any application for additional office space would have to therefore discount other sequentially preferable sites.
- 4.75 We do not foresee how the sequential test could be satisfied locally, bearing in mind there are recent approvals for new office development on allocated employment land located directly north of the train station and south of the defined town centre of Buckshaw Village.
- 4.76 With regards to other employment generating uses, we accept the site and building could, in theory, be converted to a range of Use Class E town centre uses such as retail and leisure uses despite its out of centre location. We do not consider the building would be attractive to household name retailers, given the appearance of the building and its layout. Indeed, it would not attract retailers or leisure operators evident on the high street or out of centre retail parks. The building would also be too large for the vast majority of independent retailers or leisure operators.
- 4.77 There is possibly scope for larger scale cash and carry/wholesale type retailing (i.e. specialising in world foods) which could in theory operate from the building if the business model was scaled to include more customer retailing floor space than might be the case as part of their typical B8 operations. A use such as this would not have to invest significantly in the appearance of the building, albeit there would be a need for significant refrigeration, particularly given the solar gain issues associated with parts of the building. Either way, we do not consider this would be a desirable outcome and could negatively impact on their nearby Buckshaw Village defined town centre and potentially even Chorley Town Centre noting the scale of the building and amount of floorspace available.
- 4.78 The other potential use considered is a soft play children's play space (Class E leisure use), which often find premises in older industrial / storage and distribution uses. However, the floor to ceiling heights within this building are not suitable and would require too much intervention / internal construction work to prove a viable and suitable use. The impact of the pandemic has also had a significant impact on these types of indoor leisure uses in the last two years, meaning the level of investment in this type of industry has significantly reduced.

4.79 In theory, a gym operator could occupy the building under Class E but the floor plates are significant and are highly unlikely to prove viable for any operator. This use, at this scale, would also have a negative impact on any gyms located within the defined town centres of the Borough. The same is applicable to other Class E uses such as medical services, day centres, crèches and nursery's with the floorspace available being significantly larger than any other known practices/businesses in the area. As such, the building would prove to be an unviable option for these types of businesses, and they would be no more viable than the assessed officer refurbishment options considered as part of the supporting viability assessment (addressed below under criteria h).

Criterion (d): the location of the site and its relationship to other uses

4.80 The current employment use does not cause amenity problems for neighbouring uses as far as we are aware. The B1 use is relatively low impact but the buildings are now outdated and it would be unviable to refurbish them to attract new tenants, which we address in subsequent sections below.

4.81 It is our view that the site is more suitable for residential due to the underlying unmet need for housing in the areas and the fact that it represents an accessible and sustainable site by virtue of being previously developed land adjacent to a railway station and a short walk to a town centre and the associated services within it including a Tesco supermarket, health centre and various other shops and services. Whilst these distances are too far to support linked retail trips, they would be perfectly manageable for residents to walk to the town centre and walk home again.

4.82 The neighbouring college also provides nearby educational services. There are also 4 primary schools all within 2km of the site and the Trinity Church of England Primary School is located just beyond the town centre and within 1km walk from the site. There are also bus stops within 300m of the site on Euxton Lane and East Terrace. This provides good access to sustainable transport modes and reduces reliance on the car both for new residents.

Criterion (e): where the ability to accommodate smaller scale requirements would be compromised

4.83 We do not consider the redevelopment of the site would represent an undue loss in office related floorspace or the opportunity to create smaller office units within the Buckshaw Village / Chorley area. As highlighted under Criteria a and the supporting site proforma in **Appendix 2**, there are a number of allocated employment sites nearby where planning permissions have been granted to deliver smaller and more modern office buildings. These include the sites at Euxton Lane (EP1.5) (also known as Strawberry Fields) and the South Commercial Site in Buckshaw Village (EP1.13) where Orbit have permission for 5 new office buildings. Both are within a short walk from the site.

Criterion (f): there would be a net improvement in amenity

4.84 Whilst the current office building is not of a particularly high standard, in its current state, it does not unreasonably detract from the area. Whilst occupied, the current site is being managed and maintained. Once vacated in January 2022, the building and site are likely to gain an increasingly

poor appearance even if security and basic level of maintenance are upheld. Whilst there is no direct planning requirement for the owners to do this, they will clearly need to ensure the building and site remain safe. However, without a tenant, the reality and practicality of that does undoubtedly become harder.

- 4.85 The wider site is relatively underutilised, has large areas of exposed at-grade car parking, a discussed area of hard standing. The land could be put to better use and be utilised more efficiently.
- 4.86 Residential development would occupy the majority of the site under the proposed plans. The design applied would offer a better level of urban environment that what currently exists in our opinion by providing more modern, energy efficient buildings, garden areas that would be planted and maintained by residents and areas of incidental open space that would be upkept by a management company.
- 4.87 The residential homes would provide a greater level of neighbourhood surveillance and community watch in the area which is likely to benefit the neighbouring uses such as the sports grounds and college.
- 4.88 The supporting noise report also demonstrates that the surrounding uses would not have a detrimental impact on the proposed residential homes.

Criterion (g): convincing evidence of lack of demand through a rigorous and active 12 months marketing exercise for employment re-use and/or employment redevelopment

- 4.89 Whilst we have not provided a 12 month marketing assessment as part of this application, we do not consider this is strictly necessary in light of the fact that the policy must be regarded as being out of date by virtue of the age of the policy, its inconsistency with the NPPF, the age of the supporting evidence base identifying this site as a good urban site, the acute need for housing in Chorley when measured against the 5 year housing requirement quantified by the Local Housing Need/Standard Methodology, and the evidential strong supply of employment land within Chorley.
- 4.90 Notwithstanding this, the TCP report addresses market demand within Section 4 of the document at **Appendix 1**. TCP's quantitative review confirms the fact that demand for office space in this locality is low, as evidenced by recently developed and unoccupied space nearby at Buckshaw Parkway, developed by Orbit developments in 2020 and remains unoccupied at £16.50 per sq ft despite having good access to the District Centre and train station. Other vacant office spaces are located close by at East Terrace Business Park, located 0.6km to the west of the subject site; Ackhurst Business Park located 1.6km to the south of the subject site; and Strawberry Fields; located approximately 1km to the west. As such, there is a good amount of second-hand office stock in the vicinity of the site, which will reduce demand for the refurbishment / redevelopment of this this site for new office space.
- 4.91 TCP also undertake a qualitative review of the site and raise issues with the larger floor plate, depth of floorplates, lack of natural light, general condition of the buildings, heating and solar gain issues

within the foyer and poor environmental performance. All of the above would seriously hinder any marketing exercise for the site for continued use as offices or any other reasonable alternative use.

- 4.92 Redevelopment options for larger scale logistics uses are also discounted for the same reasons set out in this report, relating to site constraints associated with the centrally located culvert, TPOs, the nature of existing uses/bad neighbour issues and the site's location not lending itself to a significant increase in height and massing.

Criterion (h): an assessment of the viability of employment development including employment re-use and employment redevelopment

- 4.93 The supporting Viability Report prepared by TCP and attached at **Appendix 1** confirms that the existing building and site cannot be viably refurbished to meet modern day requirements for office space and the site would not be viable for an office-based redevelopment scheme.

- 4.94 TCP conclude the key reasons for this are as follows:

- a) *'The level of demand in the local market is such that schemes like Buckshaw Parkway that offer both standing new office space and future development options has not progressed*
- b) *Vacant floorspace in the wider area is a further indicator of generally weak demand*
- c) *The abnormal development costs weigh down on the ability to deliver a scheme even should stronger demand exist*
- d) *As a consequence of generally weak demand and the identified costs of delivery, an assessment of viability has shown that a typical office scheme would not be brought forward owing to viability challenges (echoing the experience of Buckshaw Parkway).'*

- 4.95 It is noteworthy that the site has been held by Bluemantel for a prolonged period of time and despite there being vacant developable land on the wider site, this developer has not brought forward new proposals based on the lack of viability.

- 4.96 For the refurbishment scheme, TCP's viability appraisal figures result in a **-18.4%** deficit. If land acquisition costs are included in the appraisal the position would worsen considerably (to **-23%**).

- 4.97 For the redevelopment scheme, TCP's viability appraisal figures result in a **-15.1%** deficit, which also worsens considerably if land acquisition costs are included (to **-23.4%**).

Summary

- 4.98 Based on the above analysis, we can conclude that the criteria in Policy 10 in the Central Lancashire Core Strategy and supporting SPD are broadly satisfied, with clear evidence presented that the re-use of the site for office or other B use class uses would not be suitable or viable.

- 4.99 Notwithstanding this, the policy overall and the evidence base which underpins it cannot be regarded as being up to date due to:

-
- the age of the 2009 Employment Land Assessment which originally classed the site as a 'Good Urban' Employment land site and the lack of credibility that can still be afforded to this assessment;
 - the revoking of the RSS, which underpinned the restrictive stance towards the re-use of many employment sites;
 - changes to the use class order, which effectively removes the B use class status from the site. which Policy 10 seeks to protect;
 - the advancement of the adopted Development Plan at the local level, which hasn't allocated the site for employment purposes and allocated new, additional and better employment sites close by; and
 - the demonstrable lack of a 5 year housing land supply,

5. CONCLUSIONS

5.1 This report addresses the protective employment land policies set out in the Central Lancashire Core Strategy and accompanying SPD. We ultimately conclude that the criteria under Policy 10 of the Central Lancashire Core Strategy are satisfied but notwithstanding this, the policy and the associated evidence base that underpins the policy and accompanying SPD cannot be regarded as being up to date and very limited weight can be afforded to any suggestion that this site needs to be preserved for employment generating purposes.

5.2 We have undertaken a thorough review of:

- **The Council's evidence relating to the quality of the site for employment purposes** – whilst the site was once assigned a grade of 'Good Urban' site in a 2009 Employment Land Assessment, that position is not set out in any statutory planning policy for the area and the 2009 assessment can no longer be regarded as being up to date. Notably, the site has not been assessed by the Council since 2009 despite various employment land assessments having been undertaken by the Council.
- **the planning policy base line position** – As confirmed by the Proposal Maps supporting the Chorley Local Plan, the site is defined as white land within the urban boundary of Buckshaw Village. Is not allocated for employment use and for any redevelopment purposes, the site would be classed as being out of centre for main town centre uses (i.e. office, retail and leisure uses).
- **the lawful fall-back position for use** - under Class E and an unfettered planning history for the site, the building could be transferred to a retail or leisure use without planning permission being required. Uses of this nature located in an out of centre location would not represent a suitable planning policy outcome but could nonetheless be accommodated. Whilst those uses are not considered to be particularly appropriate or viable for the buildings, low grade commercial uses of this nature could arguably be accommodated.
- **The quality of the building for continued office/commercial use** – the buildings are fraught with various issues that make refurbishment options unviable, particularly given evidence of a relatively weak market for out of centre office uses locally (and more generally noting an increase in home working since the pandemic).
- **the suitability of the site for redevelopment for employment** – the site is constrained in a number of ways that results in the site being unsuitable for larger redevelopment / logistic uses and the redevelopment of additional offices on the site is demonstrably unviable.
- **The quantity and quality of available employment land elsewhere** – we have demonstrated that there are a range of locations close to the site that provide sufficient available employment land within Chorley to meet the latest forecast needs for all existing

and former B use class uses within the Borough. Many of these sites are better located to either the district or town centre or the motorway network.

- **The need for residential use** – due to the Council's inability to demonstrate a 5 year housing land supply when assessed against the Local Housing Need requirement for Chorley and the need for affordable homes within the area, there is a clear demonstrable need for the development of 118 homes on the site (which will include 30% affordable homes).

5.3 Through the above analysis and preparation of our supporting Planning Statement, we can conclude that the policies and criteria of adopted Development Plan, when read as a whole, are met. Indeed, the Development Plan was adopted on the basis that the presumption in favour of sustainable development must be applied as set out in Policy 1 of the Central Lancashire Core Strategy. The redevelopment of this previously developed, highly accessible site within Buckshaw Village Chorley, will clearly make a significant positive contribution towards local housing needs without causing any undue harm and therefore embodies the underlying principles of sustainable development and should therefore be supported without delay.

APPENDIX 1 – VIABILITY AND MARKETING REPORT



Bellway Homes

Viability & Marketing Report

Former DXC/Xton Business Park

Chorley

Euxton Lane

Chorley

PR7 6FE

December 2021

PRIVATE & CONFIDENTIAL



Tim Claxton Property Limited

Tel: 0161 905 2632

Email: info@timclaxtonproperty.co.uk

www.timclaxtonproperty.co.uk

Contents

- 1. Introduction & Background**
- 2. The Subject Site**
- 3. Scope of Viability Testing**
- 4. Market Demand for Subject Site/Buildings**
- 5. Viability Assessment**
- 6. Conclusions**

Appendices

- Appendix I – Culvert and TPO Plans**
- Appendix II – SFP Refurbishment Cost Plan**
- Appendix III – Development Appraisals**

1. Introduction & Background

- 1.1 Tim Claxton Property Limited has been commissioned by Bellway Homes (Manchester Division) to prepare viability advice in support of their application for a change of use in respect of a 3.02 hectare (7.46 acre) site located on Euxton Lane in Chorley (see extent of site outlined in Fig.1).
- 1.2 The site is currently in employment use and is occupied by a vacant and dated office building. The proposed planning application is described as follows:
'Full planning permission for demolition of existing buildings and the erection of 118 new residential dwellings (C3 Use Class) and associated works.'
- 1.3 Policy 10: Employment Premises and Sites of the Central Lancashire Joint Core Strategy promotes a presumption that sites identified as 'Best Urban' or 'Good Urban' will be retained in B Use Class uses unless they can satisfy eight specific criteria. The subject site is so identified.
- 1.4 The Controlling Re-use of Employment Premises SPD (October 2012) elaborates on the eight criteria which are as follows:
- A. *There would not be an unacceptable reduction in the quality or quantity of employment land supply*
 - B. *The provision and need for the proposed use*
 - C. *The relative suitability of the site for employment and for the alternative use.*
 - D. *The location of the site and its relationship to other uses*
 - E. *Whether the ability to accommodate smaller scale requirements would be compromised*
 - F. *There would be a net improvement in amenity*
 - G. *Convincing evidence of lack of demand through a rigorous and active 12 months marketing exercise for employment re-use and/or employment redevelopment*
 - H. *An assessment of the viability of employment including employment re-use and employment redevelopment*



Fig 1: DCX Chorley Site Boundary

- 1.5 Criteria A-F have been considered and addressed by Pegasus Planning's Employment Land Review (December 2021). Criteria G and H are not addressed directly within their document (except in so far as it summarises the conclusions of this report) and accordingly this report considers the viability of maintaining the site in its current use or for appropriate alternative employment uses, including a commentary on market demand.

2. The Subject Site

- 2.1 The site is situated in the Buckshaw Village area of Chorley approximately 2.4 kms (1.5 miles) to the north-west of the town centre (see site location at Fig.2). The general location is characterised by a mix of uses including, office, education retail and residential and boasts a mainline railway station (Buckshaw Parkway) situated a short distance, as the crow flies at least, to the north-west.
- 2.2 The site totals in the region of 3.02 ha (7.46 acres) and is occupied by a two storey office building (Use Class E, previously Use Class B1a) situated in the north-east corner. This structure provides in the region of 4,600 sq.m (50,000 sq.ft) of accommodation in a building that was originally constructed as a B8 unit (the building was originally part of the former Royal Ordnance site) and which was converted to office use in around 1989.
- 2.3 The site has very low site coverage with the majority of the site used for surface car parking or laid out as grassed areas. A central access road which traverses the site from east to west is tree lined with two of the trees being protected under a TPO. Access to the site is off Euxton Lane at the far eastern extent of the site adjacent to Runshaw College where it joins this central access road.
- 2.4 The site is bordered to the south by public highway (Euxton Lane) and to the west by Runshaw College. An active railway line borders the north of the site and Preston North End's training ground sits to the east.

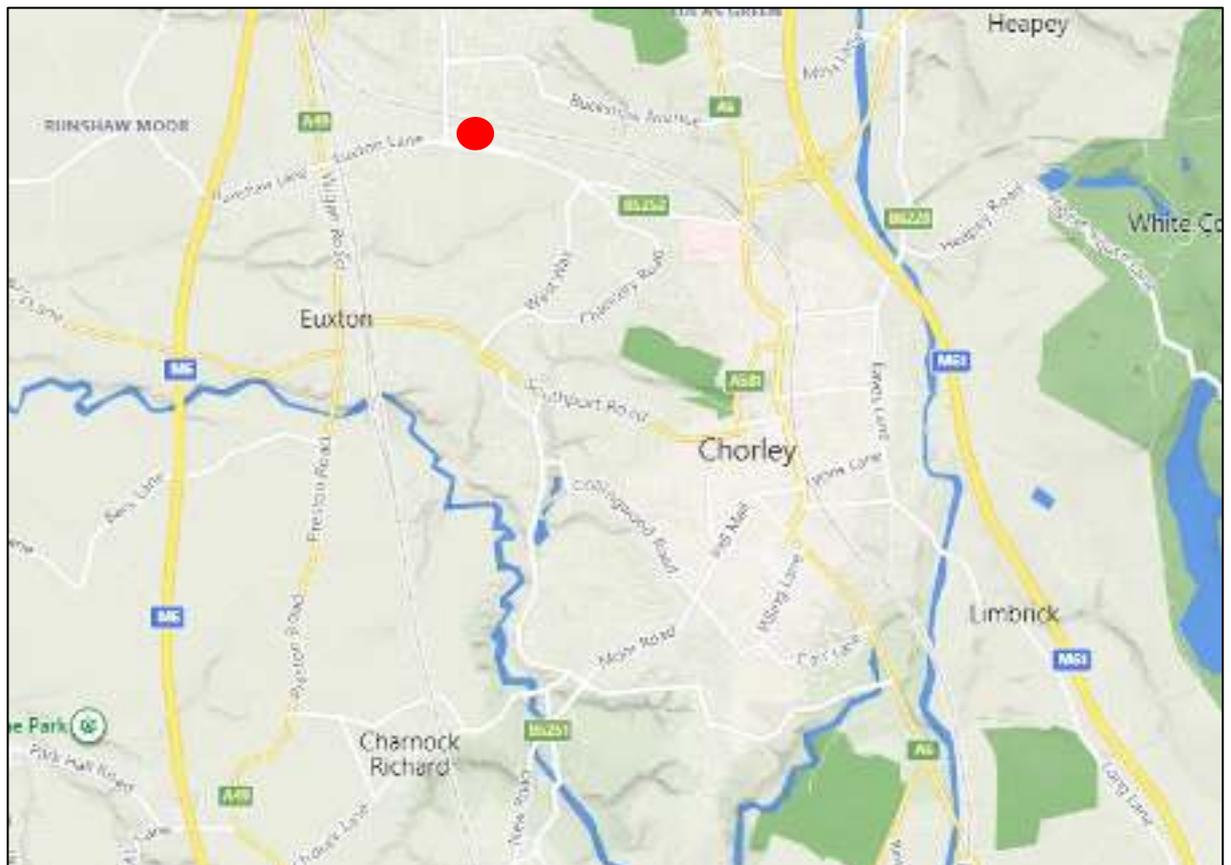


Fig 2: Site Location

Existing Office Building

- 2.5 The existing office building was until recently occupied by DXC Technology, a global IT services company. This company has occupied the building for over 18 years, have served a break clause and have been in the process of vacating the site with full vacant possession expected in January 2022. As at the date of this report the building is no longer physically occupied. The business is downsizing its operation in terms of office space requirements with many employees now working from home. This is a trend being witnessed across the business sector with its obvious impact on demand for offices.
- 2.6 The building is outdated in many respects and is unattractive as an office building for the following reasons:
- Inflexible space
 - Poor lift provision
 - Outdated heating
 - Poor insulation (incl dated windows)
 - Large floorplates
- 2.7 In its favour the building is well located being within reasonable proximity of a railway station, amenities and generally accessible from the regional road network. The level of available car parking has also been good as the balance of the site has not been developed.

Balance of the Site

- 2.8 A substantial proportion of the undeveloped site is surplus to requirements in terms of the provision of car parking to meet normal standards and for this reason has always been available for development.
- 2.9 The site has been in the ownership of a very active property investment and development company (Bluemantle) for 18 years and despite there being a willing developer in control of the site market demand has been such that development of the balance of the site has never progressed.

3. Scope of Viability Testing

- 3.1 In line with Criterion H of the Controlling Re-use of Employment Premises SPD we have considered the viability of bringing forward appropriate uses for the site.

Appropriate Alternative Uses

Existing Building

- 3.2 The site is currently occupied by a building which now sits within Use Class E – Commercial, Business and Service. This includes all former B1 uses, Classes A1-A3 and some former D1/D2 uses. A change of use from the existing use to a B2 or B8 consent will require specific planning permission.
- 3.3 It is clear from the nature of the location and the existing building that appropriate alternative uses that do not require planning permission are extremely limited and focus on office type use. The current state of the building is such that it would require refurbishment before being marketed for occupation as offices.
- 3.4 Other Class E uses have been considered within the Pegasus Employment Land Review and they raise a number of issues associated with the potential for retail, leisure and other Class E uses in the context of this out of centre site location and the practicality of accommodating such uses in such a large building.
- 3.5 We agree with all the points set outlined in the Employment Land Review and can confirm that the types of uses suggested would not command a sufficient level of return / rent to bring the building up to required standards for all of the uses suggested. Indeed, they would prove less viable/deliverable than the office refurbishment options and have therefore not been formally addressed within this viability report.
- 3.6 Those uses that would require planning permission which could potentially be accommodated within the existing building focus on B2 and B8 type uses but in both cases we consider the conversion of the existing fabric to provide modern accommodation for these uses to be wholly unfeasible.

Uses to be appraised for the existing building: Offices (formerly Use B1a)

Balance of the Site/Cleared Site

- 3.7 In terms of the remainder of the site this is essentially all unallocated and identified as 'white land' (ie, land considered suitable for future development). All proposed uses would therefore be considered on their merits and compliance with development control policies. If the whole of the site is brought forward should the existing building be proposed for demolition, then that part of the site would have an established use within Class E.
- 3.8 In this instance we consider office use to be the primary use of interest.

Uses to be appraised for the balance of the site/cleared site: Offices (formally Use B1a)

- 3.9 Before considering the development economics of bringing these uses forward we consider the general market for these uses on the subject site and within the existing building on site.

4. Market Demand for Subject Site/Buildings

4.1 Criterion G of the Controlling Re-use of Employment Premises SPD refers to the need to demonstrate a convincing lack of demand for the building/site for employment use. To address this we have considered the attractiveness of the site from an employment perspective both in quantitative and qualitative terms.

4.2 As outlined above the principal uses of relevance are office type uses as industrial/logistics type uses are being ably accommodated elsewhere in the Borough (as outlined in the Pegasus Employment Land Review) strongly suggesting that the subject site would not be needed for general employment needs even should the context of the site itself not be a significant dissuading factor.

Quantitative Review

4.3 The Buckshaw Village area of Chorley can be seen as a distinct local market offering generally modern office premises within an area offering good infrastructure and connectivity. It is distinct, for example, from Chorley town centre. The local market would typically suit smaller requirements, typically up to 5,000 sq.ft or smaller.

4.4 Availability of accommodation both existing and planned (as at November 2021) is good and in addition to the existing building on the subject site can be summarised as follows:

East Terrace Business Park

4.5 A small business park of relatively small two storey buildings with a 3,900 sq.ft vacancy at an asking rent of £12.00 per sq.ft and a smaller suite vacancy of 388 sq.ft at an asking rent of £17.00 per sq.ft. This is situated approximately 0.6 km to the west of the subject site.

Buckshaw Parkway

4.6 This scheme is to comprise five separate three storey office blocks providing in the region of 130,000 sq.ft of accommodation. Although close to the subject as the crow flies the scheme is situated adjacent to Buckshaw Parkway railway station which is 1.7 km distant by car (0.8 km on foot).

4.7 Quoting rents for these buildings are £16.50 per sq.ft. Plot A has been built out by the developer, Orbit Developments, (in 2020) and the building remains unoccupied despite its proximity to good public transport links and amenities. Agents report that there has been no interest in the building to date and it was built by this large multi-faceted regional developer as a speculative building more to keep their construction teams employed than taking advantage of any commercial opportunity. Until this building is substantially let and sufficient confidence in the market is demonstrated through pre-lets further plots are very unlikely to be delivered.

Ackhurst Business Park

4.8 This scheme is situated approximately 1.6 kms to the south of the subject. Developed and owned by Northern Trust it offers in the region of 84,000 sq.ft of accommodation, of which 18% is currently vacant. Typical quoting rents are £14.50 per sq.ft.

Strawberry Fields Digital Hub

4.9 This is a public sector led initiative to provide good quality, highly connected flexible space for local firms of varying sizes – incubator space with the ability to grow on. The existing building which was completed in 2019 provides in the region of 40,000 sq.ft of space.

4.10 Rents are often inclusive of utilities and other services but rents are quoted at between £13.00 and £16.00 per sq.ft.

- 4.11 The building is not optimum in terms of design and although originally targeting tech firms the criteria for entry have been altered to allow more interest from a wider range of firms, reflecting the relatively weak market. The building is not fully let despite this.
- 4.12 It is clear that this building would not have been constructed without significant European Union capital support.
- 4.13 This review of the principal office accommodation availability within close proximity of the subject site highlights that there is a notable availability of second hand stock. Furthermore and more importantly the market situation is highlighted by the availability of new standing stock (ie Plot A at Buckshaw Parkway) with further consented but as yet undeveloped plots.

Qualitative Review

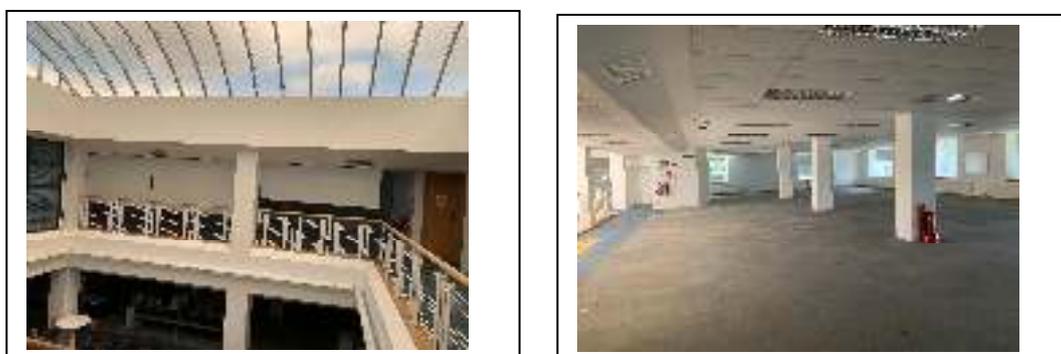
- 4.14 More important than an assessment of available stock within an identified search area is the qualitative assessment of the site which identifies some key issues around the site's deliverability and sustainable future as an employment site.

The Existing Building

- 4.15 The existing building on site comprises two floors of generally open plan office accommodation formed from a conversion of an existing B8 unit in the 1990s. The gross area of the building is in the region of 60,000 sq.ft and it is understood the building provides in the region of 50,000 sq.ft lettable space. Both external and internal photographs of the building are set-out at Figs 3 to 8.



Figs 3 & 4: Side and front elevation of existing building



Figs 5 & 6: Open entrance atrium and typical floor of existing building



Figs 7 & 8: Windows and heating within existing building

4.16 The building is considered wholly unsuitable to attract occupiers in its current layout and condition. The reasons for this are numerous but primarily are:

- *Size* – the floorplate of the building is in the region of 30,000 sq.ft providing around 50,000 sq.ft of accommodation over two floors. As currently configured it is hard to conceive how the building could accommodate any requirement that could reasonably be expected to exist in the local market.
- *Depth of Floorplates* – As currently configured the floorplates are 40 metres in depth and as such are compromised in terms of level of daylight across much of the floorspace.
- *General Condition* – The building is generally in poor condition. A schedule of dilapidations compiled in 2017 when DXC were in occupation at the end of their lease identified £1.26 million of dilapidation repairs. We understand that none of the identified works have yet been carried out. These works are limited to those required for the tenant to meet its contractual obligations. Further works to improve the condition of the building would inevitably be required.
- *Heating (solar gain)* – The heating within the building is provided via wet radiators that run along the inside of the external walls. The boilers are located within a distinct boiler house which forms a small single storey extension to the building. These are in need of replacement. Cooling appears to be provided by individual air conditioning units that mainly serve separate meeting rooms and not the main floor of the offices.

In addition to the issues around heating the property features a large glass covered atrium which suffers from noticeable solar gain during the warmer months.

- *Environmental Performance* – Generally the building does not meet modern environmental performance standards. For any new letting the building would need to achieve an environmental performance rating of at least E which we believe the existing building would struggle to achieve.

- 4.17 As such the existing building is considered to be very poor in terms of its attractiveness for modern day business.
- 4.18 The need to upgrade the building to bring it up to the standard required to compete in what is a relatively poor market is addressed in Section 5 which assesses the viability of refurbishment.

The Site

- 4.19 The subject site is largely undeveloped with the footprint of the existing building occupying no more than 9% of the site area. In delivering around 50,000 sq.ft of lettable floorspace sufficient car parking has been required to service the previous user and this suggest a land take of at least 1.0 acre assuming surface car parking. This has historically been provided in the car park to the west of the building and the land to the north.
- 4.20 The remainder of the site is theoretically available for development. Any strategy for the development of the site would need to take into account a number of factors that have the potential of constraining opportunity and are referred to in Pegasus' Employment Land Review. These are primarily as follows:
- *Culverts* – the site is crossed from east to west by culverts that sit to the north and south of the existing building and lie at a depth of between 1.1m and 3.4m. (A plan showing the location of these is reproduced at Appendix I). This restricts where the footprint of development can be configured.
 - *TPOs* – the site is subject to 2no. Tree Preservation Orders. The subject trees are situated to the front of Classic House to the most westerly side of the site. (Again a plan showing their location is attached at Appendix I). Removal of these trees is not permitted and development seen to adversely impact the specimens would be resisted.
 - *Adjoining Uses* – along with some residential uses situated nearby the site is located close to Runshaw College, which shares an access with the subject site on Euxton Lane. This will impact on the uses that would be considered acceptable and in particular weighs against industrial type users especially those requiring 24/7 or late/early working.
 - *Site Visibility* – The site occupies a high profile location and as such close attention will be paid to the visual impact of any new development particularly focussing on the impact of scale and height.
- 4.21 These constraints impact on the potential development potential of the site and in particular weigh against large floorplate users, with long working hours and which have the potential to have a detrimental impact of the visual amenity of this highly visible site. In particular industrial uses would be seen as being especially unsuitable when these constraints are considered in the round.

5. Viability Assessment

- 5.1 A viability assessment has been carried-out in respect of the subject site on the following bases:
- A. Retention of existing building and redevelopment of the remainder of the site for B1 office together with appropriate levels of surface car parking
 - B. Demolition of the existing building and redevelopment of the site for B1 office together with appropriate levels of surface car parking

A. Retention of the Existing Building with Redevelopment

- 5.2 Under this option the existing building is retained and refurbished to modern standards. The remainder of the site is developed to provide modern B1 office.

Inputs to the Appraisal

- 5.3 The development appraisal is attached at Appendix III. The main features of this scheme are outlined at Table 1.

Scheme	Approx. 50,000 sq.ft of refurbished office space within existing building. 125 surface car parking spaces. Designed to secure lettings from 10,000 sq.ft to 50,000 sq.ft ¹ .
	3 no. 3-storey office blocks each delivering 19,074 sq.ft (22,440 sq.ft gross). 190 surface car parking spaces. Designed to secure lettings from 3,000 to 19,000 sq.ft.
Phasing	Four distinct phases as follows: Ph1 - Refurbishment of existing building Ph2 - Construction and substantial letting of Bldg No.1 Ph3 – Construction and substantial letting of Bldg No.2 Ph4 – Construction and substantial letting of Bldg No.3
Costs	Base build (inc externals) Refurb: £111.11 per sq.ft New Build: £140.61 per sq.ft Contingency @ 10% for refurb / 5% for new build Fees @ 6%
	Abnormal Costs @ £814,946
	Site Cost @ £3.75 million.
Value	Based on rents between £13.00 per sq.ft (refurb) and £16.50 per sq.ft (new build).

¹ - The market in the area is mainly for requirements of up to 5,000 sq.ft. However the depth of the building is such that the division of the building into separate demises of 10,000 sq.ft is the best that can be realistically achieved.

	8% investment yield.
Target Profit	20% on cost
Letting Profile	Phase 1 Assumed 25% pre-let Fully let after 24 months
	Phase 2 Completed in line with full letting of Phase 1 Assumed 50% pre-let Fully let after 12 months
	Phase 3 Completed in line with full letting of Phase 2 Assumed 50% pre-let Fully let after 12 months
	Phase 4 Completed in line with full letting of Phase 3 Assumed 50% pre-let Fully let after 12 months

Table 1: Components of Retention/New Build Scheme Appraisal

Scheme

- 5.4 The scheme assumes the full refurbishment of the existing building including new external treatments. The nature of the building is such that the smallest lettable area will be in the region of 10,000 sq.ft given the need for natural light to each letting. This will form the first phase of development commencing when 25% of the floorspace is pre-let. The subsequent new build phases will follow on with Phase 2 commencing so that the second phase completion mirrors the anticipated timescale for the full letting of the refurbished building.
- 5.5 The new build elements will be three separate three storey office buildings which each provide in the region of 19,000 sq.ft and which can provide letting from 3,000 sq.ft and up to 19,000 sq.ft. Each block is assumed to be completed by the anticipated date for full letting of the previous phase but not only commenced when pre-let to 50%.
- 5.6 It is assumed that surface car parking will be provided to a ratio of between 1:300 sq.ft to 1:400 sq.ft

Build Costs

- 5.7 Build costs for the refurbishment of the existing building have been determined by Simon Fenton Partnership (and are attached at Appendix II) and equate to £122.26 per sq.ft plus fees.
- 5.8 Costs for the new build element have been determined with reference to BCIS costs for the building type and scale proposed. This rate adopted is £127.83 per sq.ft to which is added externals works (10%), contingency (5%) and fees (6%). This level of cost represents the BCIS Lower Quartile figure for low rise offices rebased to Lancashire.

Abnormal Costs

- 5.9 The abnormal costs related to the new build elements of the site can only be estimated at present. These are in the sum of £814,946 and the detail is contained in Table 2. An allowance for abnormal costs relating to the refurbishment element are contained within SFP's cost plan.

Item	Sum
Demolition/Grubbing Out	£215,000
Surface Water Attenuation	£175,000
Electricity Diversions	£38,000
Gas Disconnection	£20,000
BT Diversion	£40,946
Retaining Walls	£30,000
Disposal of Site Arisings	£205,000
Make Good Existing Roads/Footways	£16,000
Abnormal Foundations	£75,000
Total	£814,946

Table 2: Retention/New Build Scheme Abnormal Costs

Site Value

- 5.10 The site value is based on the value which is being achieved for employment type sites in the wider locality. The figure that has been adopted, £3.75 million, equates to around £500,000 per acre.

Rental Value and Investment Yield

- 5.11 Rents in the range from £13.00 for the refurbishment to £16.50 per sq.ft for the new build have been adopted depending on unit size and rents frees averaging 3 months are assumed.
- 5.12 An investment yield of 8% has been adopted across the whole which reflects the nature of the proposed development and the range of tenants and lease profiles that may apply.

Results of the Appraisal

- 5.13 The results of the appraisal show a significant loss and therefore a level of profit which is significantly lower than the target of 20% on cost and so not acceptable to the market.
- 5.14 There is significant cost involved in holding the site given the length of time it takes to develop the office scheme. Assuming that there is no site acquisition cost (ie the assumed purchase price of £3.75 million is excluded from the appraisal) the viability improves but remains negative at **-20.2%**.
- 5.15 As a sensitivity check it is notable that even with a 10% increase in values and a 10% reduction in costs the required level of profit is not reached resulting in an overall profit of **-0.4%** and a worse position **-36.7%** if a land value (which is a justified cost) is included.

B. Demolition of the Existing Building with Redevelopment

5.16 Under this option the existing building is demolished and the site is developed to provide modern B1 office accommodation.

Inputs to the Appraisal

5.17 The development appraisal is attached at Appendix III. The main features of this scheme are outlined in Table 3.

Scheme	6 no. 3-storey office blocks each delivering 19,074 sq.ft (22,440 sq.ft gross). 380 car parking spaces. Each designed to secure lettings from 3,000 to 19,000 sq.ft.
Phasing	Four distinct phases as follows: Ph1 – Substantial pre-letting and construction of Bldg No.1 Ph2 – Construction and substantial letting of Bldg No.2 Ph3 – Construction and substantial letting of Bldg No.3 Ph4 – Construction and substantial letting of Bldg No.4 Ph5 – Construction and substantial letting of Bldg No.5 Ph6 – Construction and substantial letting of Bldg No.6
Costs	Base build (inc externals) £140.61 per sq.ft Contingency @ 5% Fees @ 6% Abnormal Costs @ £1,293,946 Site Cost @ £3.75 million.
Value	Based on rents of £16.50 per sq.ft. 8% investment yield.
Target Profit	20% on cost
Letting Profile	Phase 1 Assumed 50% pre-let Fully let after 12 months Phase 2 Completed in line with full letting of Phase 1 Assumed 50% pre-lets Fully let after 12 months Phase 3 Completed in line with full letting of Phase 2 Assumed 50% pre-let Fully let after 12 months

	<p>Phase 4</p> <p>Completed in line with full letting of Phase 3</p> <p>Assumed 50% pre-let</p> <p>Fully let after 12 months</p>
	<p>Phase 5</p> <p>Completed in line with full letting of Phase 4</p> <p>Assumed 50% pre-let</p> <p>Fully let after 12 months</p>
	<p>Phase 6</p> <p>Completed in line with full letting of Phase 5</p> <p>Assumed 50% pre-let</p> <p>Fully let after 12 months</p>

Table 3: Components of New Build Scheme Appraisal

Scheme

- 5.18 The scheme proposes six separate three storey office buildings which each provide in the region of 19,000 sq.ft and which can provide lettings from 3,000 sq.ft and up to 19,000 sq.ft. Each block is assumed to be completed by the anticipated date for full letting of the previous phase but only commenced when pre-let to 50%.
- 5.19 It is assumed that surface car parking will be provided to a ratio of between 1:300 sq.ft to 1:400 sq.ft

Build Costs

- 5.20 Costs for the new build element have been determined with reference to BCIS costs for the building type and scale proposed. This rate adopted is £127.83 per sq.ft to which is added externals works (10%), contingency (5%) and fees (6%). This level of cost represents the BCIS Lower Quartile figure for low rise offices rebased to Lancashire.

Abnormal Costs

- 5.21 The abnormal costs related to the development of the site can only be estimated at present. These are in the sum of £1,293,946 and the detail is outlined in Table 4.

Site Value

- 5.22 The site value is based on the value which is being achieved for employment type sites in the wider locality. The figure that has been adopted, £3.75 million, equates to around £500,000 per acre.

Rental Value and Investment Yield

- 5.23 Rents of £16.50 per sq.ft for the new build have been adopted depending on unit size and rents frees averaging 3 months are assumed.
- 5.24 An investment yield of 8% has been adopted across the whole which reflects the nature of the proposed development and the range of tenants and lease profiles that may apply.

Item	Sum
Demolition/Grubbing Out	£466,000
Surface Water Attenuation	£310,000
Electricity Diversions	£38,000
Gas Disconnection	£20,000
BT Diversion	£40,946
Retaining Walls	£58,000
Disposal of Site Arisings	£211,000
Make Good Existing Roads/Footways	£16,000
Abnormal Foundations	£134,000
Total	£1,293,946

Table 4: New Build Scheme Abnormal Costs

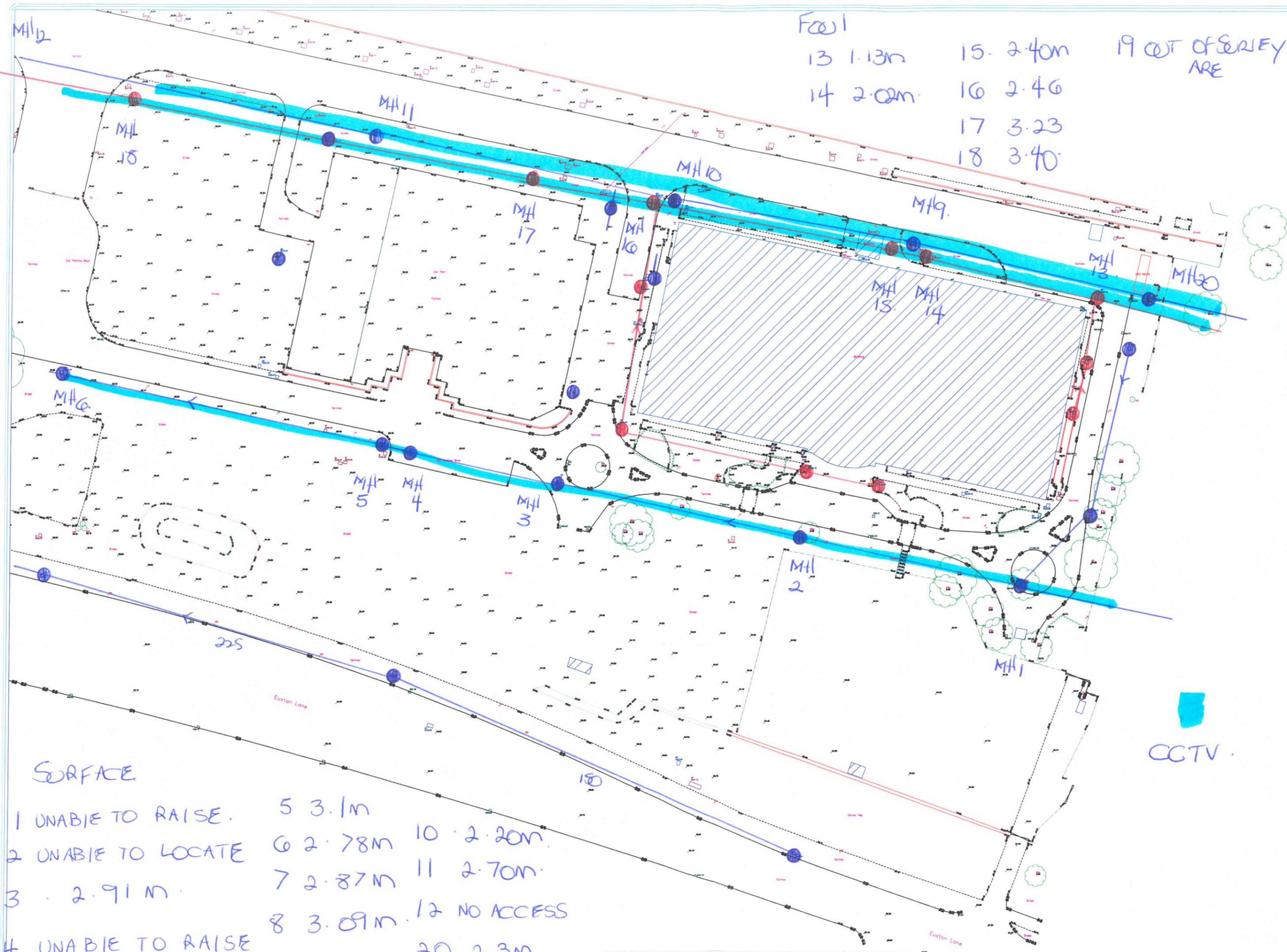
Results of the Appraisal

- 5.25 The results of the appraisal show a significant loss and therefore a level of profit which is significantly lower than the target of 20% on cost and so not acceptable to the market.
- 5.26 There is significant cost involved in holding the site given the length of time it takes to develop the office scheme. Assuming that there is no site acquisition cost (ie the assumed purchase price of £3.75 million is excluded from the appraisal) the viability improves but remains negative at **-18.80%**.
- 5.27 As a sensitivity check it is notable that even with a 10% increase in values and a 10% reduction in costs the required level of profit is not reached resulting in an overall profit of **3.48%** and a worse position **-21.41%** if a land value (which is a justified cost) is included.

6. Conclusions

- 6.1 In conclusion the subject site does not constitute a viable prospect for delivery of additional office floorspace. This is both in terms of a refurbishment of the existing building on site with additional employment floorspace built on the remainder of the site and in terms of a wholly new build scheme.
- 6.2 The key reasons for this are as follows:
- a) The level of demand in the local market is such that schemes like Buckshaw Parkway that offer both standing new office space and future development options has not progressed
 - b) Vacant floorspace in the wider area is a further indicator of generally weak demand
 - c) The abnormal development costs weigh down on the ability to deliver a scheme even should stronger demand exist
 - d) As a consequence of generally weak demand and the identified costs of delivery, an assessment of viability has shown that a typical office scheme would not be brought forward owing to viability challenges (echoing the experience of Buckshaw Parkway)
- 6.3 Furthermore, although not the focus of this report, it is worth highlighting that the site does not represent a credible option for large format industrial/warehousing type uses owing to a number of site constraints namely;
- a) The incongruity of that use given the site's location, outlook and surrounding uses
 - b) The presence of culverts that cross the site in an east-west direction preventing large floorplates and significantly compromising the efficiency of any layout
 - c) Sharing of existing site access with the adjacent Runshaw College
 - d) Tree Preservation Orders that will restrict development at the western end of the site
- 6.4 On this basis we consider that the justification for a change of use from employment use to a sustainable alternative is clear.

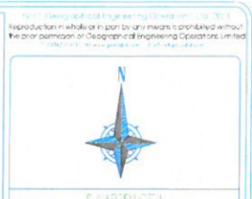
Appendix I – Culvert and TPO Plans



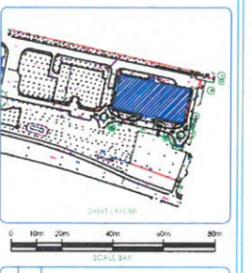
13	1.13m	15	2.40m	19	OUT OF SERVICE ARE
14	2.02m	16	2.46		
		17	3.23		
		18	3.40		

SURFACE

1	UNABLE TO RAISE	5	3.1m	10	2.20m
2	UNABLE TO LOCATE	6	2.78m	11	2.70m
3	2.91m	7	2.87m	12	NO ACCESS
4	UNABLE TO RAISE	8	3.09m	20	2.3m
		9	2.10m		



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20



GENERAL UTILITIES NORTHWEST LTD

Client: Boleyn Homes
 504 Bridgewater Pl
 Birchwood
 Cheshire
 Warrington
 WA5 6ND

Project No: Topographical Survey of Land at Euxton Lane, Cheshire

Drawn: C.T.
 Scale: 1:250
 Date: 15/02/12

Checked: M.B.
 Scale: 1:250
 Date: 02/15/12

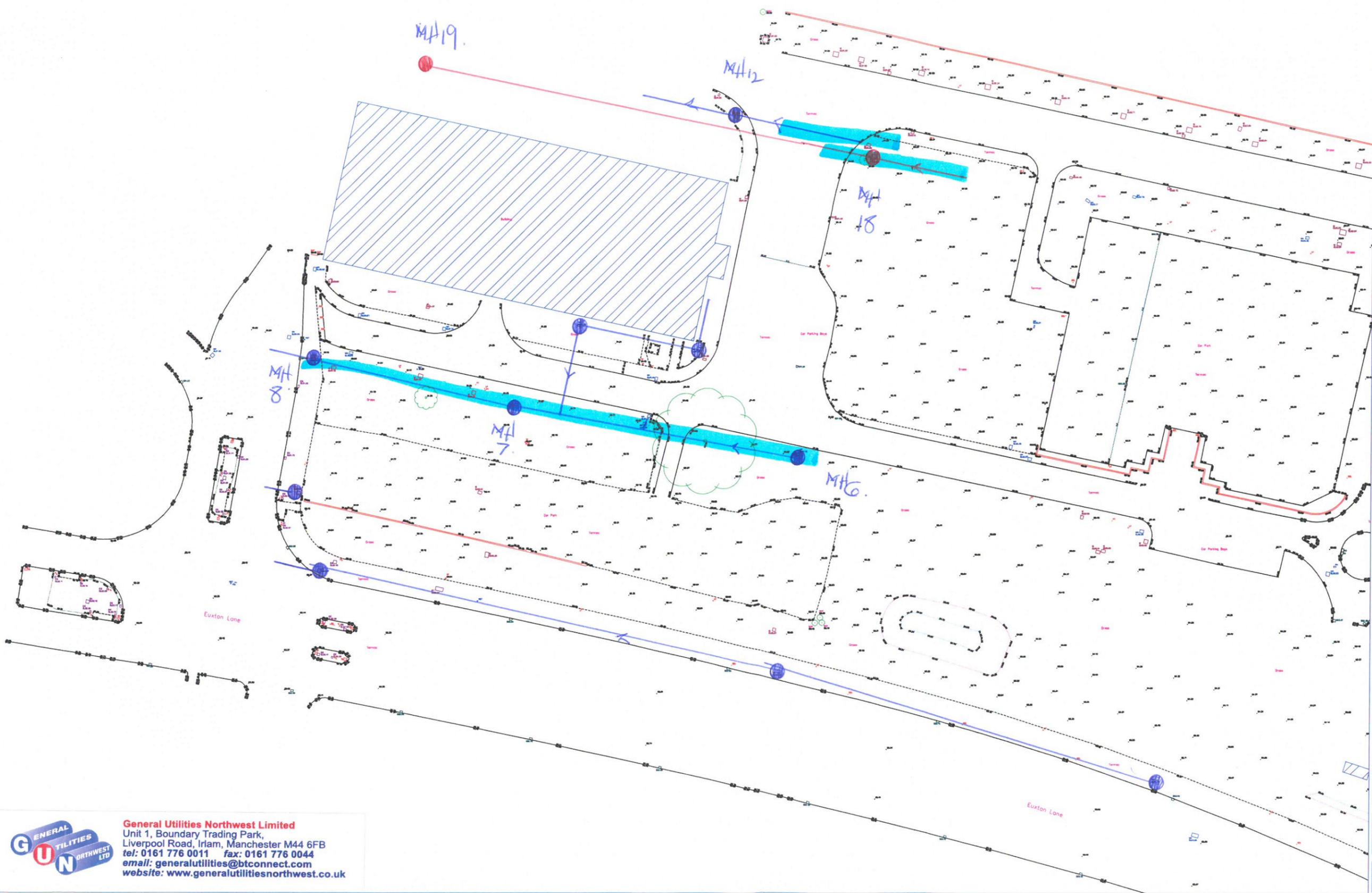
Client: G.B.
 Scale: 1:250
 Date: 01/04/12

General Utilities Northwest Limited
 Unit 1, Boundary Trading Park,
 Liverpool Road, Irlam, Manchester M44 6FB
 tel: 0161 776 0011 fax: 0161 776 0044
 email: generalutilities@btconnect.com
 website: www.generalutilitiesnorthwest.co.uk



Legend

	Sewer
	Water
	Gas
	Electricity
	Cable
	Manhole
	Valve
	Meter
	Stopcock
	Street Light
	Boundary
	Building
	Tree
	Fence
	Road
	Path
	Drainage
	Gully
	Manhole Cover
	Valve Box
	Meter Box
	Stopcock Box
	Street Light Pole
	Boundary Marker
	Building Footprint
	Tree Canopy
	Fence Line
	Road Edge
	Path Edge
	Drainage Channel
	Gully Cover
	Manhole Chamber
	Valve Chamber
	Meter Chamber
	Stopcock Chamber
	Street Light Fixture



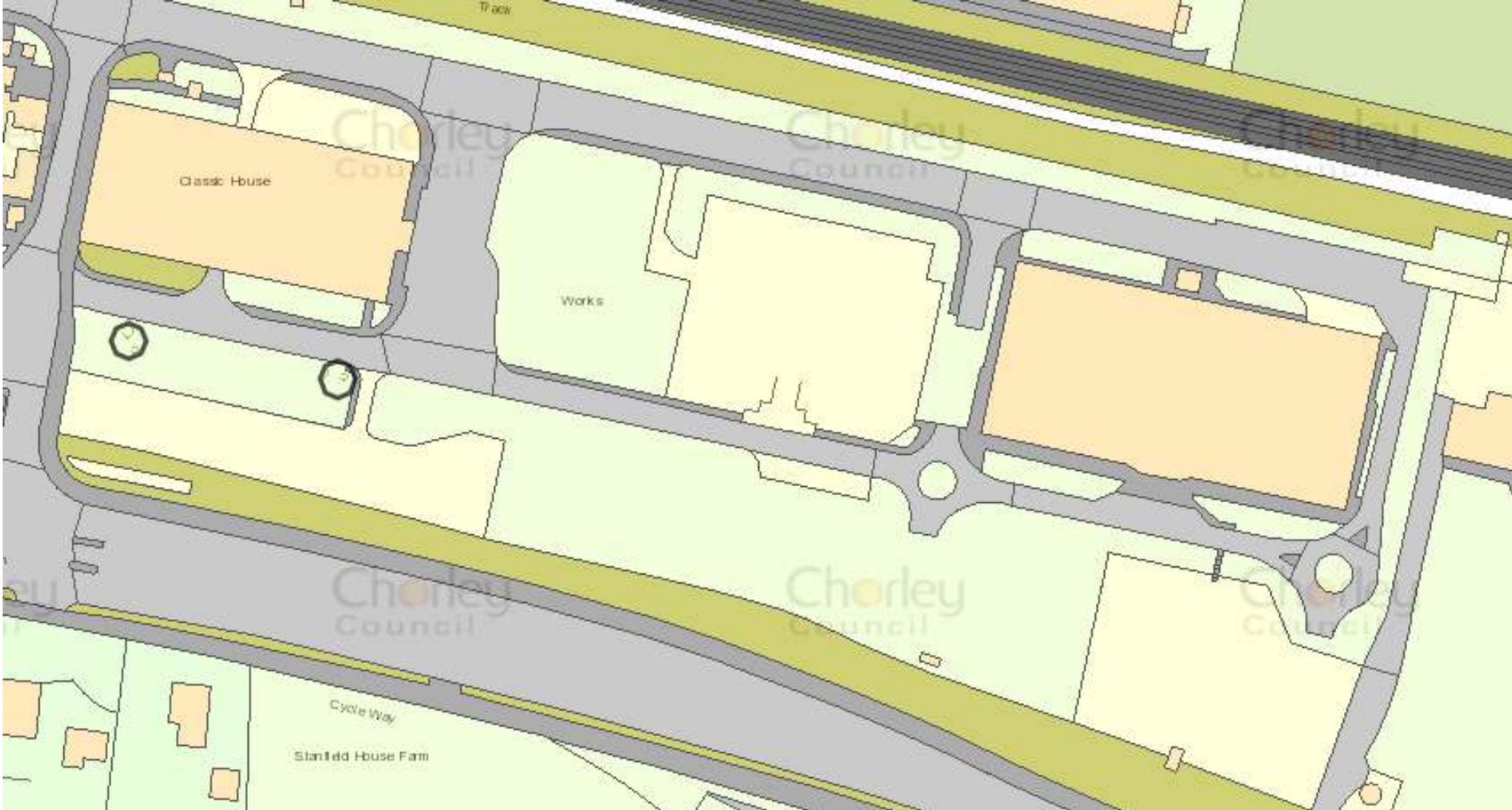
Client	General Utilities Northwest Limited
Project	Topographical Survey of Land at Euxton in Cheshire
Site	W13 6KD



Client	General Utilities Northwest Limited
Project	Topographical Survey of Land at Euxton in Cheshire
Site	W13 6KD
Drawn	C1
Checked	M8
Scale	1:250
Date	MAY/21
Drawn by	G2/156
Appr	D1
Rev	A0
Proj	-

General Utilities Northwest Limited
 Unit 1, Boundary Trading Park,
 Liverpool Road, Irlam, Manchester M44 6FB
 tel: 0161 776 0011 fax: 0161 776 0044
 email: generalutilities@btconnect.com
 website: www.generalutilitiesnorthwest.co.uk

Appendix I – Location of TPOs (Source: Chorley Council)



Appendix II – SFP Refurbishment Cost Plan

Simon Fenton
Partnership LLP

Chartered Quantity
Surveyors and
Project Managers

4 Burton Place
Castlefield
Manchester M15 4PT
Ph 0161 827 7878
Fx 0161 839 0179
www.sfp-mcr.co.uk

SFP

**Building 10C30, Euxton Lane,
Chorley, Lancashire, PR7 6FE**
Proposed Office Upgrade and
Refurbishment
Order of Cost Estimate
16th December 2021

- 1.0 Cost Commentary
 - 1.1 Introduction
 - 1.2 Qualifications / Assumptions
 - 1.3 Contingencies
 - 1.4 Preliminaries
 - 1.5 Exclusions
 - 1.6 Information Used for the Preparation of the Cost Plan
- 2.0 Cost Summary
- 3.0 Order of Cost Estimate

1.0 Cost Commentary

1.1 Introduction

The Purpose of this Order of Cost Estimate is to provide an indication of the potential order of magnitude of cost for the proposed upgrade and refurbishment of the existing office development known as Building 10C30 located on Euxton Lane in Chorley, Lancashire. There is currently minimal design information and as such all costs are to be considered in the context of the qualifications, assumptions and exclusions noted below:

1.2 Qualifications / Assumptions

- All costs are indicative at this stage and should be considered as an order of magnitude as to what the scheme may cost and are intended as a means of assessing the viability of the outline scheme proposals.
- Costs are base dated 4Q2021
- Costs assume competitive tendering to main contractors.
- Costs assume works will be undertaken in a single phase.
- Costs assume design to current building regulation standards
- All assumptions are subject to the input of an Architect, Structural Engineer, MEP Services Consultant and any other design specialist deemed necessary to determine the scope of the works and provide drawings and specifications.
- Costs assume a Cat A design office specification based on schemes of a similar nature and are to be read in conjunction with the cost commentary below.
- All assumptions are subject to the input of an Architect, Structural Engineer, MEP Services Consultant and any other design specialist deemed necessary to determine the scope of the works and provide drawings and specifications.

1.3 Contingencies

A Design Reserve Contingency have been included at 10% of construction costs for design development.

1.4 Preliminaries

Main contractor's preliminaries have been included at 16% of construction costs.

1.5 Exclusions

- On site air testing, acoustic testing
- Local authority fees, charges
- Professional fees
- Financing costs
- Site investigation works, analysis, reports
- Latent defects insurance
- Service connections, diversions, relocations
- Removal of asbestos
- Temporary accommodation and/or decanting costs
- IT / data / communication including hardware, software, cabinets, racks and the like
- Removal of loose furniture and fittings
- Structural works or repairs

1.6 Provisional Sums

- Refer to Cost Plan; all costs are to be considered as provisional at this stage.

1.7 Information used for the preparation of the Order of Cost Estimate

- CSC Euxton House, Chorley - Existing Furniture Layouts

2.0 Cost Summary**2.1 Schedule of Accommodation**

Area	m2
Central reception area	325
Toilets	210
Stair Cores (escape)	100
Plant rooms, store areas and the like	270
Office Accommodation	4,716
TOTAL	5,621

2.2 Cost Summary

Element		Cost £ p	Cost / m2 £ p
1	Enabling Works	281,050	50
2	External Envelope	1,353,325	241
3	Internal Fit-Out	3,231,552	575
4	External Works	546,750	97
5	Preliminaries	811,902	144
6	Overheads and Profit	497,966	89
7	Contingencies	672,254	120
TOTAL ORDER OF COST (excl Fees & VAT)		£7,394,799	£1,316

Item	Quantity	Unit	Rate £ p	Total £ p	Collection £ p
1 Enabling Works					
Soft strip; including removal of existing floor finishes, wall finishes, ceiling finishes, fixtures and fittings and the like; dispose off site	5,621	m2	35	196,735	
Disconnect existing services; make safe; strip out existing MEP service installations, sanitaryware and the like; dispose off site	5,621	m2	15	84,315	£281,050
2 External Envelope					
Roof Finishes					
Overlay existing roof finish with single ply membrane system; including preparation, new substrate, junction details and the like	2,810	m2	210	590,100	
Replacement rainwater installations	2,810	m2	15	42,150	
Aluminium capping to existing parapet	223	m	175	39,025	
External Walls					
Isolated repairs to existing external walls; allowance		Item		25,000	
Render to existing external walls; assume through coloured render product; including preparation, detailing to junctions and the like	1,895	m2	130	246,350	
External Windows and Doors					
Aluminium windows and external doors; to be installed in existing openings	282	m2	650	183,300	
Aluminium curtain walling; to be installed in existing openings	379	m2	600	227,400	£1,353,325
3 Internal Fit-Out					
Core Areas; internal finishes					
Toilets	210	m2	750	157,500	
Stair Cores (escape)	100	m2	350	35,000	
Central reception area	325	m2	450	146,250	
Central feature staircase		Item		25,000	
Plant rooms, store areas and the like	270	m2	250	67,500	
Office Accommodation; internal finishes					
Finishes to window reveals including heads and cills	661	m2	40	26,440	
Drylining to external walls	1,895	m2	35	66,325	
Raised access floor	4,716	m2	65	306,540	
Fixtures and fittings; central reception area; allowance		Item		25,000	
MEP Installations					
Disposal installations	5,621	m2	15	84,315	
Water installations	5,621	m2	20	112,420	
Heat source	5,621	m2	50	281,050	
Space heating	5,621	m2	100	562,100	
Ventilation systems	5,621	m2	45	252,945	
Electrical, lighting installations					
Toilets	210	m2	200	42,000	
Stair Cores (escape)	100	m2	150	15,000	
Central reception area	325	m2	250	81,250	
Plant rooms, store areas and the like	270	m2	150	40,500	
Office accommodation	4,716	m2	100	471,600	
Communications, security and controls	5,621	m2	65	365,365	
Test and commission	5,621	m2	5	28,105	
BWIC with services; forming holes, pattresses, boxing in pipes and the like; general fire proofing works	5,621	m2	7	39,347	£3,231,552
4 External Works					
Allowance based on upgrade of existing soft and hard landscape; scope tbc; estimated area	7,290	m2	75	546,750	£546,750
5 Preliminaries					
Main Contractor Site Running Costs and Site Management		15%		811,902	£811,902



	Item	Quantity	Unit	Rate £ p	Total £ p	Collection £ p
6	Overheads and Profit					
	Main contractors overheads and profit			8%	497,966	£497,966
7	Contingencies					
	Design Development / Risk Allowance			10%	672,254	£672,254
	TO SUMMARY					£7,394,799

Appendix III – Development Appraisals

DXC
New Build

Euxton Lane
Chorley
PR7 6FE

Development Appraisal
Tim Claxton Property Limited
December 16, 2021

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC
New Build**

Appraisal Summary for Merged Phases 1 2 3 4 5 6 7

Currency in £

REVENUE**Rental Area Summary**

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
New Build Plot A	1	19,125	16.50	315,563	315,563	315,563
New Build Plot B	1	19,125	16.50	315,563	315,563	315,563
New Build Plot C	1	19,125	16.50	315,563	315,563	315,563
New Build Plot D	1	19,125	16.50	315,563	315,563	315,563
New Build Plot E	1	19,125	16.50	315,563	315,563	315,563
New Build Plot F	<u>1</u>	<u>19,125</u>	16.50	315,563	<u>315,563</u>	<u>315,563</u>
Totals	6	114,750			1,893,375	1,893,375

Investment Valuation**New Build Plot A**

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

New Build Plot B

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

New Build Plot C

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

New Build Plot D

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****New Build**

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

New Build Plot E

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

New Build Plot F

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

Total Investment Valuation**23,216,177****GROSS DEVELOPMENT VALUE****23,216,177**

Purchaser's Costs	(1,346,538)
Effective Purchaser's Costs Rate	5.80%

(1,346,538)

NET DEVELOPMENT VALUE**21,869,639****NET REALISATION****21,869,639****OUTLAY****ACQUISITION COSTS**

Town Planning	150,000	
Survey	20,000	
		170,000

CONSTRUCTION COSTS

Construction	ft ²	Build Rate	ft ²	Cost
--------------	-----------------	------------	-----------------	------

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****New Build**

New Build Plot A	22,500	127.83	2,876,175	
New Build Plot B	22,500	127.83	2,876,175	
New Build Plot C	22,500	127.83	2,876,175	
New Build Plot D	22,500	127.83	2,876,175	
New Build Plot E	22,500	127.83	2,876,175	
New Build Plot F	<u>22,500</u>	127.83	<u>2,876,175</u>	
Totals	135,000 ft²		17,257,050	17,257,050

Contingency		5.00%	949,138	
Demolition/Grubbing Out			466,000	
				1,415,138

Other Construction Costs

External Works		10.00%	287,617	
External Works		10.00%	287,617	
External Works		10.00%	287,617	
External Works		10.00%	287,617	
External Works		10.00%	287,617	
External Works		10.00%	287,617	
Make good footway/road			16,000	
Site Arisings			211,000	
Service Diversions			98,946	
SW Attenuation			310,000	
Foundations			134,000	
Retaining Walls			58,000	
				2,553,651

PROFESSIONAL FEES

Other Professional Fees		6.00%	199,319	
Other Professional Fees		6.00%	199,319	
Other Professional Fees		6.00%	199,319	
Other Professional Fees		6.00%	199,319	
Other Professional Fees		6.00%	199,319	

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****New Build**

Other Professional Fees	6.00%	199,319	1,195,914
-------------------------	-------	---------	-----------

MARKETING & LETTING

Marketing	114,750 ft ²	1.50	172,125
Letting Agent Fee		15.00%	284,006
Letting Legal Fee		5.00%	94,669
			550,800

DISPOSAL FEES

Sales Agent Fee	1.00%	218,696	
Sales Legal Fee	0.50%	109,348	328,045

TOTAL COSTS BEFORE FINANCE**23,470,597****FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)

Construction		912,581	
Letting		1,381,605	
Other		1,167,788	
Total Finance Cost			3,461,975

TOTAL COSTS**26,932,572****PROFIT****(5,062,933)****Performance Measures**

Profit on Cost%	-18.80%
Profit on GDV%	-21.81%
Profit on NDV%	-23.15%
Development Yield% (on Rent)	7.03%

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****New Build**

IRR% (without Interest)

-4.41%

DXC
Refurbishment & New Build

Euxton Lane
Chorley
PR7 6FE

Development Appraisal
Tim Claxton Property Limited
December 20, 2021

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****Refurbishment & New Build**

Appraisal Summary for Merged Phases 1 2 3 4 5

Currency in £

REVENUE**Rental Area Summary**

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Refurbishment	1	50,764	13.00	659,932	659,932	659,932
New Build Plot A	1	19,125	16.50	315,563	315,563	315,563
New Build Plot B	1	19,125	16.50	315,563	315,563	315,563
New Build Plot C	<u>1</u>	<u>19,125</u>	16.50	315,563	<u>315,563</u>	<u>315,563</u>
Totals	4	108,139			1,606,620	1,606,620

Investment Valuation**Refurbishment**

Market Rent	659,932	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	8,091,951

New Build Plot A

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

New Build Plot B

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

New Build Plot C

Market Rent	315,563	YP @	8.0000%	12.5000	
(3mths Rent Free)		PV 3mths @	8.0000%	0.9809	3,869,363

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****Refurbishment & New Build**

Total Investment Valuation			19,700,040
-----------------------------------	--	--	-------------------

GROSS DEVELOPMENT VALUE			19,700,040
--------------------------------	--	--	-------------------

Purchaser's Costs		(1,142,602)	
Effective Purchaser's Costs Rate	5.80%		(1,142,602)

NET DEVELOPMENT VALUE			18,557,438
------------------------------	--	--	-------------------

NET REALISATION			18,557,438
------------------------	--	--	-------------------

OUTLAY**ACQUISITION COSTS**

Town Planning		150,000	
Survey		10,000	
			160,000

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Refurbishment	60,505	110.83	6,705,809	
New Build Plot A	22,500	127.83	2,876,175	
New Build Plot B	22,500	127.83	2,876,175	
New Build Plot C	<u>22,500</u>	127.83	<u>2,876,175</u>	
Totals	128,005 ft²		15,334,334	15,334,334

Contingency		5.00%	474,569	474,569
-------------	--	-------	---------	---------

Other Construction Costs

External Works		10.00%	670,581	
----------------	--	--------	---------	--

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****Refurbishment & New Build**

External Works	10.00%	287,617	
External Works	10.00%	287,617	
External Works	10.00%	287,617	
Demolition and grubbing out		215,000	
SW Attenuation		175,000	
Electricity Diversion		38,000	
Gas Disconnection		20,000	
BT Diversion		40,946	
Retaining Walls		30,000	
Dispose of Site Arisings		205,000	
Make Good Existing Roads / Footway		16,000	
Abnormal Foundations		75,000	
			2,348,379

PROFESSIONAL FEES

Other Professional Fees	6.00%	442,583	
Other Professional Fees	6.00%	199,319	
Other Professional Fees	6.00%	199,319	
Other Professional Fees	6.00%	199,319	
			1,040,540

MARKETING & LETTING

Marketing	108,139 ft ²	1.50	162,209	
Letting Agent Fee		15.00%	240,993	
Letting Legal Fee		5.00%	80,331	
				483,532

DISPOSAL FEES

Sales Agent Fee		1.00%	185,574	
Sales Legal Fee		0.50%	92,787	
				278,362

TOTAL COSTS BEFORE FINANCE**20,119,717**

APPRAISAL SUMMARY**TIM CLAXTON PROPERTY LIMITED****DXC****Refurbishment & New Build****FINANCE**

Debit Rate 6.000%, Credit Rate 0.000% (Nominal)

Construction

700,665

Letting

1,716,081

Other

719,766

Total Finance Cost

3,136,511

TOTAL COSTS**23,256,228****PROFIT****(4,698,790)****Performance Measures**

Profit on Cost%

-20.20%

Profit on GDV%

-23.85%

Profit on NDV%

-25.32%

Development Yield% (on Rent)

6.91%

IRR% (without Interest)

-4.25%

APPENDIX 2 – ALTERNATIVE EMPLOYMENT SITE PRO FORMAS

Site EP1.13	Buckshaw Strategic Site – Southern Commercial
Aerial / Local Plan Map	
Size	<p>Policy EP1 in the adopted Local Plan Indicates that the Site is 7.76ha. However, we measure it to be 3 ha.</p>
Site Description:	<p>This is a rectangular parcel of land located within Buckshaw Village north of the train station and south of the Tesco supermarket and retail center of the settlement. It is split into two main parcels (1 & 2) located east and west of an access road to the train station and its associated car park. It is largely made up of scrub land but has signs of being previously developed having once formed part of a former Ordnance Survey site at Buckshaw.</p>
Local Plan Designation & Description	<p>Use Classes: B1, B2 and B8 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan)</p> <p>This Site is allocated for employment use and forms part of the EP1.13 in the Adopted Local Plan and named as Buckshaw Village Strategic Site: Southern Commercial. The Policy confirms that it is suitable for B1, B2 and B8 use classes.</p>
SDP Reference	<p>Within Appendix 5 of the Central Lancashire ‘Controlling Re-Use of Employment Premises’ SPD, the Site is identified as a reference 38 and is deemed to be a ‘Best Urban Site’.</p>
Assessment in 2009 Employment Land Review (Drivers Jonas)	<p>Within the assessment, the Southern Commercial site is given site ref: 38. Within Table 4.5, it is noted that the site measures 17.95 ha and therefore at the time of this assessment, the site would have been much larger than its existing remaining form. Paragraphs 5.75 50 5.79 provide a description of the larger site. The assessment noted that part s of the larger site has permission for employment uses at the time and that is visible from nearby roads, had low environmental sensitivity, had a good cycle and footpath routes and that the refurbishment of the train station was due for completion in 2009. Ultimately, it ranked the larger site as Best Urban. It is located in an area of good economic activity (67.7-72.5%). The site is also noted to be within an area ranked in the most affluent wards (75%) for multiple deprivation.</p>
Assessment in 2017/19 Employment Land Study (BE Group)	<p>Within Table 61 on Page 175 of the Assessment, the site is identified as EP1.3 and is noted that the revised Site area is 3.16 ha suitable for B1 (a), B1 (c), B2 and B8 Use Classes, the comments go on to state the following:</p> <p>'In two remaining parcels. Other land taken up by mixed A1, A4 and D1 uses:</p> <p>0.56 ha to the north of Gibson Lane – Owner now seeking consent for three B1 units of 180 sqm each and a restaurant with drive thru</p> <p>2.60 ha from Ordnance Road/Station Approach – Orbit have owned this site for some eight years and have been actively marketing the location. The land has received interest, primarily from local businesses looking to expand. Viability remains a significant barrier to delivery, however.'</p> <p>Within Table 63, the site is given a score of 81 out of 100 and a Market led score of 42.</p> <p>At paragraph 10.75, the site is noted as being one of the Central Lancashire Flagship (A or B Grade) locations. However, on page 219, the following is also stated:</p>

In Chorley, EP1.13: Southern Commercial, Buckshaw Village (southern site) has been consented and market to office users, attracting interest, but has been unable to achieve a viable scheme. A way forward here might be for industrial development which has been successfully developed on adjacent land.

Within the Site Pro Forma, at Appendix 5, the following points are noted:

- The owners of the Site are Suma Development/ Lancashire County Council (Northern Site) and Orbit Investment Properties (Southern Site) which is said to have a net developable area of 2.60 ha. The parcels in question are illustrated on the plan below.



It is noted that the southern site is being marketed for a design and built office scheme by Orbit. It notes that there are development viability issues and states:

Orbit have owned this site for some eight years and have been actively marketing the location. The Land has received interest, primarily from local businesses looking to expand. It is likely the site will be delivered as design and build options only, over a period of several years. While demand supports the speculative development of an initial office property of 2,500sqm to attract an anchor tenant and prove the wider scheme, financial viability is a barrier to this. Orbit seek an average rent of £15.95/sqft to support new build development and local office rents do not exceed £12/13 sqft. Against projected construction costs of £112/sqft (total development cost for the whole scheme are estimated £3.35 million) it is difficult for Orbit's officers to make a case for this.

At Appendix 10 of the Assessment (electronic page 249) it is recommended that the site is protected in the Local Plan and is a key/ local/ county/ regional employment area for B1/B2/B8 and appropriate ancillary uses and is given Grade A rating.

Current Uses	Currently there are no operators on Site, and it is clear and ready for development.
Relevant Planning History	<p>Ref: 09/00659/REMMAJ- (Decision Issued 05/11/2009). Land Bounded by Ordnance Road And Buckshaw Railway Station Ordnance Road. Reserved matters application for five 3 storey office buildings with associated car parking and landscaping on the Southern Commercial Area Buckshaw Village.</p> <p>Ref: 14/01030/ REMMAJ- (Decision Issued 14/11/2014). Land Bounded by Ordnance Road. Section 73 application to vary condition 1 (approved plans) attached to reserved matters approval 09/00659/REMMAJ (which approved five 3 storey office buildings) to amend the elevations of building D.</p> <p>The following minor non-material amendment applications have also been submitted and approved which alter the elevation, site levels, building footprints and landscaping details approved on the original RM application and the s73 amendment to this:</p> <ul style="list-style-type: none"> - 15/00203/MNMA - 18/00132/MNMA - 18/00425/MNMA - 19/00721/MNMA

	<p>- 20/01311/MNMA</p> <p>The last minor non- material amendment application was approved on the 8th of February 2021 and included the following site layout plan illustrating 5 separate office buildings with a total internal floorspace area of 14,877 sq m and 492 associated at- grade car parking spaces.</p> 
<p>Undeveloped/ available land</p>	<p>The whole parcel is undeveloped and available land.</p>
<p>Accessibility</p>	<p>Both sites favor B1 Uses because they are located adjacent Buckshaw Parkway and have over 8 bus stops located within 0.5 miles circa of the Site. Also, the Site sits on the outskirts of Buckshaw Village and 0.6 miles to (approx. 8-minute walk) to Euxton. The sites are accessed by a new road network which surround the allocation and split it into two parcels of land, both of which are highly accessible. These roads are wide and not congested.</p>
<p>Physical/ Environmental Constraints</p>	<p>There are few obvious physical constraints. There are no ecological designations or heritage assets within on either site or in the surrounding area. The sites are not within the Green Belt and have no TPO's within the boundary. The sites are is highly accessible in terms of public transport and provides good pedestrian links.</p>
<p>Pegasus Summary / potential for B1 use</p>	<p>Parcels 1 and 2 are available and suitable. It is clear that there have been viability issues on the sites in the past. However, there have been a series of recent planning applications that have sought to refine the details of an office park over the sites, which suggest that there was a growing market interest. It is unclear if the pandemic will have had an impact on the viability of this scheme since the last application was submitted and approved. Being located on the right site of the railway line and adjacent to existing district centre. It is considered that these sites will prove more viable for office space that the Bellway application site.</p>

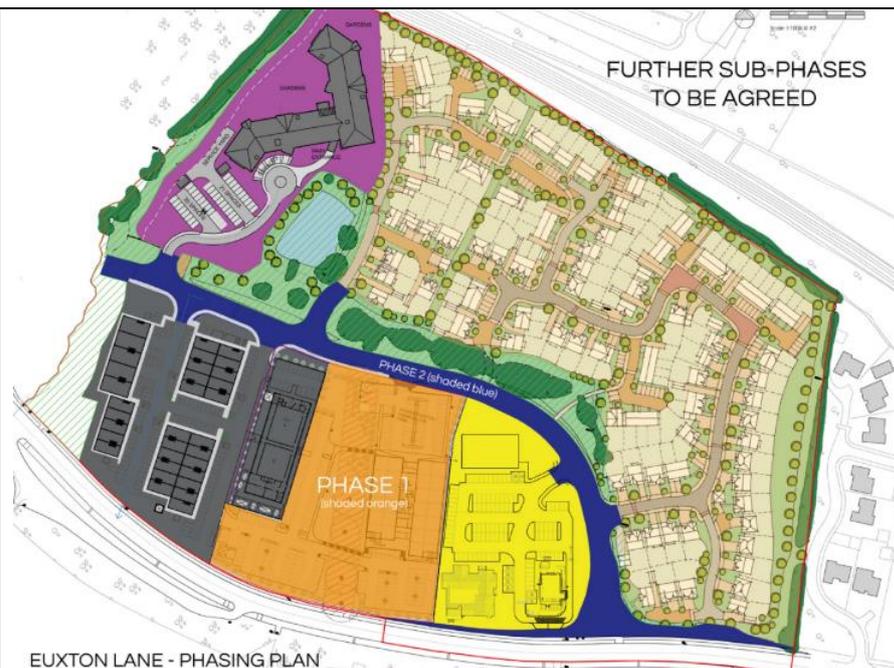
EP 1.3	Land to the North East of M61 Junction (Gale Moss) Chorley
Aerial/ Local Plan Map	
Size	<p>Policy EP1 in the Adopted Local Plan Indicates that the Site is 6.90 ha which we consider is broadly accurate.</p>
Site Description	<p>This is a parcel of land with an irregular shape located just adjacent the M61 and just to the north of the A674. Great Knowley sits to the south-east of the Site and Leeds and Liverpool Canal runs along with eastern boundary. It is largely made up of agricultural land and has no signs of being previously developed. There is currently one main access point off a roundabout on the A674.</p>
Local Plan Designation & Description	<p>The site is allocated for B1, B2, B8 and C2 use classes (as per Policy EP1 Employment Site Allocations from Adopted Local Plan).</p> <p>This site is allocated for employment use and forms part of the EP1.3 in the Adopted Local Plan and named as 'Land to the North East of M61 Junction (Gale Moss)' as part of the Key Service Centre: Chorley Town. The Policy confirms it is suitable for B1, B2, and B8 use classes.</p>
SDP Reference	<p>There is no SDP reference for this site because it was written before the site was allocated.</p>
Assessment in 2009 Employment Land Review (Drivers Jonas)	<p>There is no 2009 assessment for this site.</p>
Assessment in 2017/19 Employment Land Study (BE Group)	<p>Within Table 61 on page 178 of the Assessment, the site is identified as EP1.3 and is noted that the revised site area is the same as the stated site area at 6.90ha, and it is suitable for use classes B2 and B8. The comments go on to state the following:</p> <p>'Current site Masterplan proposes site for B-Class employment and noted as 'Botany Bay Business Park'.</p> <p>Proposal is for larger industrial uses in three main plots here. The land is now the subject of an Outline planning application for 27, 871 sqm of B2 and B8 accommodation.'</p> <p>Within Table 63, the site is given a score of 54 out of 100 and a Market led score of 42.</p> <p>At paragraph 11.28, the site was highlighted as a contributor to Chorley's delivery of larger premises in the medium to long term, the comment is as follows:</p> <p>'There are several strategic and Central Lancashire scale sites which are likely to deliver larger premises in the medium and longer term. In addition to the Cuerden Strategic Site, discussed below, EP1.3: Land to the North-East of M61 junction (Gale Moss) Chorley offers reasonable delivery prospects as do HCA owned sites in North East Preston.'</p>

	<p>In Table 72, the site is highlighted as a preferred location within Chorley for RDC Level Logistics Facilities, within a size range of up to 40,000 sqm. However, in terms of size, the largest single building which could be accommodated here would be 27,000 sqm in size.</p> <p>Similarly, in paragraph 12.32 it is said to be 'likely' that some larger development will be delivered on the site within a realistic timeframe. Within the Site Pro Forma, at Appendix 5, the following points are noted:</p> <ul style="list-style-type: none"> - Owner is a private individual - Likely development potential is for a motorway linked industrial/warehouse park. - The site is not serviced.
Current Uses	Currently in use as Agricultural land.
Relevant Planning History	<p>Ref: 17/00713/OUTMAJ- Decision Notice 21/10/2019. Land Adjacent and South Of Leeds Liverpool Canal, Blackburn Road. Outline planning application for employment floorspace (Use Classes B2 and B8) with associated highways, landscaping provision and any ancillary development thereto. All matters reserved except for access which is proposed off the existing A674 roundabout. There have been no reserved matter applications since.</p> <p>See below the illustrative Masterplan for the proposed employment development by FI Real Estate Management, comprising of B2 and B8 Units. All matters reserved apart from access, for 27, 871 sqm of B2 and B8 accommodation, car parking, landscape, drainage, and other infrastructure. The employment space would comprise six units, indicatively split 75 percent B2, 25 percent B8 and capable of generating some 770 jobs. P272 Central Lancashire Employment Land Study.</p> 
Undeveloped/ Available Land	The 6.7 Ha of land is undeveloped and in use as agricultural land but has permission for employment floorspace.
Accessibility	Very good access. The Site sits on the boundary of the M61 and the adjacent roundabout provides connections to Chorley and Euxton. There is currently one existing access point off the A674 which is wide and unconstrained. There is further potential for access along the southern boundary which immediately connections to the M61 which would benefit a distribution use on Site.
Physical/ Environmental Constraints	The Site has a few notable constraints. There is a PRow (footpath no. 26) running vertically through the middle of the Site and the outer part of the Site is under the Ecological Grassland Network. The canal to the east is in a Flood Zone Risk 2. There are no heritage assets within the site boundary, the closest is Buckshaw Hall (Grade II*) adjacent Central Avenue. The site is adjacent to the Green Belt and there is very little drainage infrastructure surrounding site.
Pegasus Summary/ potential for B1 Use	The site is suitable for B1 uses based on the policy in the adopted Local Plan. The site is a good regular shape with no disturbances in the topography or significant development constraints. The site is

	available and has permission for employment use, most suitably for B2 and B8 uses because it is near the motorway and has an established wide access point that is suitable for all vehicle types off the A674. The planning history shows no sign of developments at the implementation stage on the Site.
--	---

EP1.5	Euxton Lane, Chorley
Aerial/ Local Plan Map	
Size	<p>Policy EP1 in the Adopted Local Plan indicates that the Site is 13.1 ha and we would agree with this measurement.</p>
Site Description	<p>This is a regular parcel of land located within Chorley Town, just south of the rail line and to the north of B5252. There is a third-party access route running along the western boundary and the site backs onto housing to the east. The site itself is mostly scrub land with the Strawberry Fields Digital Hub development on the southern boundary. There is a cluster of trees to the north-west and a pond on site which owners are keen to retain.</p>
Local Plan Designation and Description	<p>Use Classes B1, B2, B8 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan).</p> <p>This Site is allocated for employment use and forms part of the EP1.5 in the Adopted Local Plan and named as North of Euxton Lane. This Policy confirms that it is suitable for B1, B2 and B8.</p>
SPD Reference	<p>Within Appendix 5 of the Central Lancashire 'Controlling Re-Use of Employment Premises' SPD, the Site is identified as a reference 40 and is deemed to be a 'Good Urban Site'.</p>
Assessment in 2009 Land Employment Review (Drivers Jonas)	<p>Within the assessment, the Euxton Lane site is given site ref: 40. Within table 5.5, Euxton Lane is scored 3 for Market Attractiveness with the following comment:</p> <p>'This site is currently occupied by Runshaw College and XTCN business park. Generally, the site is well maintained. However, some buildings need improvement. The site is across the railway line from Southern Commercial Buckshaw Site. The Site has very good road frontage and achieves a good score for market attractiveness.'</p> <p>The Site was also scored 3 for Strategic Planning and Sustainability with the following comment:</p> <p>'The Site achieves a good score from strategic planning and sustainability. This is influenced by a park and ride site near to the site and re-opening/ refurbishment of the rail station proposed to be completed in March 2009 as part of the regeneration broader area which will further enhance the site's sustainability credentials.'</p> <p>In Appendix 3 (page 400), the site appraisal for Euxton Lane made the following comments:</p>

	<ul style="list-style-type: none"> - The site is likely to have limited amount of contamination on it from previous factory/works uses which can easily be mitigated. - The site is located out of centre, but within the urban areas. - Economic Activity The site is located in an area of good economic activity (67.7-72.5%). - Multiple Deprivation Indices The site is within an area ranked in the most affluent wards (75%) for multiple deprivation.
Assessment in 2017/19 Employment Land Study (BE Group)	<p>Within Table 61 on page 175 of the Assessment, the site is identified as EP1.5 and is noted that the revised area is 8.80 ha suitable for B1 (a), B1 (b) AND b1 (c) Use Classes. The comments go on to state the following:</p> <p>‘Site consented for high value mixed-use scheme, with developer partners and key funding in place. Short term delivery likely. Non B-Class uses will take up approx. 4.30 ha of the site.’</p> <p>Within Table 63, the site is given a score of 73 out of 100 and a Market led score of 41. Site Scoring Results (Appendix 8) shows that the site scored highest (achieving 10) in categories such as Road Proximity- Strategic Highway, Public Transport, Planning Status and Site availability.</p> <p>At paragraph 9.41, Runshaw College’s location at Euxton lane states that further investment is ‘unlikely’ because Runshaw college is reducing staffing in this area. At paragraph 5.7, it is explained that Euxton Lane is a desirable location where companies want to stay in, stated in the following:</p> <p>‘Property requirements are for industrial premises of up to 1,000 sqm and office requirements are for suites of 200-700 sqm. Most companies want to stay in their current locations in Chorley Borough, with a focus on Chorley Town, Adlington, the industrial estates/business parks of Euxton Lane and Buckshaw Village.’</p> <p>Within the Site Pro Forma, at Appendix 5, the following points are noted:</p> <ul style="list-style-type: none"> - The owners of the site include a private individual and Chorley Council - The proposal on the Site is an illustrative Masterplan document prepared by Planit for Chorley Council and landowners was presented to Chorley Council’s Executive Cabinet on 8th December 2016. The masterplan covers the whole of the Policy EP2 site. This land is proposed for B-Class employment within the wider masterplan and noted as ‘Botany Bay Business Park’. - The scheme is referred to as the Strawberry Fields Digital Hub) Chorley Council has £4 million in ERDF funding to deliver this building by November 2018 and has been informally marketing the property, with some 15 potential end users identified. The scheme will offer co-location business space, break out/meeting rooms, serviced facilities, and technical support. Also, onsite business advice and access to a university researcher will also be offered.
Current Uses	Currently, the council are operating on Site through the development of Strawberry Fields Digital Hub, the remainder is clear and ready for development.
Relevant Planning History	<p>Ref: 15/00224/OUTMAJ- Approved 04/12/2015. Land 200m North of Derian House Euxton Lane Chorley. Outline application (specifying access only) for a mixed-use development comprising Digital Health Park, industrial/employment units (Use Classes B1/B2/B8); Care Home and Specialist Care Facility (Use Class C2); local convenience store (Use Class A1); family pub (Use Class A4) and/or medical centre (Use Class D1); residential units (Use Class C3) and associated access, landscaping, and infrastructure. The masterplan for this application is detailed illustrates a new road layout with traffic light system and pedestrian crossing, and uses which include a specialist care unit, care home, other housing, and a light industrial unit.</p> <p>The following reserved matters applications were approved:</p> <ul style="list-style-type: none"> - 16/00337/REMMAJ- Approved 13/05/2016. – for a digital office park (B1), data centre (B8) and business centre units (B1/B2/B8). - 19/01099/REMMAJ- Approved 29/05/2020 – for the erection of mixed industrial units (B1/B2/B8) - 19/00904/REMMAJ- Approved 15/03/2021 - for the erection of 122 dwellings - 20/00797/REM- Approved 27/11/2020 – for the erection of a care home



EUXTON LANE - PHASING PLAN

- Ref: 18/00046/DIS- Granted Discharge 03/01/2020. Site phasing Plan (see above).
- Ref: 20/00631/DIS- Granted Discharge 16/07/2020
- Ref: 20/00750/DIS- Granted Discharge 19/08/2020.
- Ref: 20/00790/DIS- Granted Discharge 03/09/2020
- Ref: 20/00865/DIS- Granted Discharge 04/08/2021
- Ref: 21/00234/DIS- Granted Discharge 21/09/2021

The above applications relate to the majority of the site allocation but there is a remaining part of the allocation to the west that is subject to separate planning permissions.

Ref: 19/00016/CO3MAJ- Decision granted 20/06/2019. Land to the Rear of Brookfield Alker Lane Euxton. Outline application for employment development comprising of Office (Use Class B1), Light industrial (Use Class B1) and General Industrial (Use Class B2) uses with all matters reserved apart from access.

Ref: 20/00861/CB3MAJ- Decision granted 18/12/2020. Land to the Rear of Brookfield Alker Lane Euxton. Full permission for the erection of 6no. buildings comprising use classes B1 (A - offices, B - research and development, C - light industrial), B2 (general industrial) and B8 (storage and distribution) with associated works. The most recent application, which covers the western side of the site, was approved on the 18th of December 2020. The layout shows 27 employment units with landscaping and associated parking within 6 main buildings as per the plan below.

Subsequent s73 and discharge of condition applications have also been made and granted including the following which illustrate that the developers are advancing the approved scheme:

- - 21/00145 – discharge conditions 9, 10, 12, 14, 17 and 21.
- - 21/00395 – discharge condition 20
- - 21/00546 – vary conditions 6 and 7
- - 21/00861 – discharge condition 15

	
<p>Undeveloped/ Available Land</p>	<p>This allocation is partly developed with the Strawberry Fields Business Hub now built and active. As a result, there is approx. 9 ha of available, undeveloped land on this site. However, we note that other parts of the allocation are advancing but for a mixture of uses. Those that have been actively pursued for B use classes and approved planning permission include the western part of the site subject to application 20/00861, which measures 3 ha. The area of land subject to RM application 19/01099 measures 1.5 ha. As such, there is 4.5 ha of land that we consider will come forward for office related development in the near future. Clearly if other parts of the development proposed for other uses do not come forward, that land would also still remain suitable and available for employment related development.</p>
<p>Accessibility</p>	<p>Good access. The Site has multiple potential access points off the B5252, which borders the south of the Site, with links directly to the M61 from there. Access is restricted to the north due to the trainline adjacent the Site, however the proximity of Buckshaw Parkway improves potential access for B1 use.</p>
<p>Physical/ Environmental Constraints</p>	<p>There are some notable constraints environmental constraints. There are multiple TPOS on Site and the middle of the site is within an Ecological Grassland and Woodland Network which continues beyond the site boundaries to form a 3km corridor. The pond at the centre of the Site has newts but suitable mitigation strategies have been approved and put in place following the development of the Strawberry Fields / Digital Hub scheme.</p>
<p>Pegasus Summary/ potential for B1 use</p>	<p>The Site is suitable for B1 or B8 use classes because it is of a larger scale and is in proximity of major roads such as the B5252 which provides connections to the M61. The site is within walking distance of Chorley railway station and Buckshaw Parkway although cycle and pedestrian networks surrounding the site could be improved. There have been a series of recent planning applications that have sought to refine the details of a mixed- use Digital Health Park, which is now built, and there are a series of approvals in place for additional office development on the wider site. Whilst it is unclear if the pandemic will have had an impact on the viability of this scheme since the last application was submitted and approved, the existing and proposed facilities will provide more modern office and other forms of employment development centred around the Hub and is therefore like to prove an attractive location for new businesses seeking such space.</p>

EP1.2	Botany Bay
<p>Aerial/ Local Plan Map</p>	
<p>Size</p>	<p>Policy EP1 in the adopted Local Plan Indicates that the Site is 5.90 ha, which seemingly relates to the undeveloped parts of the site.</p>
<p>Site Description</p>	<p>This is a long and thin parcel of land located in the Botany Bay area just adjacent the M61. The site follows the shape of Leeds and Liverpool canal to the east and the shape of the M61 to the west. It is largely made up of scrub land to the north and then a small business unit and associated parking sites at the southern side of the Site, home to FI Real Estate Management within the Canal Mill. Currently, the site is accessible from the eastern boundary where established access points exist.</p>
<p>Local Plan Designation and Description</p>	<p>Use Classes B1, B2, B8, C1 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan).</p> <p>This Site is allocated for employment use and forms part of the EP1.2 in the Adopted Local Plan and named as Botany Bay and is categorised under the Key Service Centre heading of Chorley Town. The Policy confirms that it is suitable for B1, B2, B8 and C1 use classes.</p>
<p>SDP Reference</p>	<p>Within Appendix 5 of the Central Lancashire 'Controlling Re-Use of Employment Premises' SPD, the Site is identified as a reference 2 and is deemed to be a 'Good Urban Site'.</p>
<p>Assessment in 2009 Employment Land Review (Drivers Jonas)</p>	<p>Within the assessment, M61/ Botany Bay is given Site Ref: 2. Within Table 4.7 'Commitments within Local Plan Employment Allocations' The Site has 3 listings which with the total available area of land at 5.74 ha</p> <p>Paragraphs 5.22 give details of the M61/ Botany site which include:</p> <p>'The site has three extant predominantly employment planning commitments over the extent of the allocation. There is currently a call for site suggestion on this site for housing. This site appears commercially attractive. It is in such proximity to motorway and a roundabout and site access to the A674 has been constructed. There are no flood or contamination issues associated with this site. The site is a good regular shape and site with no disturbances in the topography or significant development constraints.'</p> <p>In Appendix 3, the Site Appraisal for M61/ Botany Bay can be found (page 326). From this, it is evident that the site is located in an area of good economic activity (67.7-72.5%) and it should also be noted that the site is within an area ranked in the most affluent wards (75%) for multiple deprivation.</p>
<p>Assessment in 2017/19 Employment Land Study (BE Group)</p>	<p>Within Table 61 on Page 175 of the Assessment, the site is identified as EP1.2 and is noted that the stated site area is 5.90 but there is no available revised Site area and no suggested use classes in this table.</p> <p>The comments go on to state the following:</p>

	<p>‘Part of a wider EP2 Policy area, which totals 8.8 ha Current site Masterplan proposes site for retail, food and a hotel, with no B-Class use. The land is now the subject of an Outline planning application to redevelop the whole 8.8 ha area for a primarily A1/A3 retail park. B1 uses are possible in the refurbished Botany Bay Mill, but no land is specifically retained for this purpose.’</p> <p>At paragraph 9.15, it is stated that Larger retail and leisure uses do overlap with B-Class employment in a range of Central Lancashire Employment Areas, including in Botany Bay:</p> <ul style="list-style-type: none"> - EP1.2: Botany Bay Chorley: ‘The current planning application proposes the whole EP1.2 site for a retail park, with any B-Class uses limited to B1 (a) offices in the existing Mill Building.’ <p>At paragraph 10. 11, points out that with the three sites of the Great Knowley/ Botany Bay area, in principle 26.90 ha is available with a wider mixed-use policy area of 32.5 ha. The main developer partner has now submitted application which would see 11.97 ha of the wider Great Knowley site developed for housing and all the 8.8 ha Botany Bay site developed for a mixed-use scheme, primarily comprising an A1/A3 retail park (albeit with some prospects for B1 premises in the refurbished Mill building).</p> <p>However, viability issues are also highlighted in paragraph 10.11 (page 177):</p> <p>‘Only EP1.3: Land to North East of M61 Junction is proposed for B-Class uses. While this study does not endorse the specific applications being considered, evidence is that landowner aspirations, site assembly and, in the case of EP1.1 Great Knowley at least, access, topography and bridging of the Leeds-Liverpool Canal, are all significant barriers to deliverability. Thus, it is likely that the bulk if the land here cannot be viably delivered for B1, B2, B8 uses. Reductions in the realistic supply are thus made to exclude land where alternative uses are now proposed.</p> <p>Within the Site Pro Forma, at Appendix 5 (page 269) the following points are noted:</p> <ul style="list-style-type: none"> - The Owner of the Site is First Investments/ Chorley Expressway. - The Site is categorised as not available within market availability. - Policy EP2 requires that the comprehensive development of the site is demonstrated through a masterplan, an agreed design code and phasing and infrastructure delivery schedule for the area. - An illustrative Masterplan document prepared by Planit for Chorley Council and landowners was presented to Chorley Council’s Executive Cabinet on 8th December 2016. The masterplan covers the whole of the Policy EP2 site. <p>The Masterplan proposes the EP1.2 site for:</p> <ul style="list-style-type: none"> - A1 retail totalling 16,027 sqm - A3 café restaurant - C1 Hotel use. <p>Overall total 18,899 sqm. No B-Class employment uses are proposed.</p> <p>Comments: The site has an existing access off the roundabout on the A674. Current application would redevelop the whole area for a primarily A1/A3 retail park. B1 uses are possible in the refurbished Botany Bay Mill, but no land is specifically retained for this purpose.</p>
<p>Current Uses</p>	<p>Currently, there are operators to the south of the Site within Canal Mill, however the scrub land on the northern part of the site is clear and available.</p>
<p>Relevant Planning History</p>	<p>Ref: 97/00247/OUT- Decision Notice 21/05/1999. Outline application for business and leisure development, including offices, research and development, light industry, general industry, distribution and warehousing, pubs and restaurants, hotel and leisure.</p> <p>Ref: 17/00715/OUTMAJ- Decision Issued 21/08/2019. Land Between M61 Motorway and Leeds And Liverpool Millennium Way. Outline planning application for retail floorspace (Use Classes A1, A3, A4 & A5), hotel (Use class C1), crèche/ nursery (use Class D1) and provision of associated car parking highways, landscaping and infrastructure and any ancillary development thereto, with all matters reserved except for access which is proposed off the existing A674 roundabout. Full planning</p>

	<p>permission for demolition (as applied for) of on- site structures and the change of use of the retained building (Use Classes A1, A3, B1, C1, D1).</p> <p>Ref: 05/00394/OUTMAJ- Decision Issued 04/11/2011. Proposed mixed use development of mainly B1, B2 and B8 use classes with site entrance allocated for C1 & A4 use classes.</p> <p>The following application is the most recent application on the Site and is awaiting a decision:</p> <p>(21/04/2021) Ref: 21/00439/FULMAJ- Awaiting Decision. Hybrid planning application seeking detailed and outline planning permission for the development of Botany Bay Business Park comprising development of Blocks A to J (37,661 sqm GIA) as follows: detailed planning permission is sought for Blocks C to J (36,996 sqm GIA) for Use Classes E (light industry only), B2 and B8; retention and improvements to existing vehicular access into site off A674; retention of closed access into site from the south (for emergency vehicle access only); new main and secondary circulation roads; servicing and circulation yards and HGV parking; car parking; pedestrian routes; landscaping and public realm; provision and upgrading of ancillary services and infrastructure and diversion of PROW FP26; and outline planning permission (all matters reserved except for means of access) for Block A (181 sqm) for Use Class E (food and drink)/sui generis (hot food takeaway) and Block B (484 sqm) for Use Class E and related access, car parking, circulation and landscaping.</p>
Accessibility	<p>Very good accessibility. The north, east and western boundary all provide opportunities for access. The Site is adjacent to the M61 and has the A674 on the northern boundary, and Blackburn Brow to the east which makes the Site highly accessible from the western boundary. The major road connections will benefit B1 and B8 uses and will complement the established development's use to the south of the site.</p>
Undeveloped/ Available Land	<p>The north of the site is available undeveloped scrub land whereas to the south of the site is Canal Mill, surrounding industrial buildings and adjacent parking. The site has one planning application awaiting a decision (Ref: 21/00439) for permission to develop Botany Bay Business Park but it is far from implementation stages.</p>
Physical/ Environmental Constraints	<p>The Site has few obvious physical constraints. However, a section of the north of the Site is under the Ecological Grassland Network. There is also a PRoW running around the edge of the parcel of land to the north. There is a Flood Zone 2 running vertically down the Site due to the canal. Despite this, the site is relatively unconstrained.</p>
Pegasus Summary/ potential for B1 use	<p>The site is suitable for potential B1 use. The most recent planning application is for a Business Park at Botany Bay and, although still awaiting a decision, shows that there is developer interest in the site and a push to bring the site forward. It is unclear if the pandemic will have slowed down or had an impact on the viability of this scheme since the last application was submitted, but with the site being located on the right site of the M61 and being in a strong economic area It is considered that this site will prove more viable for the delivery of office space and a range of other employment uses that the Bellway application site.</p>

EP1.1	Great Knowley, Chorley
<p>Aerial/ Local Map Plan</p>	
<p>Size</p>	<p>Policy EP1 in the adopted Local Plan Indicates that the Site is 14.1 ha. We agree with this measurement.</p>
<p>Site Description</p>	<p>This is a large parcel of greenfield land with an irregular shape, located between Great Knowley to the east and the Leeds and Liverpool Canal to the west. The land contains a mixture of mature vegetation that show no obvious signs of previous development and the topography has a steep sloping gradient. The Site is split into a number of parcels that have various private ownership.</p>
<p>Local Plan Designation and Description</p>	<p>The site is a mixed-use employment site that has use classes B1, B2 and has been identified as suitable for housing a spart of a mixed use development uses (as per Policy EP1 Employment Site Allocations from Adopted Local Plan).</p> <p>The Site is allocated for employment use and forms part of the EP. 1.1 in the Adopted Local Plan and named as Great Knowley, a Key Service Centre for Chorley Town. The policy confirms that it is suitable for B1, B2 and B8 use classes.</p>
<p>SPD Reference</p>	<p>Within Appendix 5 of the Central Lancashire 'Controlling Re-Use of Employment Premises', the Site is identified as a reference 1 and is deemed to be a 'Good Urban Site'.</p>
<p>Assessment in 2009 Land Employment Review (Drivers Jonas)</p>	<p>Within the assessment, the Great Knowley site is given site ref: 1. Table 4.5 notes Great Knowley as an Employment Allocation Site without planning permission, paragraph 4.38 reinforces this point:</p> <p>'Compared with South Ribble and Preston, Chorley Borough has the largest area in hectares of allocated employment land without planning permission at approximately 55 hectares. Key sites contributing to this figure include Botany / Great Knowley, Cowling Farm and Southern Commercial / Buckshaw Village.'</p> <p>Within Table 5.3 the Great Knowley site is scored 3 for Market Attractiveness and a 2 for Strategic Planning and Sustainability, for the following reasons:</p> <p>Paragraph 5.19: There are no marketing boards on the site but there have been a number of enquiries to the Council about this site over recent years. This includes a range of site suggestions on this site currently, for employment and leisure, housing and leisure and Green Belt. Certain other constraints / requirements are also identified which could affect market interest and / or the capacity of site development – for example, TPOs over part of the site, drainage and access issues (requiring access over the Canal and into the adjoining M61 / Botany employment site), site topography and strategic landscaping requirements. There are a number of environmental/ strategic planning issues associated with this site. Its Greenfield nature and out of centre location reduce its sustainability performance and consideration could be given to a Sustainability Plan.</p>

	<p>That being said, the site is sufficiently large to offer a reasonable range of potential plot sizes and layouts to meet a variety of employment requirements. In Table 9.35 Great Knowley is categorised as a 'Good Urban Site'</p> <p>In Table 9.35 Great Knowley is categorised as a 'Good Urban Site'.</p> <p>The site is located in an area of good economic activity (67.7-2.5%) in Chorley north west ward. Regeneration and Economic Development Multiple Deprivation Indices The site is within an area ranked within the most affluent wards (75%) for multiple deprivation.</p>
<p>Assessment in 2017/19 Employment Land Study (BE Group)</p>	<p>Within the Assessment, on Table 62 (page 178), the site is identified as EP1.1 and it is noted that the revised size area is 11.73 ha, suitable for B1 and B2 Use Classes. The comments go on to state the following:</p> <p>Part of the wider EP2 Policy Area, which totals 23.7 ha Current site Masterplan shows 100% housing on a net site area of 9.96 ha Site is now the subject of two Outline planning applications for 288 dwellings on two sites, totalling 11.97 ha. While this study does not endorse the specific planning application currently being considered, a largely residential development here does appear the most likely development outcome. Some 11.73 ha remains undeveloped in the south of the site and, in principle, available for B-Class development. In practice, viability, topography, adjacent housing and landowner intentions are likely to be significant barrier to any employment development in this area.'</p> <p>Within Table 63, the site is given a score of 50 out of 100 and a Market led score of 42.</p> <p>Paragraph 10.23 points out that, perhaps surprisingly, Great Knowley is the third worst scoring overall. Although the site is well located, close to an M61 junction, accessing and servicing the site appear challenging, land is in multiple ownerships, and is likely to see land lost to housing.</p> <p>Similarly, at paragraph 10.11 it is noted that the issues that the Great Knowley Site has, such as access, topography and bridging of the Leeds and Liverpool Canal are barriers to deliverability of the three sites of the Great Knowley/ Botany Bay Area.</p> <p>Within the Site Pro Forma, at Appendix 5, the following points are noted:</p> <ul style="list-style-type: none"> - There are multiple owners of the site - The development of this site would help meet overall Borough employment requirements as set out in Table 5 of the Core Strategy. - Some 11.73 ha remains undeveloped in the south of the site and, in principle, available for B-Class development. In practice, viability, topography, adjacent housing and landowner intentions are likely to be significant barrier to any employment development in this area.
<p>Current Uses</p>	<p>There are multiple owners of the land parcels in this Site. Currently, the parcels are in agricultural use.</p>
<p>Relevant Planning History</p>	<p>Ref: 5/1/03243- Approved 06/03/1969. Land Opposite 104 Blackburn Road. Use of land for residential development.</p> <p>Ref: 5/1/02673- Approved 30/08/1996. Land To The West Of 94 Blackburn Road Chorley. Use of land for residential development</p> <p>Ref: 17/00714/OUTMAJ- Approved 21/10/2019. Land to the west side of Blackburn Road. Outline planning application for the construction of up to 188 dwellings (Use Class C3) with associated highways, landscaping and infrastructure provisions and any ancillary development thereto. All matters reserved except for access.</p> <p>Ref: 17/00716/OUTMAJ- Approved 21/10/2019. Land To the Rear Of 135 Blackburn Road Blackburn Road. Outline planning application, with all matters reserved, for the construction of up to 100 dwellings (Use Class C3) with associated highways, landscaping and infrastructure provisions and any ancillary development thereto.</p>

Ref: 19/01113/OUTMAJ- Approved 13/09/2021. Outline application for the construction of up to 233 dwellings with all matters reserved, save for access (resubmission of approved application ref. 17/00714/OUTMAJ). See illustrative Masterplans Below:

Application Site 3 Illustrative Masterplan:



Application Site 2 Illustrative Masterplan:



Undeveloped/ available land	The whole parcel is undeveloped and available land.
Accessibility	The parcel of land is mostly inaccessible due to the Leeds and Liverpool Canal running along the western boundary, which blocks access from the M61 and isolates the majority of the site. The location of the canal also implies the need for a bridge to be provided for future development which would have a large financial impact.
Physical/ Environmental Constraints	Great Knowley is heavily constrained. The topography of the site is steep, it slopes up to Knowley Brow. Leeds and Liverpool Canal runs along the boundary of the site which restricts access and isolates it. There is a Tree Preservation Order and definitive footpath (No. 26) running across the Site. There are impacts to multiple ecological habitats and a bridge for access would have to be provided which may threaten surrounding wildlife and be economically damaging.
Pegasus Summary / potential for B1 use	The site has weak potential for B1 use. In practice, the viability, topography, adjacent housing and landowner intentions are likely to be significant barrier to any employment development in this area.

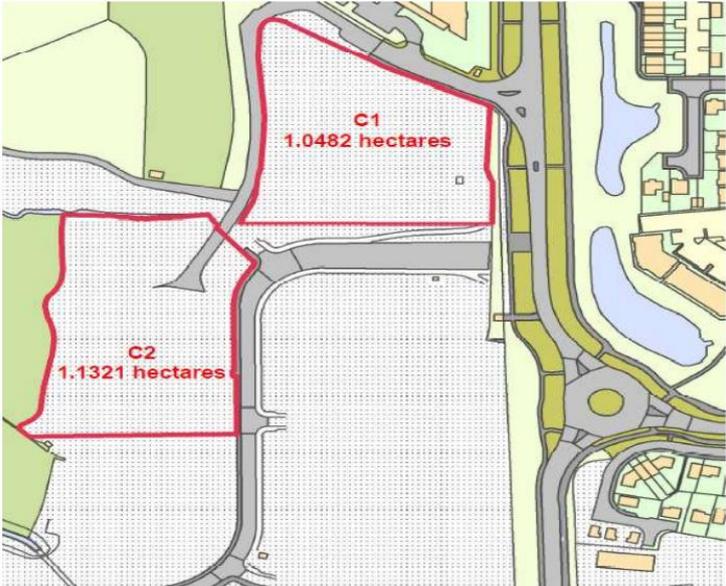
	The most recent planning application 19/01113/OUTMAJ (re-submitted approved application 17/00714/OUTMAJ), shows proposals for C3 use. However, there are no signs of development on site as of yet.
--	---

EP1.11	The Revolution
<p>Aerial/ Local Plan Map</p>	
<p>Size</p>	<p>Policy EP1 in the adopted Local Plan Indicates that the Site is 13.80. However, we measure it to be 3 ha.</p>
<p>Site Description</p>	<p>This site is within Buckshaw Village and is a parcel of scrub land situated north of the rail line and south of Buckshaw Avenue roundabout. To the west of the site is Tesco supermarket and the retail centre of the settlement. The parcel is scrub land with scattered trees to the western boundary and access is limited to the north of the site.</p>
<p>Local Plan Designation & Description</p>	<p>This parcel of land is and allocated employment site with use classes B2, and B8 and is designated Green Belt. But it is part of the Revolution site as part of Buckshaw Village Strategic Site (which was defined as a major developed site within the Green Belt. The remaining parcel of land itself is undeveloped scrubland with a large scattering or trees and a roundabout to the northern boundary but represents an obvious infill site for employment.</p>
<p>SPD Reference</p>	<p>Within Appendix 5 of the Central Lancashire 'Controlling Re-Use of Employment Premises' SPD, the Site is identified as a reference 39 and is deemed to be a 'Best Urban Site'.</p>
<p>Assessment in 2009 Employment Land Review (Drivers Jonas)</p>	<p>Within the Assessment, the Revolution Site (Regional Investment Site) is given ref: 39. Within Table 4.5, it is noted that the site measures 17.95 ha and therefore at the time of this assessment, the site would have been much larger than its existing remaining form.</p> <p>Paragraphs 5.80-5.82 provide a description of the site. The assessment noted that the site is free from environmental and heritage designations and has appropriate neighbouring uses for employment development. Access to the various parts of the site is excellent with purpose built new roads. The site adjoins other employment uses and Greenfield land and has excellent local road frontage. The site is large regular and flat. The site is outside of Chorley Town Centre but is part of a large regeneration scheme with sustainability aspirations, is well served by public transport networks and has good footpaths and cycle links.</p> <p>Despite the site's location outside of Chorley Town centre it is within a larger regeneration scheme and is well connected by transport routes and has good cycle and footpath routes near to the site. It is located in an area of good economic activity (67.7-72.5%). The site is also noted to be within an area ranked in the most affluent wards (75%) for multiple deprivation</p>
<p>Assessment in 2017/19 Employment Land Study (BE Group)</p>	<p>Within Table 61 on Page 181 of the Assessment, the site is identified as EP1.11 and is noted that the revised and stated Site area are the same at 3.16 ha suitable for B2 and B8 Use Classes, the comments go on to state the following:</p>

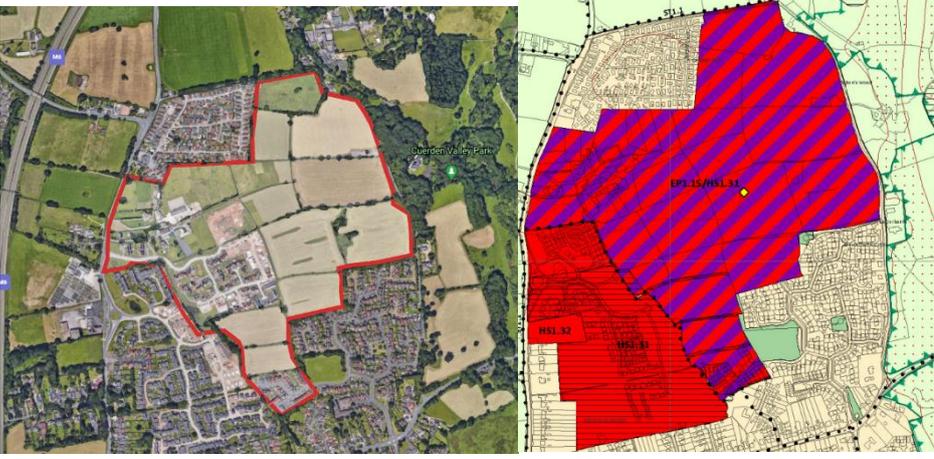
	<p>‘Initially expansion land for adjacent occupier. If not required by Kimberley Clarke would suite a scheme of small to mid-sized good quality B2/B8 units, comparable to those located to the west.’</p> <p>Within Table 63, the site is given a score of 77 out of 100 and a Market led score of 43. This score is the highest out of all of the Sites referenced in this table. Table 71 highlights that EP1.11 The Revolution is a preferred location for ‘mostly 0-100 sqm, not exceeding 300 sqm, due to the demand for high grade expansion sites in a key market area of Chorley such as this.</p> <p>Paragraph 8.81 explains the biggest anomaly results in Table 36, ‘Employment Land Take Up 1991-2016’ compared with South Ribble and Preston with the following statement:</p> <p>‘Chorley – High take up rates, equating to more than 10 ha/year over 2005-2008. This is at least partially accounted for by the delivery of several large logistics properties at the Revolution, Buckshaw Village and does accord with a period of national market growth.’</p> <p>Within the Site Pro Forma, at Appendix 5, provides comment:</p> <ul style="list-style-type: none"> - If not required by Kimberley Clarke would suite a scheme of small to mid-sized good quality B2/B8 units, comparable to those located to the west. - There are no constraints. <p>At Appendix 10, the Assessment (electronic page 249) recommended that the site is protected in the Local Plan as a key/ local/ county/ regional employment area for B1/B2/B8 (and appropriate ancillary uses) and is given Grade A rating.</p>
Current Uses	Currently, there are no uses on the Site, and it is not developed but it appears the land is informally used by the neighbouring occupier for overspill parking and external storage space every now and then.
Relevant Planning History	<p>The site is partly covered by the following applications:</p> <p>Ref: 97/00510/FUL- Decision Issued 01/02/1999. Royal Ordnance Site. Land remediation & earthworks including building demolition & removal of blast walls, building slabs & services; surface scraping; excavation & recycling of foundations & structures & formation of raised landforms as fill disposal areas.</p> <p>Ref: 97/00509/OUT. Decision issued 24/08/1999. Royal Ordnance Site. Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network.</p> <p>The only application that includes the whole of the site is the following:</p> <p>Ref: 02/00748/OUTMAJ- Decision Issued 16/15/2002. Royal Ordnance Site, Including Land Between Dawson Lane and Euxton Lane. Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station).</p>
Undeveloped/ available land	The whole parcel is undeveloped, but it is informally used as external parking and storage space by the neighbouring B8 use business to the west. It is unclear if the land is currently available on that basis.
Accessibility	Good accessibility. This parcel of land sits adjacent to Buckshaw Avenue Road, which links the site to Buckshaw Village (approx. 0.54 miles) and Euxton (approx. 0.86 miles) from the site. Buckshaw Parkway is within a 1-minute walk (0.16 miles) and there are 9 bus stops within 0.5 miles circa of the land parcel.
Physical/ Environmental Constraints	The site is technically within the Green Belt but PDL and has 2 Shrubs Maintenance orders on the northern boundary next to the roundabout. The topography of the Site is defined by the slight sloping

	of the site downwards towards the railway line. Besides that, this parcel of land is relatively unconstrained with no heritage assets or any nature designations within the Site boundary.
Pegasus Summary / potential for B1 use	Whilst allocated for B2/B8 uses the site also offers some scope for B1 use due to the proximity and nature of other employment uses in this area. It is unclear if the land is genuinely available as it appears to be potential expansion land for the neighbouring employment occupier but could come forward in the future if it is deemed that it is not required by that business.

EP1.12	Group 1, Buckshaw Village	
<p>Aerial/ Local Plan Map</p>		
<p>Size</p>	<p>Policy EP1 in the adopted Local Plan Indicates that the Site is 5.40 ha. However, we have measured it to be 8 ha.</p>	
<p>Site Description</p>	<p>This parcel of land is located in Euxton and is one of the last remaining parcel of the former Royal Ordnance Site. The site itself is mainly made up of scrub land and has Buckshaw Brook running onto it at the southern boundary. It is located on the edge of Buckshaw Village with Tesco supermarket to the east, the rail line to the south and Buckshaw Village to the north. It is largely made up of scrub land but adjacent Brookwood way within the Site boundary is a school with a playing field.</p>	
<p>Local Plan Designation & Description</p>	<p>Use Classes: B1 and B2 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan)</p> <p>This Site is allocated for employment use and forms part of the EP1.11 in the Adopted Local Plan and named as Buckshaw Village Strategic Site: Group 1. The Policy confirms that it is suitable for B1 and B2 use classes and is an allocated employment Site also suitable for housing as part of a mixed-use development. The majority of the Site is highlighted on the Brownfield Register (ref 2528).</p>	
<p>SDP Reference</p>	<p>Within Appendix 5 of the Central Lancashire 'Controlling Re-Use of Employment Premises' SPD, the Site is identified as a reference 37 and is deemed to be a 'Good Urban Site'.</p>	
<p>Assessment in 2009 Employment Land Review (Drivers Jonas)</p>	<p>Within the Assessment, the Group 1 site is given site ref: 37. Within Table 4.5, it is noted that the site measures 5.4 ha and therefore at the time of this assessment, the site would have been much smaller than its existing remaining form. Paragraph 5.70 provide a description of the site within its larger Buckshaw category. The assessment noted that the site is free from all environmental and heritage designations, and there is no flood risk on site. The site is in need of remediation, but it forms part of a wider regeneration opportunity being developed and is on a bus route. Paragraph 5.74 states that the site is ranked as 'Good Urban', however with remediation and transport connections as part of the broader regeneration strategy this site has the potential to be 'Best Urban'.</p>	
<p>Assessment in 2017/19 Employment Land Study (BE Group)</p>	<p>Within Table 61 on Page 181 of the Assessment, the site is identified as EP1.2 and is noted that the revised Site area is 2.17 ha suitable for B1 (c), and B2 use classes. The comments go on to state the following:</p> <p>'Two plots on the market, of a smaller size than indicated in Local Plan. Land is being actively</p>	

	<p>marketed for freehold disposal. Agents report modest interest, to date, mostly from occupiers/developers looking for B1(c)/B2 options.'</p> <p>Within Table 63, the site is given a score of 76 out of 100 and a Market led score of 42.</p> <p>Within the Site Pro Forma, at Appendix 5 (page 285), the following points are noted:</p> <ul style="list-style-type: none"> - The owners of the Site are Persimmon Homes and the land is being actively marketed for freehold disposal. Agents reported modest interest, to date, mostly from occupiers/ developers looking for B1/ B2 options. - The area is measured at 5.40 but net plot area is 2.17ha, comprising: C1 (1.04ha) and C2: 1.13ha. The parcels in question are illustrated on the plan below:  <ul style="list-style-type: none"> - However, the updated site boundary according to the Chorley Proposals Plan also includes the land the other side of Brookwood Way.
<p>Current Uses</p>	<p>The land within Brookwood Way is brownfield land that has been developed for residential use whereas outside of the road, but still within the boundary, is village school and an associated playing field.</p>
<p>Relevant Planning History</p>	<p>Ref: 08/00910/OUTMAJ- Decision Issued 22/12/1009. Group 1 Euxton Lane Euxton. Outline planning application for the redevelopment of land at Group One (Site Area 54.34 Hectares), Royal Ordnance Site, Chorley for mixed use development comprising housing and commercial uses (including uses A1, A2, A3, B1, B2, C1, C2 and C3 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2006) and associated landscape treatment and highway works. The following applications to discharge conditions on the above outline application have been approved:</p> <ul style="list-style-type: none"> - 10/00247/DIS - 10/00940/DIS - 11/0080/DIS - 12/00835/DIS <p>Ref: 09/00095/FULMAJ- Decision Issued 22/12/2009. Group 1 Euxton Lane. Land reclamation and remediation earthworks to create a development platform at Group 1, Buckshaw Village (site area 54.34 hectares). The following applications to discharge conditions on the above application have been approved:</p> <ul style="list-style-type: none"> - 10/00153/DIS - 10/01062/DIS - 12/00448/DIS - 12/01237/DIS <p>14/00927/OUTMAJ) involving a change of material to brindle red block paving</p>

	<p>Ref: 21/00582/MNMA. Decision Issued 22/09/2021. Minor non-material amendment to planning permission 19/00137/REMMAJ (Reserved matters application for the erection of 128no. residential dwellings (including 12 affordable dwellings) and associated landscape and highway works (pursuant to outline planning permission ref: 14/00927/OUTMAJ) involving substitutions of house types on plots 265 and 266 and positioning of plot 322.</p> <p>Although the above application only covers a small section of the south- west area of the site, this was the last minor non- material amendment application to be approved, on the 22nd of September 2021, and therefore shows development details are being confirmed.</p>
Undeveloped/ available land	The majority of the site is developed albeit there is a section over Brookwood Way on the north boundary that looks clear (around 1.2 ha).
Accessibility	Good accessibility. Brookwood Way runs around the site boundary to allow for potential access from anywhere on this road. The roads surrounding the site are wide and clear. The M6 and M61 are in proximity to the west and east of the Site and there is direct access to the site from Euxton Lane. Buckshaw Parkway is located within walking distance to the east of the site.
Physical/ Environmental Constraints	The site is relatively unconstrained. To the western boundary is an Ecological Network Woodland. On the southern boundary is Flood Zone 2 due to the pond. There are no TPOs or heritage assets on site and therefore it is largely unrestricted.
Pegasus Summary / potential for B1 use	The remaining undeveloped parts of the site (circa 1.2 ha) remain suitable and available for development as demonstrated by the 2008 planning permission but uptake has been slow.

EP 1.15	Land East of Wigan Road, Clayton-le-woods
<p>Aerial/ Local Plan Map</p>	
<p>Size</p>	<p>Policy EP1 in the adopted Local Plan Indicates that the Site is 15ha. However, we measure it to be just over 38ha.</p>
<p>Site Description</p>	<p>This is a parcel of land located with Clayton-le-woods just off Wigan Road and east of the M6. Cuerden Valley Park is located on the eastern boundary of the site and divides it from the retail centre of the settlement. It is made up of a mixture of agricultural land to the north and housing developments to the south, therefore only around 21.5 ha of the site is developable. There is an equestrian centre located to the west and there are also signs of ongoing development in places.</p>
<p>Local Plan Designation & Description</p>	<p>Use classes B1, B2 and B8 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan)</p> <p>This Site is allocated for employment use and forms part of the EP1.15 in the Adopted Local Plan and named as Land east of Wigan Road (Clayton-le-woods). The Policy confirms that it is suitable for B1, B2 and B8 use classes.</p>
<p>SDP Reference</p>	<p>There is no SDP reference.</p>
<p>Assessment in 2009 Employment Land Review (Drivers Jonas)</p>	<p>At Table 5.5, the Land at Wigan Road is categorised as ‘other urban’ and it scored 2 for market attractiveness and 2-3 on strategic planning and sustainability.</p> <p>At Table 5.8, the site is described as a ‘small, irregular site of moderate quality’ (p139)</p> <p><u>Market Attractiveness comment:</u> ‘The site achieves an average market attractiveness score- this small irregular site is free from policy constraints and within a mile of the main road, Although access into the site is good, internal circulation and visibility from the road network is poor, A site suggestion has been submitted for this site for housing.</p> <p><u>Environmental Sustainability & Strategic Planning comment:</u> The site achieves moderate to good score in strategic planning and environmental terms. There are moderate footpaths leading to the site and the site is close to a bus corridor. The redevelopment of the site would enhance the view from the local road.</p>
<p>Assessment in 2017/19 Employment Land Study (BE Group)</p>	<p>Within Table 61 on page 182 of the Assessment, the site is identified as EP1.15 and is noted that the revised site area (8.03 ha) is less that the original stated site area (15.ha). It is stated that the site is suitable for B1, B2 and B8 uses. The comments go on to state the following:</p> <p><i>‘Chorley Council will support delivery of 8.03 ha of land for employment uses. The remainder of the original allocation will be used for residential uses (with proposals now being progressed) and associated services and facilities including a primary school.’</i></p> <p>Within Table 63, the site is given a score of 41 out of 100 and a Market led score of 32.</p>

	<p>Paragraph 10.23 explains the low scoring of EP1.15 by explaining that it reflects the backland position of the land now available for B-class employment which sits away from the A49.</p> <p>Within Table 71, it is recommended that the site would support larger units although access and proximity to housing may be barriers.</p> <p>Within paragraph 11.52 (Employment Land Supply) the site is categorised within the 'extensive North Chorley Site' with the bulk of development expected to be for housing, with a net developable area of 8ha.</p> <p>In Table 72, the site is highlighted as a preferred location within Chorley for RDC Level Logistics Facilities, within a size range of up to 40,000 sqm. However, in terms of size, the largest single building which could be accommodated here would be 27,000 sqm in size.</p> <p><u>Remaining land identified for employment in 2017:</u></p> 
<p>Current Uses</p>	<p>The current uses on Site include residential use predominantly to the south west with associated amenities, including a homeware store and equestrian centre. The land to the north-east is predominantly in agricultural use which has no signs of previous development. There are developments at the implementation stage at the centre of the site (see below).</p>
<p>Relevant Planning History</p>	<ul style="list-style-type: none"> - 12/00941/OUTMAJ- Approved 06/11/2012. Outline planning application for the development of land to the east of Wigan Road for the erection of up to 160 dwellings and associated open space with all matters reserved, save for access. (Resubmission of Application: 11/01093/OUTMAJ). - 14/00025/OUTMAJ- Approved 24/09/2014. Section 73 application to vary condition 16 of outline permission 13/00803/OUTMAJ to omit reference to the construction of a footpath / cycleway link along the eastern side of Wigan Road from the site entrance to Lancaster Lane - 14/01003/REMAJ- Approved 18/12/2014. Reserved matters application pursuant to outline planning permission 14/00025/OUTMAJ for the development of land to the east of Wigan Road for the erection of 154 dwellings (part amendment to reserved matters approval 13/00822/REMAJ) - 12/00872/FULMAJ Approved 20/08/2013. Planning application for 52 style park homes for older persons (over 55) and associated development including replacement community building, bowling green, allotments, pavilion, equipment store, activity trail, balancing ponds,

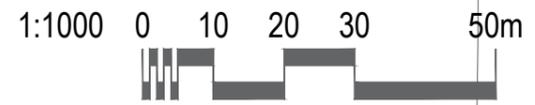
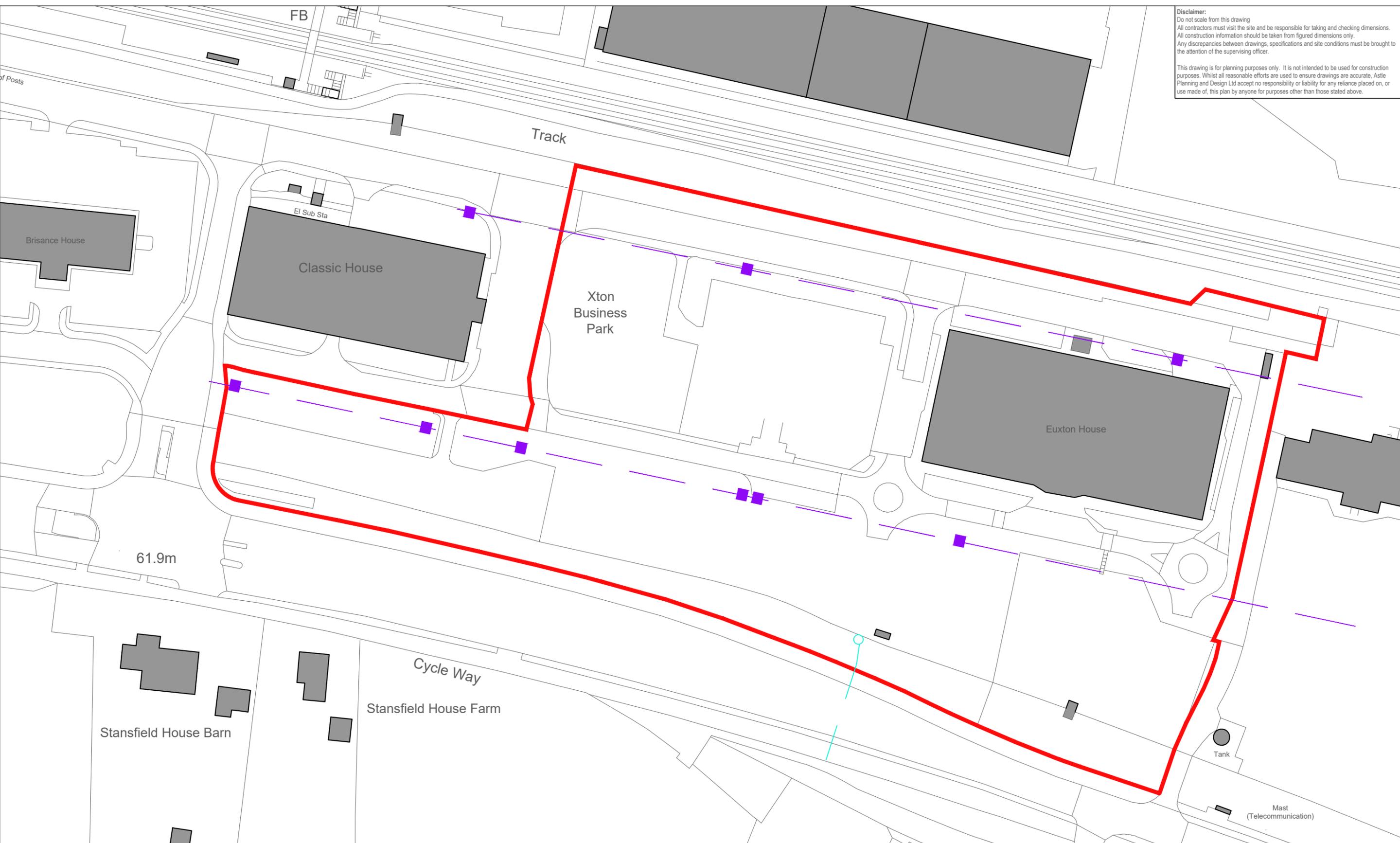
	<p>access arrangement, internal roads, footpaths and landscaping (resubmission of refused application 11/00941/FULMAJ).</p> <ul style="list-style-type: none"> - 14/00951/OUTMAJ- Approved 31/03/2016. Outline application for up to 220 dwellings with associated open space and landscaping, with all matters reserved except for access.  <ul style="list-style-type: none"> - 19/00417/FULMAJ- Approved 6/12/2019. Land Adjoining Cuerden Residential Park Nell Lane Cuerden. Erection of 115 dwellings on land at Nell Lane, Clayton-le-Woods with access taken from Parkhurst Avenue. - 20/00164/FUL- Approved 27/08/2021. Land Adjoining Cuerden Residential Park Nell Lane Cuerden. Erection of 4no. dwelling houses 
<p>Undeveloped/ available land</p>	<p>Around 21.5 ha of the site appears undeveloped currently, but much of this has consent. It is understood that 8.03 Ha is still available for employment uses according to 2017 employment study.</p>
<p>Accessibility</p>	<p>The site is within a mile of the M6. There are multiple opportunities for access off Wigan road on the western boundary along with Nell Lane and Shady Lane to the north. There is a bus route running along Wigan Road with 5 stops within a mile.</p>

Physical/ Environmental Constraints	There are few obvious constraints. There are no ecological networks or heritage assets on site, although a footpath extends along the southern boundary. The proximity to the M6 and the bus corridor running adjacent to the site improves overall accessibility. The site is known to contain: <ul style="list-style-type: none">- Waterbodies cross site- Ponds on site- Trees on site- Footpath 14 extends along the southern boundary of the site- One active farm tenancy on the site.
Pegasus Summary / potential for B1 use	The undeveloped eastern part of the site is available and suitable for employment use (8 ha as suggested in 2017 Employment Study). The remainder of the site has already been developed on, or is subject to extant residential consent. It is unclear if the pandemic will have had an impact on the viability of these schemes since the last application was submitted and approved. Being located on the right side of the M6 and on the edge of the district centre the site may prove more viable for office space than the Bellway application site.

APPENDIX 3 – CULVERT LOCATION

Disclaimer:
 Do not scale from this drawing
 All contractors must visit the site and be responsible for taking and checking dimensions.
 All construction information should be taken from figured dimensions only.
 Any discrepancies between drawings, specifications and site conditions must be brought to the attention of the supervising officer.

This drawing is for planning purposes only. It is not intended to be used for construction purposes. Whilst all reasonable efforts are used to ensure drawings are accurate, Astle Planning and Design Ltd accept no responsibility or liability for any reliance placed on, or use made of, this plan by anyone for purposes other than those stated above.



 Astle Planning & Design Limited The Steam Mill, Steam Mill Street, Chester, CH3 5AN 01244 886644 info@astlepd.co.uk www.astlepd.co.uk	Client		Drawing Title LOCATION PLAN					
	Project	DXC SITE CHORLEY	Drawn by	MP	Checked by	-	Date	29.10.21
			Status	PLANNING	Scale @ A3	1:1000		
			Job no.	BHM200	Dwg.no.	LP01	Rev.	A

© This drawing is the copyright of Astle Planning & Design Limited and shall not be altered, copied, photographed or reproduced in any way without the written authority of Astle Planning & Design Limited.

APPENDIX 4 - EDDISONS HIGHWAY NOTE ON B2/B8 USE ON THE SITE

DXC, EUXTON LANE, CHORLEY (3456) PRELIMINARY HIGHWAYS NOTE – DECEMBER 2021

Introduction

This note will provide a preliminary view of the implications of a potential employment development at the former DXC site on Euxton Lane in Chorley.

A potential employment development on the former DXC site could consist of either B2 'general industrial' or B8 'storage and distribution' which would utilise the existing signalised access onto Euxton Lane.

Potential Implications of Employment Development

Whilst the existing DXC site and the adjoining Runshaw College utilise the same signalised access from Euxton Lane the vehicles that generally accessed the former DXC site were cars and light vehicles. Any B2 or B8 development on the former DXC site would generate a substantial level of HGV traffic which would utilise the existing access onto Euxton Lane.

The level of HGV traffic would access the site throughout a typical weekday and be travelling into and out of the site access at regular intervals. This would be in direct conflict with traffic entering Runshaw College in the morning peak period and leaving the College during the afternoon peak period.

Furthermore, HGV traffic accessing the DXC site would be conflict with pedestrians using the site access to travel to and from the College from Euxton Road. Students at the College regularly travel either on foot or by cycle and would utilise the existing footway and cycleway infrastructure on Euxton Lane as well as from the bus stops in close proximity and would walk or cycle across the access bringing them into direct conflict with any HGV traffic generated by a B2 or B8 use on the former DXC site.

This is likely to lead to potential safety implications at the site access junction with Euxton Lane.

Conclusions

In summary, any B2 or B8 development of the former DXC site would have potential safety issues between the site and the adjoining Runshaw College and should be discouraged.