PLANNING AND AFFORDABLE HOUSING STATEMENT

BELLWAY HOMES LIMITED (MANCHESTER DIVISION)

FORMER DXC SITE, EUXTON LANE, CHORLEY

Date: December 2021

Pegasus Reference: (HC/KW/ST/P21-0962/R004v4)

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1. EXECUTIVE SUMMARY

1.1 This planning application seeks full planning approval for the demolition of the existing building on site and the erection of 118 no. dwellings on a highly sustainable housing site. Whilst the site is not allocated for any specific purpose on the adopted Proposals Map, including employment, Core Strategy Policy 10 seeks to protect land that was last used for employment uses to remain as such in the Borough.

1.2 Critically, the Council cannot demonstrate a five-year housing land supply. The shortfall is substantial, currently being tested through various Appeals. Paragraph 11 of the NPPF is therefore engaged, given the policies are out of date and the presumption in favour of sustainable development applies.

1.3 Not only can Policy 10 therefore be afforded limited weight in the determination of this application due to the engagement of NPPF Paragraph 11/footnote 8, it is also out of date for a number of other pertinent reasons**,** as comprehensively set out in section 7 of this Statement.

1.4 Ultimately, the proposals will not result in the loss of a high-quality employment use, nor will they be to the detriment of the Borough's employment land requirements (which are being met).

1.5 Instead, the proposals will provide a meaningful contribution to the Council's housing requirements (which are substantial), including the provision of 30% policy compliant affordable housing. It will do so on a part brownfield site located within a defined urban area boundary. This, all within the context of a constrained borough in land supply terms, with 72% of the Borough comprising Green Belt.

1.6 Furthermore, it will not prejudice the operations of existing employment land uses in the nearby vicinity. The proposals respect them.

1.7 The development proposals will generate significant benefits, including much needed market and affordable housing provision, as well as economic benefits including creation of jobs and added GVA to the local economy.

1.8 This statement also confirms that the south-eastern section of the site being subject to Green Belt and Recreational Facility designations on the adopted Proposals Map are erroneous. This report and other supporting documents also comprehensively demonstrate that the proposals are acceptable from all technical aspects and in accordance with both local and national planning policy.

1.9 In line with paragraph 11 of the NPPF, the proposals should be approved without delay, as they comprise a sustainable form of development.

2. INTRODUCTION

2.1 This Planning Statement has been prepared on behalf of Bellway Homes Limited (Manchester Division), in support of the proposed residential development at the former DXC Site, Euxton Lane, Chorley.

2.2 This full planning application deals with all detailed matters, including access, appearance, layout, landscaping and scale.

2.3 This statement seeks to address the proposal in accordance with Section 38(6) of the Planning and Compulsory Purchase Act, which requires all applications to be determined in accordance with the adopted Development Plan for the area and any other material considerations. It will assess the planning matters arising from a full application.

2.4 This planning statement has been prepared to assess the planning matters arising from the proposal seeking approval for:

> *"Full planning application for the demolition of existing building and the erection of 118 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works."*

2.5 The application is supported by a series of documents and plans which should be read in conjunction with this Planning & Affordable Housing Statement. These include:

- Application Forms and Certificates;
- CIL Forms;
- Site Location Plan (BHM200 LP01 A);
- Proposed Site Layout Colour (BHM200 PL01 D);
- Proposed Site Layout (BHM200 PL01 D);
- Affordable Housing Plan (BHM200 AH01 A);
- Housetype Pack (BHM200 HT01);
- Boundary Treatment Plan (NHM200 BT01 A);
- Hard Surfacing Plan (BHM200 HS01 B);
- Indicative Streetscenes;
- Materials Plan (BHM200 ML01 A);
- Waste Management Plan (BHM200 WM01 A);
- Proposed Streetscenes (APD);
- Landscaping Plans (LDS);
- Design and Access Statement (APD);

- Employment Land Review (Pegasus);
- Viability and Marketing Report (Tim Claxton Property Limited);
- Statement of Community Involvement (Pegasus Group);
- Economic Benefits Report (Pegasus Group);
- Arboricultural Impact Assessment (Ascerta);
- Transport Assessment (Eddisons);
- Travel Plan (Eddisons);
- Air Quality Assessment (Redmore Environmental);
- Preliminary Ecological Assessment (TEP);
- Energy Statement (JSP Sustainability Ltd);
- Flood Risk Assessment (Weetwood);
- Phase 1 Geo-Environmental Investigation Report (IGE Consulting);
- Phase 2 Geo-Environmental Investigation Report (IGE Consulting);
- Historic Environment Desk-based Assessment (Heritage Archaeology); and
- Environmental Noise Study (Red Acoustics).

2.6 Following this introductory section, the report is structured as follows:

- **Section 3** discusses the site and surroundings;
- **Section 4** outlines the development proposals;
- **Section 5** discusses the relevant national and local planning policy;
- **Section 6** contains a planning assessment of the development proposals;
- **Section 7** outlines the draft Heads of Terms; and
- **Section 8** contains the conclusions of the report.

3. SITE & SURROUNDINGS

The Application Site

3.1 The application site is depicted on the Site Location Plan submitted as part of this planning application and relates to land at the former DXC Site, Euxton Lane, Chorley. The site area measures 3.02 hectares in size, the majority of which is occupied by the two-storey 'DXC Technology' office building. 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.

3.2 The western extent of the site primarily comprises a Car Park, with the south-eastern extent of the site comprising an area of hardstanding also utilised as car parking for the DXC Technology building. This car parking area does not comprise a sport or recreational facility, despite the policy map designation suggesting as such. The remainder of the site is lawned, but still represents previously developed land.

3.3 The site is sustainably located within the defined boundaries of the Buckshaw Village Strategic Site. In terms of site characteristics:

- The site is located entirely within Flood Zone 1 (lowest probability of flood risk).
- There are two protected Trees (subject to Tree Preservation Orders) located in the south-western extent of the site.
- No Listed Buildings or Conservation Areas are located within the site boundary. The closest Listed Building is 'Barn Circa 40 metres west of Stanfield House' (Grade II), located to the south of the site on the opposite side of Euxton Lane.
- Access arrangements into the site will be via Euxton Lane to the south of the development.
- There are no Public Rights of Way located within the site boundary.
- A culvert runs centrally through the site.

Existing Boundaries and Surrounding Area

3.4 The site is bordered by Euxton Lane to the south, beyond which lies greenfield land, a children's nursery/creche and residential properties. To the north the site is bounded by a railway line, which serves Buckshaw Parkway Railway Station (located to the immediate north-west of the site). The Buckshaw Village development, which includes residential dwellings and the District Retail Centre, are located to the immediate north of the site. Industrial units are also located to the north, albeit on the opposite side of the railway line. To the east, the side is bordered by the Preston North End (formerly Bolton Wanderers) football training ground, beyond which lies Euxton Park Golf Course.

To the west the site is bordered by further employment uses, including the single storey building known as Classic House, which is home to a photography business (Blink Photo). Runshaw College Chorley Campus is also located to the west of the site.

3.5 In terms of local facilities, Buckshaw District Retail Centre is located to the immediate north of the site (see blue line area below), which is home to a Tesco Superstore & Petrol Station, takeaways and hairdressers. These facilities can be accessed within a 15-minute walk from the site.

3.6 In terms of other facilities, the nearest primary school (Trinity Church of England) is located 0.8 miles to the north-west, which can be accessed within a 15-minute walk. Runshaw College is located within just a 2-minute walk to the west, and a local gym (GymWorks Euxton) is also located within a 10-minute walk to the west.

3.7 In terms of sustainable modes of transport, the nearest bus stops are located on Euxton Lane to the south (and within a 5-minute walk of the site access point). These bus stops are served by frequent (every 15 minutes) services to Preston and Chorley, running from approximately 6am to 11pm Monday – Friday 6am to 11pm, Saturdays 7am to 11pm and Sundays 8am to 8pm and Public Holidays.

3.8 Buckshaw Parkway, which can be accessed within a 17-minute walk from the site, is the nearest Railway Station. Services operating here provide direct access to Manchester, running at an operational frequency of two services per hour.

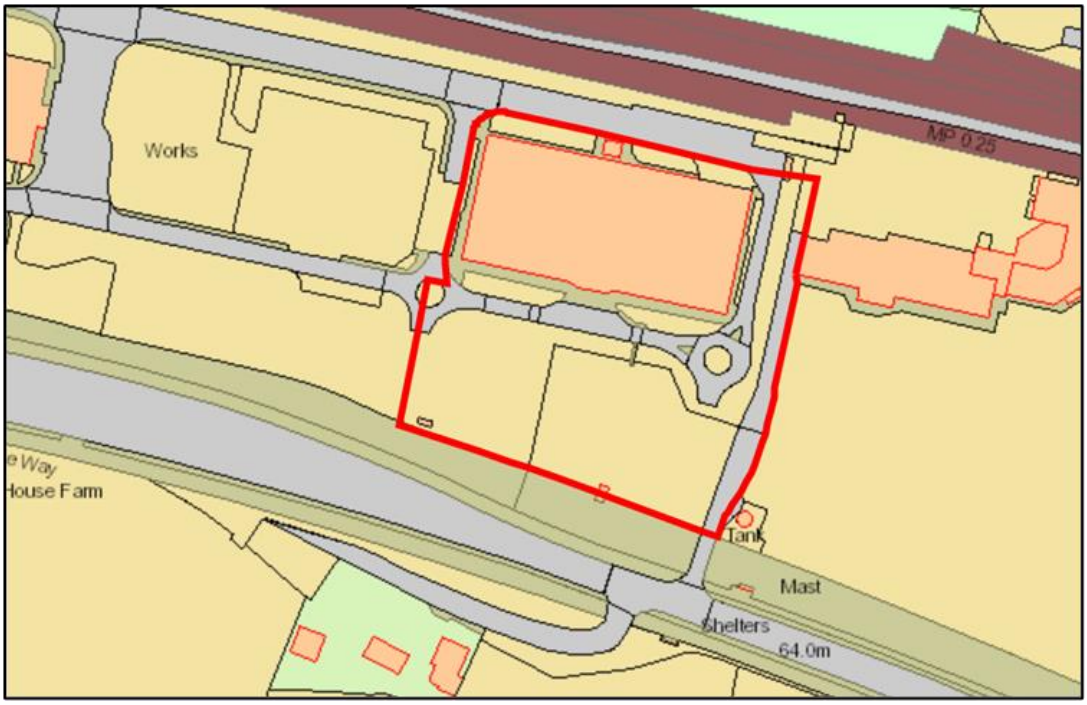
3.9 Accordingly, the site benefits from a sustainable location within the defined Buckshaw Village Strategic Site boundary and represents a logical housing site.

Planning History

3.10 The following planning application is of relevance to the site:

- **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*.

  The above relates to the eastern part of the site where the existing office is located and confirms that the building was converted from storage (B8) to offices (B1a) in 1989. The buildings' current use is therefore Use Class E (formerly B1).



4. DEVELOPMENT PROPOSALS

Pre-application Public Consultation

4.1 Due to Covid and staff resourcing issues, we note the Council have been unable to provide a pre-application service to Applicants. However, prior to the submission of this planning application, public consultation was undertaken in the form of a leaflet drop to local businesses and residents in the area. The full details of the public consultation exercise, and its findings, are reported in the accompanying Statement of Community Involvement.

4.2 This section provides a key overview of the development proposals.

Use

4.3 The development proposals seek consent for the demolition of the existing building on site and the erection of 118 no. dwellings (Use Class C3). The proposals comprise both market and affordable dwellings, with 30% planning policy compliant affordable housing to be provided on site (36 no. dwellings).

4.4 The development concept and design iterations are fully explained in the accompanying Design and Access Statement; however, we provide a summary of the proposals below.

4.5 The proposed housing mix is as follows:

- 29 no. two bedroom properties (25%)
- 70 no. three bedroom properties (59%)
- 19 no. four bedroom properties (16%)

4.6 Whilst predominantly in the form of two storey houses, 1 no. 3 storey building accommodating 6 apartments is also located in the south-western extent of the site.

4.7 Car parking spaces are predominantly provided on plot or within integral garages, with all parking spaces on site benefitting from good natural surveillance from the proposed dwellings. Some properties which do not have integral garages are accompanied by detached, single garages. Cycle storage is also proposed and available within the private curtilage of each dwelling for ease of access and security.

4.8 In terms of waste management, bins for general waste, garden and recycling will be provided for each dwelling and will be stored within the private gardens of properties. The scheme has been designed to allow refuse containers to be collected from the street. The layout has been checked to ensure it can accommodate a refuse vehicle and the arrangement of the plots have the ability to store the waste containers to the rear of the properties. A waste management plan has been prepared and submitted in support of this planning application.

Access

4.9 Vehicular access is to be taken via a new priority-controlled junction on Euxton Lane, which will also be utilised for pedestrian and cycle access. The proposed vehicular access into site will incorporate a formal right-turn lane on Euxton Lane. Please refer to the accompanying Transport Assessment for full details.

4.10 As explained in the submitted Transport Assessment, the proposed site access arrangements are entirely acceptable from a highways safety perspective and can suitably accommodate the development proposals.

4.11 The internal road network for the proposals contains traffic calming measures to slow traffic speeds and prioritise pedestrian movement.

Scale, Siting and Appearance

4.12 The development proposals have been carefully designed to respect the existing character of the area, taking design cues from the nearest residential properties to the site.

4.13 The development comprises a mixture of 2, 3 and 4 bedroom housetypes, primarily in the form of dwellings with the exception of the Blenheim housetype which will accommodate 6 no. apartments.

4.14 In terms of appearance, 12 housetypes are proposed, which provide variation to the streetscene and avoids uniformity. The elevation designs have been informed by the vision to create a distinct, high-quality development that respects the character of the local area. In the local area, there is a predominance of detached and semi-detached properties, which these development proposals will assimilate with and respect. The proposed material palette includes the provision of Marley Modern smooth grey roof tiles, which takes design cues from existing properties in the area.

4.15 The scale and massing of the house types have been considered and designed to be appropriate within the site context. All of the houses are two storeys to stay in keeping with the massing and architecture of the surrounding houses. One three storey building (accommodating 6 apartments) is located in the south-western extent of the site, which is appropriate to its setting interfacing Euxton Lane. Notably, the proposed dwellings are lower in height than the existing building to be demolished on site. There will therefore be a visual improvement to the streetscene.

4.16 In terms of siting, all dwellings have been carefully orientated to protect residential amenity and have also been influenced by the aim to 'design out crime'. Appropriate separation distances between the proposed houses have been achieved to preserve residential amenity and privacy.

4.17 The accompanying Design and Access Statement provides the full details of the design rationale for the scheme. The design and appearance of the scheme has been informed by the surrounding existing character and context and has carefully responded to the existing materials, elevational treatments and design precedents set in the area.

Landscaping

4.18 As shown on the soft landscaping plans, the site layout has sought to retain existing trees and vegetation on site where possible. Of particular note, the two trees subject to Tree Preservation Orders are to be retained by the proposals, which are located in the rear gardens of properties in the south-western extent of the site. The occupiers of these homes will be provided with specific information relating to the protection of these trees and how to care for them.

4.19 In addition to tree retention where possible, the proposals also provide additional tree planting throughout the site, with landscaping also proposed at the front of plots to break up parking bays and to provide a softer/greener streetscene.

4.20 Each plot has their own private garden, with some plots also accompanied by green areas at the front of plots.

4.21 In terms of boundary treatments, these have been carefully designed to clearly demarcate private and public space, with boundary details to secure gardens being robust.

5. PLANNING POLICY

5.1 Applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise as per S.38(6) of the Planning and Compulsory Purchase Act 2004. This section sets out the relevant policies of the adopted Development Plan, any material considerations of relevance to the determination of this planning application and any emerging local plan policy.

Local Planning Policy and Guidance

5.2 The adopted Development Plan for Chorley Council comprises the Central Lancashire Core Strategy 2012) and the Chorley Local Plan Site Allocations and Development Management Policies Development Plan Document (July 2015).

Central Lancashire Core Strategy

5.3 Adopted in July 2012 (and therefore now more than five years old), the Central Lancashire Core Strategy sets the overarching development strategy for Chorley, South Ribble and Preston City Councils.

5.4 **Policy 1 (Locating Growth)** sets out the settlement hierarchy for Central Lancashire. As we explain in greater detail shortly, the site is located within the defined boundaries of the Buckshaw Village Strategic Site. Policy 1 notes how growth and investment will be concentrated firstly towards The Preston/South Ribble Urban Area (category a), then to Key Service Centres (category b) and then to Strategic site allocations (category c), which includes Buckshaw Village (mixed use). Growth will also be distributed to category d-f settlements. Buckshaw Village therefore performs favourably in the settlement hierarchy, under category c), in terms of growth.

5.5 **Policy 4 (Housing Delivery)** outlines how the minimum housing requirement for Chorley is 417 dwellings per annum.

5.6 **Policy 5 (Housing Density)** states that authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity of an area. Consideration will also be given to making efficient use of land.

5.7 **Policy 7 (Affordable and Special Needs Housing)** outlines that subject to such site and development considerations as financial viability and contributions to community services, the affordable housing target is 30% in the urban parts of Preston, South Ribble and Chorley.

5.8 **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 of the Core Strategy (Figure 1 overleaf).

(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 1 – Central Lancashire 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

5.9 **Policy 10 (Employment Premises and Sites)** 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.

5.10 **Policy 17 (Design of New Buildings)** notes how the design of new buildings will be expected to take account of the character and appearance of the local area, including (amongst other matters); siting, layout, massing, scale and design. Amenity of neighbouring occupiers must also be carefully considered, as well as design minimising opportunity for crime and maximising natural surveillance. It is also noted that development could achieve Building for Life rating of 'silver' or 'gold' for new residential development.

5.11 **Policy 18 (Green Infrastructure)** states that the natural environment will be protected and enhanced, and mitigation and/or compensatory measures will be secured where development would lead to the loss of, or damage to, part of the Green Infrastructure network.

5.12 **Policy 22 (Biodiversity and Geodiversity)** outlines how the in order to conserve, protect and seek opportunities to enhance and manage the biological assets of the area, a number of measures will be explored. This includes promoting the conservation and enhancement of biological diversity.

5.13 **Policy 23 (Health)** states that developer contributions will be sought towards new or enhanced health facilities where new housing results in a shortfall or worsening of provision. The policy also encourages garden plots within developments.

5.14 **Policy 24 (Sport and Recreation)** states that it will be ensured that everyone has the opportunity to access good sport, physical activity and recreation facilities, including by seeking developer contributions where new development would result in a shortfall in provision.

5.15 **Policy 26 (Crime and Community Safety)** notes that new developments will be encouraged to include secure be design principles.

5.16 **Policy 27 (Sustainable Resources and New Developments)** states that all new dwellings will be required to meet Level 3 of the Code for Sustainable Homes. Furthermore, developments of 5 or more dwellings must satisfy the following criteria:

- Evidence that the design, orientation and layout of the building minimises energy and maximises energy efficiency;
- appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%; and
- appropriate storage space for recyclable waste materials.

5.17 A SPD provides further guidance in relation to Policy 27. As discussed shortly, this provides clarification of the current position given the changes in Building Regulations and the fact that Code for Sustainable Homes is now obsolete/no longer in force.

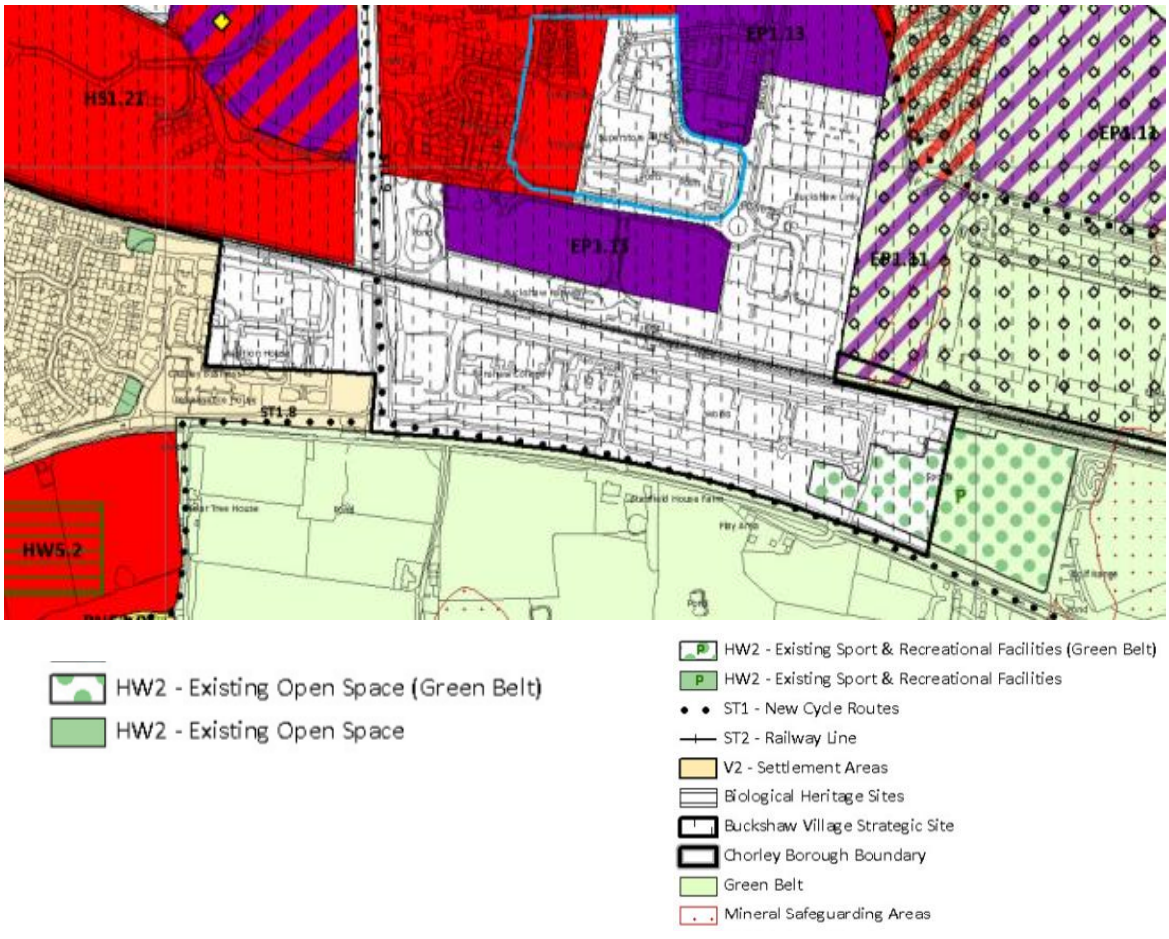
5.18 **Policy 29 (Water Management)** outlines how water management and reducing the risk of flooding will be secured by a number of measures, including encouraging the adoption of Sustainable Drainage Systems.

Chorley Local Plan 2012 – 2026 (Site Allocations and Development Management Policies Development Plan Document)

5.19 Adopted in July 2015, the Chorley Local Plan provides detailed site allocation and development management policies to support the overarching strategic policies outlined in the Central Lancashire Core Strategy.

5.20 The adopted Proposals Map confirms that the site is located within the defined boundaries of the Buckshaw Village Strategic Site (see vertical black dashed lines). A small section of the eastern extent of the site is erroneously designated as an Existing Sport & Recreational Facility (Green Belt) – see green circles, but is not subject to the light green washed over designation applied to all other Green Belt in Chorley.

Figure 2: Extract of Chorley Proposals Map



5.21 The potential suggestion in the key that this small part of the site is located in the Green Belt is an error on the Proposals Map. As confirmed on the Green Belt mapping below, **none of the DXC Chorley is located within the designated Green Belt.**

Figure 3: Detailed Green Belt Boundary Map

Source: https://troyplanning.com/project/green-belt-map/

5.22 Notably, whilst the site is located within the Buckshaw Village Strategic Site boundary, it is not allocated for any specific purpose in the Chorley Local Plan (unlike other areas of the site which are – for example HS21 and EP1.11). It is therefore classed as 'white land'.

5.23 **Policy HS4A (Open Space Requirements in New Housing Developments)** states that all new housing developments will be required to make provision for open space and recreation facilities. On-site provision and financial contributions for off-site provision or improvements will be calculated using standards, which are explained in more detail in an SPD (which we discuss shortly).

5.24 **Policy HS4B (Playing Pitch Requirements in New Housing Developments)** confirms that all new housing developments will be required to pay a financial contribution towards new playing pitch provision in the Borough or towards improvements to existing playing pitches. The financial contribution will be calculated using a standard of 1.21 hectares per 1,000 population.

5.25 **Policy BNE1 (Design Criteria for New Development)** states that planning permission will be granted for new development provided that, where relevant the development meets a number of criteria. This includes ensuring development will not have a significantly detrimental impact of the surrounding area by virtue of its density, siting, layout etc. It must also be ensured that the residual

cumulative highways impact of the development is not severe and ensure that the proposals include measures to help prevent crime and promote community safety.

5.26 **Policy BNE8 (Protection and Enhancement of Heritage Assets)** notes how applications will be granted where they sustain, conserve and, where appropriate, enhance the significance, appearance, character and setting of the heritage asset itself and the surrounding historic environment.

5.27 **Policy BNE9 (Biodiversity and Nature Conservation)** states that biodiversity resources will be protected, conserved and enhanced. Development must adhere to the provisions set out below:

- *a) The production of a net gain in biodiversity where possible by designing in wildlife and by ensuring that any adverse impacts are avoided or if unavoidable are reduced or appropriately mitigated and/or compensated;*
- *b) The provision of opportunities for habitats and species to adapt to climate change;*
- *c) The support and encouragement of enhancements which contribute to habitat restoration;*
- *d) Where there is reason to suspect that there may be protected habitats/species on or close to a proposed development site, the developer will be expected to carry out all necessary surveys in the first instance; planning applications must then be accompanied by a survey assessing the presence of such habitats/species and, where appropriate, make provision for their needs;*
- *e) In exceptional cases where the need for development in that location is considered to significantly outweigh the impact on the natural environment, appropriate and proportionate mitigation measures or as a last resort compensatory habitat creation and/or restoration will be required through planning conditions and/or planning obligations.*

5.28 **Policy BNE10 (Trees)** notes how proposals that would result in the loss or trees or hedgerows which make a valuable contribution to the character of the landscape, a building, a settlement or the setting thereof will not be permitted. Replacement planting will be required where it is considered that the benefit of the development outweighs the loss of some trees or hedgerows. Tree planting will be required as part of new development proposals and an associated maintenance scheme.

5.29 **Policy ST1 (New provision or improvement of footpaths, cycleways, bridleways and their associated facilities in existing networks and new development)** states that new development should provide for the retention or appropriate diversion of existing footpath and cycleway links.

5.30 **Policy ST4 (Parking Standards)** confirms that proposals for development will need to make parking provision in accordance with the standards set out in Appendix A. The standards for Use Class C3 are replicated below.

Class	Broad Land Use	Specific Land Use	Chorley Town Centre	All Other Areas	Disabled Parking		Bicycles	Motorcycles	Coaches	
			Spaces per gross floor area (unless otherwise indicated)		Up to 200 bays	Over 200 bays			Parking (minimum)	Drop off (minimum)
C3	Dwelling Houses	1 Bedroom	1 Space		Negotiated on a case by case basis	Negotiated on a case by case basis	1 alloc. 1 comm	-	-	-
		2 to 3 Bedrooms	2 Spaces				2 alloc. 1 comm	-	-	-
		4+ Bedrooms	3 Spaces				4 alloc. 2 comm	-	-	-

5.31 **Policy HW2 (Protection of Existing Open Space, Sport and Recreational Facilities)** states that land and buildings currently or last used as, or ancillary to, open space or sports and recreational facilities will be protected unless:

a) Alternative facilities of an equivalent or enhanced standard are provided nearby before the existing facilities cease to be available; or

b) It can be demonstrated that the loss of the site would not lead to a deficit of provision in the local area in terms of quantity and accessibility; and

c) The site is not identified as being of high quality and/or high value in the Open Space Study; and

d) It can be demonstrated that retention of the site is not required to satisfy a recreational need in the local area; and

e) The site does not make a significant contribution to the character of an area in terms of visual amenity.

National Planning Policy Framework (July 2021)

5.32 As outlined in paragraph 2 of the 2021 NPPF, the Framework is a material consideration in planning decisions.

5.33 Paragraph 8 confirms that in order to achieve sustainable development, the planning system has three overarching objectives need to be pursued. These objectives are as follows:

- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- **A social objective-** to help build a strong, responsive and competitive, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed, beautiful and safe places, accessible

services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

- **An environmental objective**– to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.34 A key element of the NPPF (as outlined at paragraph 11) confirms that local planning authorities should apply the **presumption in favour of sustainable development.** For decision taking this means:

- *'approving development proposals that accord with the development plan without delay'; or:*

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date[1], 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 proposed; 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."

5.35 The NPPF sets out a series of key aims and objectives of the planning system, the most relevant of which we paraphrase below.

Delivering a sufficient supply of homes

5.36 Paragraph 60 of the Framework confirms the Government's continued objective to significantly boost the supply of housing. It is also reiterated that it is important that a sufficient amount and variety of land can come forward where it is needed.

5.37 Paragraph 74 outlines that local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum five years' worth of housing.

5.38 In relation to five-year land supply matters, paragraph 11 (the presumption in favour of sustainable development) confirms the Government's continued position on this matter. It states that for decision making, where policies for determining planning applications are out of date, permission should be granted unless 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. Footnote 8 of the NPPF confirms that for applications involving the provision of housing, policies

[1] Footnote 8 of the NPPF confirms that this includes, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year of deliverable housing sites.

are considered to be out of date in situations where the local planning authority cannot demonstrate a five-year supply of deliverable housing.

Building a strong, competitive economy

5.39 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.

5.40 Paragraph 82 expands on this further, noting how planning policies should, amongst other matters, seek to address potential barriers to investment. These include inadequate housing and policies should also be flexible enough to accommodate needs not anticipated in the plan, allowing for new and flexible working practices and to enable a rapid response to changes in economic circumstances.

5.41 Paragraph 83 notes how planning policies and decisions should recognise and address the specific locational requirements of different sectors.

Promoting healthy and safe communities

5.42 Paragraph 92 notes how planning decisions should aim to achieve healthy, inclusive and safe places, through provisions such as site layouts encouraging walking and cycling and ensuring that crime and disorder and the fear of crime do not undermine the quality of life or community cohesion.

Promoting sustainable transport

5.43 Paragraph 111 states the following in relation to the determination of planning applications:

"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would ***be severe****"*

5.44 Paragraph 112 notes how applications for development should give priority first to pedestrian and cycle movements, and as far as possible facilitate access to high quality public transport.

5.45 Paragraph 113 notes how all developments that generate significant amounts of movement should be supported by a Transport Assessment or Transport Statement.

Making effective use of land

5.46 Paragraph 120 of the NPPF notes how planning policies and decisions should:

> c) *give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;*

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively

5.47 Paragraph 122 states that planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

a) it should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and

b) in the interim, prior to updating the plan, ***applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.***

5.48 Paragraph 123 outlines how local planning authorities should take a positive approach for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:

a) *use retail and* ***employment land for homes in areas of high housing demand****, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework*

5.49 Paragraph 125 discusses the importance of achieving appropriate densities and that developments make optimal use of the potential of each site. Where there is an existing or anticipated shortage of land for meeting identified housing needs, in such circumstances:

C) local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

Achieving well-designed places

5.50 Paragraph 126 explains how good design is a key aspect of sustainable development and that the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the development process should achieve.

5.51 Paragraph 130 notes how planning decisions should ensure that developments are visually attractive as a result of good layout, are sympathetic to local character and history and should establish or maintain a strong sense of place. It should also be ensured development will function well and add to the overall quality of the area.

5.52 Paragraph 131 notes how trees make an important contribution to the character and quality of urban environments. Planning decisions should ensure that new streets are tree-lined[2]. Applicants and local planning authorities should work with highway and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.

Conserving and enhancing the natural environment

5.53 Paragraph 174 notes how planning decisions should contribute to and enhance the natural and local environment. This can be achieved by a number of measures, including minimising impacts on and providing net gains for biodiversity.

5.54 Paragraph 185 states that planning decisions should ensure that new development is appropriate for its location, taking into account the likely effects of pollution on health, living conditions and the natural environment.

5.55 Paragraph 187 states that planning decisions should ensure that new development can be integrated effectively with the existing businesses and community facilities. Existing businesses should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business could have a significant adverse effect on new development in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

Other Material Considerations

Controlling Re-Use of Employment Premises Supplementary Planning Document (SPD)

5.56 Although not part of the Development Plan, this SPD provides further guidance in relation to Core Strategy Policy 10. The SPD provides additional clarification in relation to the policy criteria, which we summarise as follows:

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

[2] Footnote 50 of NPPF: unless, in specific cases, there are clear, justifiable, and compelling reasons why this would be inappropriate.

against requirements identified by the local authority annual monitoring process and/or by the Chorley, Preston and South Ribble Employment Land Review (2009).

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.

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.

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.

e) Where the ability to accommodate smaller scale requirements would be comprised: 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.

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.

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.

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.

Central Lancashire Open Space and Playing Pitch (SPD)

5.57 This SPD provides further clarity on the open space and playing pitch requirements of developments within Chorley, South Ribble and Preston. Namely, it provides further guidance in relation to Core Strategy Policy 18.

5.58 The SPD provides the methodology to calculate open space provision on site. In terms of on-site provision, it is confirmed that the thresholds are as follows:

- Amenity Greenspace: All residential developments of 10 or more dwellings.
- Provision for children/young people: all residential development of 100 or more dwellings.

5.59 It is also confirmed that all new residential developments will be required to pay a financial contribution towards either new playing pitch provision or improvements to existing playing pitches.

Core Strategy Policy 27: Sustainable Resources and New Developments Position Statement Following Deregulation Act 2015

5.60 This Document confirms that as the Code for Sustainable Homes has now been withdrawn, Core Strategy Policy 27 can no longer be implemented as originally proposed and written.

5.61 The Document confirms that under transitional requirements:

"All new dwellings are required to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations (Code Level 4 equivalent). Compliance with other aspects of the Code for Sustainable Homes will no longer be required."

Central Lancashire Design Guide SPD (October 2012)

5.62 This SPD provides further clarity on how the Council will assess development proposals against a variety of design principles, including movement and legibility, space and enclosure, architecture & townscape etc. The Design & Access Statement, submitted in support of this planning application, covers these matters in detail.

Central Lancashire Biodiversity and Nature Conservation SPD (July 2015)

5.63 This SPD provides further details on the ecological surveys which should be submitted in support of planning applications. It also outlines the mitigation hierarchy, noting how significant harm should be avoided and if harm cannot be avoided then it should be adequately mitigated and/or compensated.

Community Infrastructure Levy

5.64 CIL is in place in Chorley, with the charging schedule for 2021 confirming that the 2021 CIL charge per sqm is £96.63 for Use Class C3 (excluding apartments).

Emerging Planning Policy

Central Lancashire Local Plan

5.65 As the Central Lancashire Core Strategy is now more than five years old, the constituent authorities (Chorley, South Ribble and Preston) are in the process of preparing a new Local Plan that will eventually supersede the Core Strategy.

5.66 Between November 2019- February 2020, an Issues and Options consultation was undertaken on the new Local Plan. This represented an early- stage consultation which did not outline detailed policies, spatial distribution or suggested development requirements.

5.67 Notably, the respective Council's suggested sites for development, with Chorley's sites contained at Annex 1 (Site suggestions proposed by Chorley Council). The DXC Chorley site was not suggested for any specific allocation purpose, unlike other sites within the wider Buckshaw Village strategic site which were suggested for employment or housing designation. This indicates that the Council do not deem the site to warrant specific employment status (or needed for this purpose), whereas other sites were.

5.68 Progress has been delayed on the preparation of the emerging Local Plan. In November 2021, a meeting was held at the Central Lancashire Strategic Planning Joint Advisory Committee. A new Local Development Scheme is expected in early 2022, and it is anticipated that the next stage of Local Plan consultation (Preferred Options) will be mid-2022 at the earliest.

5.69 As part of the Core Strategy review process the 3 Council's also signed a Memorandum of Understanding (MOU) 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 Local Housing Need figure for each individual authority):

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

5.70 This MOU was re-signed in May 2021 when the Standard Method figures were updated. The emerging plan and housing requirement issues are addressed later within Section 5 of this Statement.

Relevant Employment Evidence

2009 Employment Land Assessment

5.71 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.

5.72 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.

5.73 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)

5.74 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.

5.75 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.

5.76 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 up 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.

5.77 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.

5.78 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 undoubtably had a major impact on office floorspace demands.

6. PLANNING ASSESSMENT

6.1 This section assesses the proposal against adopted local and national planning policy, as well as other key planning matters including the appropriateness of development of the site with regards to:

- The Principle of Residential Development and Five-Year Housing Land Supply Matters;
- Loss of employment use;
- Green Belt Error and Sport/Recreational Facility Designation;
- Noise and Residential Amenity;
- Socio-economic benefits;
- Affordable Housing;
- Ecology & Trees;
- Open Space;
- Design;
- Environmental Sustainability;
- Highways;
- Heritage;
- Air Quality;
- Flood Risk & Drainage; and
- Ground Conditions.

The Principle of Residential Development and Five-Year Housing Land Supply Matters

6.2 The DXC Chorley Site is located within the defined boundaries of the Buckshaw Village Strategic Site, which is identified for mixed-use development in Policy 1 of the Central Lancashire Core Strategy. It comprises brownfield land located within a defined settlement boundary (and thus not within the open countryside and/or Green Belt).

6.3 As explained in Section 2 of this Planning Statement and the submitted Transport Assessment, the site benefits from a sustainable location in relation to local services, facilities and sustainable modes of transport. It therefore represents a logical and highly sustainable residential site which is located on previously developed land (in line with paragraph 120 of the NPPF, which states that substantial weight should be given to the value of using suitable brownfield land within settlements for homes).

6.4 As shown on the adopted Proposals Map, despite being located within the defined boundaries of the Buckshaw Village Strategic Site, the Site is not allocated for any specific purpose (with the

exception of the south-eastern site extent as recreational which we address shortly). It therefore comprises 'White Land'.

6.5 Despite the site not being allocated for any specific use (including employment) on the Proposals Map, Policy 10 of the Core Strategy is of relevance. The Policy states that all existing employment premises and sites last used for employment will be protected for employment use. Proposals on all employment sites/premises for re-use or redevelopment other than B use class employment uses will be assessed under multiple criteria, which we explore in full detail shortly.

6.6 Given the DXC site is currently used for employment purposes (offices), Policy 10 is therefore relevant to the determination of this planning application. However, of critical relevance to the Chorley context is the presumption in favour of sustainable development, as per NPPF paragraph 11 which states that:

> *"Plans and decisions should apply a presumption in favour of sustainable development.*
>
> *For decision-taking this means:*
>
> *c) approving development proposals that accord with an up-to-date development plan without delay; or*
>
> *d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date[3], 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 proposed[4]; 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."*

6.7 So, if the policies which are most important for determining the application are out of date, the presumption in favour of sustainable development applies. This categorically proves to be the case for these development proposals.

[3] **NPPF Footnote 8 confirms that:** *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 74); 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] **NPPF Footnote 7 confirms that:** *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 181) 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 68); and areas at risk of flooding or coastal change.*

6.8 Chorley cannot demonstrate a five-year housing land supply. The extent of the housing land supply shortfall is currently being disputed through various appeal decisions pending determination, but in any eventuality is substantial.

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

6.10 More critically in respect of five-year land supply, 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 dpa 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. These figures are incorrect for a number of pertinent reasons.

6.11 There are two key 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.**

6.12 Secondly, given both the Central Lancashire Core Strategy and Local Plan are more than five years old, the Council's housing requirement reverts to the Standard Methodology (SM), unless the strategic policies have been reviewed (known as a footnote 39 review) 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 a higher 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.**

6.13 Both of these issues (the use of past over delivery and whether a footnote 39 review has taken place) are under consideration in two conjoined planning appeals for Redrow 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. The Appellant's closing submissions state a housing land supply of 2.6 years (based on a higher SM figure of 579) or an alternative position of 3.4 years if Core Strategy Policy 4 applies.

6.14 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).

6.15 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.

6.16 This is an acute shortfall and the development proposals do not fall within any of the definitions/categories contained in NPPF footnote 7. Therefore, the titled balance is engaged under paragraph 11 of the NPPF, the relevant policies in determining this application (and in particular Core Strategy Policy 10) are out of date and the presumption in favour of sustainable development applies.

6.17 Therefore, residential development is acceptable on this site if it can be demonstrated it comprises a sustainable form of development and in the planning balance benefits are deemed to outweigh any harm. This is the case – as explained throughout this Assessment section.

Loss of employment use

6.18 As explained in the preceding section, the application site is not formally allocated for employment use, instead comprising 'White Land'. The presumption in favour of sustainable development applies, because Core Strategy Policy 10 (and its accompanying evidence base) is out of date for the following reasons:

- Policy 10 seeks to restrict housing development and is therefore relevant to the supply of housing. The Council cannot demonstrate a five-year housing land supply, with the Council facing a substantial shortfall (the extent of which is currently being tested through various Appeal decisions);
- The policy is now more than 5 years old, should have been subject to a review[5] and is not consistent with the NPPF;
- The evidence base that sits behind Policy 10 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 and the Council's latest employment land studies no longer cite this site as a recognised employment land resource;
- Had the Council wished to specifically safeguard this site for additional or alternative forms of employment development, they could have allocated or designated the site for employment land in the Chorley Local Plan: Site Allocations in 2015. The Council chose not to do so;

[5] NPPF paragraph 33 confirms that policies in Local Plans should be reviewed to assess whether they need updating at least once every five years. Relevant strategic policies will need updating at least once every five years if their applicable local housing need figure has changed significantly.

- Changes to permitted development rights mean the existing office use cannot be preserved in any case and therefore the basis upon which Policy 10 was forged can no longer be enforced; and

- The Council allocated additional employment sites in 2015, thereby altering the baseline employment land position that was applied for the Core Strategy.

6.19 The accompanying Employment Land Review (prepared by Pegasus Group and contained at **Appendix 1**) comprehensively addresses Policy 10, including the weight to be afforded to the policy and its associated evidence base. The Employment Land Review should be read in full detail, however key points include:

- The employment requirements in the 2012 Core Strategy were aligned with the 2008 North West RSS, which was revoked by national Government in July 2013 and 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 (and thus Policy 10).

- 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 up to 2021. It is therefore time expired and was again influenced by the now revoked RSS.

- Employment requirements have changed significantly over the last 12 years, not least the growth in demand for B8 logistics floorspace (which is acknowledged in the 2017 Employment Land Study) and more recent trends towards home and flexible working which have been accelerated by the COVID pandemic. All of these factors have reduced the amount of B1 office space required, further reducing the relevance of the 2009 Employment Land Study and the validity of its conclusions.

6.20 Therefore, limited weight can be given to the employment policies in the 2012 Core Strategy and 2015 Local Plan, as well as its underpinning and outdated evidence base.

6.21 Furthermore, in addition to the dated nature of Policy 10, there have also been significant changes in national planning policy and the Use Classes Order since its adoption in 2012. This is explained in full detail in the accompanying Employment Land Review, however in essence the key difference is that the NPPF does not apply a strict protectionist/safeguarding approach to employment land, whereas Policy 10 in the Core Strategy does. The Core Strategy and its policies were largely formulated in the context of previous guidance and the RSS- with the Hearing Sessions taking place before the NPPF was adopted. The main difference is that the NPPF allows for a more pragmatic approach to development needs (now enshrined in the well-versed presumption in favour of sustainable development test) and continually reiterates the need for policies to be reactive and flexible to changes in development needs. That is, they should not be rigidly protectionist in nature – the crux of which is seen at paragraph 123:

> *"Local planning authorities should also take a positive approach to applications for* ***alternative uses of land which is currently developed but not allocated for a specific purpose in plans,*** *where this would help to meet identified development needs. In particular, they should support proposals to:*
>
> *a) use retail* ***and employment land for homes in areas of high housing demand****, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework"*

6.22 The DXC Chorley site is not allocated or designated for employment in the Chorley Local Plan. Had the Council wanted to specifically preserve this site for employment use, they could have done so in 2015. Of equally critical note, the site is located within a Borough that cannot demonstrate a five-year housing land supply. This proposal goes to the heart of the pragmatic and flexible nature that the NPPF and in particular paragraph 123 seeks to advocate.

6.23 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 and in particular Core Strategy Policy 10.

6.24 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).

6.25 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 offices (former B1 Use Class) could be lost in a very short timeframe without the need for a planning application to be made.

6.26 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 (paragraphs 86 – 91) of the NPPF that seek to promote town centre's first for offices and retail/leisure uses.

6.27 Overall, it is demonstrable that adopted Policy 10 and the associated Controlling Re-use of Employment Premises SPD are out of date and that the presumption in favour of sustainable development should apply to the proposed development.

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

6.28 Notwithstanding the fact that Policy 10 is out of date, in any event, we believe the proposals comply with its 8 criteria for the reasons set out below. Please note that the below represents a succinct summary of the more detailed findings of the Employment Land Review Report (contained at **Appendix 1**) – which should be read in full as it comprehensively addresses Policy 10.

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

Type and Quality

6.29 The redevelopment of the site would result in the loss of a B1 (now Use Class E) office building. Despite being ranked as a Good Urban site in 2009, 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; the fact that the Council allocated additional and better employment sites since the Core Strategy was adopted (through the 2015 Chorley Local Plan Allocations DPD) 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). It is not high quality. 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 and Local Employment Land Supply

6.30 The wider employment evidence (and 2021 Employment Land Monitoring Report) 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. Notably, the Council's latest assessments made no reference to this site.

6.31 Not only is there a lot of employment land available in Chorley overall, there is also a high concentration of employment land available near to the application site - with Buckshaw Village to the north and Chorley being the predominant locations for the Council's employment allocations identified in the Site Allocations DPD, including new employment locations on Euxton Lane to the east.

6.32 In particular, there are two sites within the above locations that are 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 by the Council and are far more attractive office locations than the existing unallocated site subject to this planning application.

6.33 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.

6.34 To conclude, in our Employment Land Review (**Appendix 1**), we categorically demonstrate 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.

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

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

6.36 We have already discussed the critical need for housing in Chorley earlier on in this Section. The Council cannot demonstrate a five-year housing land supply. There is an acute shortfall, with a figure of between **2.8 and 3.6 years** depending which housing requirement figure is used.

6.37 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 plans provide 30% (36 nos.) affordable homes. The Central Lancashire Housing Study prepared by Iceni Projects in March 2020 confirms there is an annual need for 132 affordable homes in Chorley[6].

6.38 There is a demonstrable and critical need for housing in Chorley, which far outweighs the employment needs of the Borough (which are being sufficiently met anyway). The tilted balance is engaged under NPPF paragraph 11, with the acute shortfall demonstrating a clear need for the proposed residential use.

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

6.39 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.

[6] See conclusions on page 47 of Central Lancashire Housing Need Assessment, March 2020.

6.40 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.

6.41 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 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, which is contained as an Appendix in the Employment Land Review Report, also corroborates this position from a highway impact perspective.

6.42 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 are unlikely to prove any more viable than offices in this location. Again, the Eddison note contained in the Employment Land Review at **Appendix 1** corroborates that this would be the case from a highway impact perspective as well.

6.43 Conversely, the alternative residential use would not result in bad neighbour issues – and has carefully considered the surrounding land uses to ensure that the dwellings are suitably protected against noise etc.

6.44 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.

6.45 With regards to other employment generating uses, we accept the site and building could, in theory, be converted to a range of town centre uses such as retail and leisure uses despite its out of centre location. We do not consider this would be a desirable outcome and could negatively impact on the nearby Buckshaw Village defined retail centre and potentially even Chorley Town Centre, noting

the scale of the building and amount of floorspace available. We discount other employment generating uses in full detail in the Employment Land Review contained at **Appendix 1.**

6.46 To conclude, residential development is an entirely acceptable use on this site and the site is not suitable for employment use.

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

6.47 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 building is now outdated, and it would be unviable to refurbish it to attract new tenants, which we address in subsequent sections below.

6.48 The site is more suitable for residential due to the underlying unmet need for housing in the area 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 Buckshaw District Centre, which includes a Tesco supermarket, health centre and various other shops and services.

6.49 Section 2 of this Statement also outlines how the site is sustainably located in relation to educational facilities and bus services. This provides good access to sustainable transport modes and reduces reliance on the private car for new residents.

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

6.50 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 already highlighted under Criterion a) 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

6.51 Whilst the 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 levels 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 undoubtably become harder and the site could be subject to vandalism once unoccupied and vacant.

6.52 The wider site is relatively underutilised, has large areas of exposed car parking and a disused area of hard standing. The land could be put to better use and be utilised more efficiently. The Landowner

has also dealt with antisocial behaviour issues on site (as explained further in the Employment Land Report at **Appendix 1**).

6.53 Residential development would occupy the majority of the site under the proposed plans. The design applied would offer a better level of urban environment than what currently exists by providing more modern, energy efficient buildings and garden areas that would be planted and maintained by residents.

6.54 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.

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

6.55 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.

6.56 Notwithstanding this, a Viability Report (prepared by TCP) is submitted in support of this planning application. The report, which is contained at **Appendix 1**, addresses market demand. 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.

6.57 TCP have also conducted a qualitative review of the site and raise issues with the larger floorplate, 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.

6.58 Redevelopment options for larger scale logistics uses are also discounted for the same reasons set out in the 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

6.59 The Viability Report (prepared by TCP and contained as an appendix to Pegasus' Employment Land Review) 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.

6.60 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).'*

6.61 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.

6.62 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%).

6.63 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%).

6.64 In short, employment development is not a viable prospect on this site.

6.65 In overall conclusion, Core Policy 10 is out of date, is to be afforded limited weight and the presumption in favour of sustainable development applies.

6.66 The loss of the existing employment use on this site (which is not allocated for employment) is acceptable, would not be to the detriment of meeting the Borough's employment needs and its redevelopment for residential use will provide a sizeable contribution in meeting the Council's substantial housing land supply shortfall.

Green Belt Error and Recreational/Sport Facility Designation

6.67 As explained in Section 4 of this Statement, **no part of the site is located within the designated Green Belt.** There is an error on the adopted Policies Map, which indicates that the south-eastern

extent of the site is located within the Green Belt. It is not – unlike other large swathes of the Borough, which contributes to Chorley's substantial land supply issues. The area of land in question is located within the boundaries of the Buckshaw Village Strategic Site and as shown on the Figure 3 below, the Green Belt starts to the east of the application site (and outside of the red line boundary). Green Belt policies or considerations are therefore not relevant to the determination of this planning application.

Figure 3: Detailed Green Belt Boundary Map

Source: https://troyplanning.com/project/green-belt-map/

6.68 Similarly, the south-eastern extent of the site being classed as a recreational/sports facility on the Proposals Map (see Figure 2 in Section 4) is also a misnomer.

6.69 This land area is not currently used for this purpose, nor was it last used as such. As shown on Figures 4 and 5 overleaf, it comprises an area of hard-standing and over-grown grass. It is utilised for overflow car parking purposes for the office building, is bordered/closed-off and poorly maintained – providing no value and certainly could not be classified as a meaningful area of open space or recreational/sport facility.

Figure 4: Car Parking Area (Facing south towards Euxton Lane)

Figure 5: Car Parking Area (Facing east towards Preston North End Training Ground)

6.70 Whilst this land area clearly does not comprise a sport or recreational facility, it is designated as such on the Proposals Map. Policy HW2 (Protection of Existing Open Space, Sport and Recreational Facilities) states that land and buildings **currently or last used as,** or ancillary to, open space or sports and recreational facilities will be protected unless specific criteria is met. As per the above, neither of these apply given its car parking use for the office (and thus it is also not ancillary to any other sport or recreational facility).

6.71 Accordingly, the criteria of Policy HW2 do not apply in this assistance, nor does policy HW2 in general terms apply to the development proposals.

Noise & Residential Amenity: compatibility with adjacent uses

6.72 The development proposals have been carefully designed to ensure that they are compatible with the existing adjacent commercial uses (in line with the 'agent of change' principle, as outlined in NPPF paragraph 187).

6.73 Given the nearest building to the west (known as Classic House) is utilised for commercial photography purposes, this is not a noise intensive land use. Indeed, the noise report submitted in support of this planning application confirms that the highest noise sources arise from Euxton Lane to the south, and noise surveys also assessed the railway line to the north.

6.74 Ultimately, the submitted noise report confirms that subject to the implementation of the proposed mitigation measures (glazing and boundary treatment specifications), the development proposals are acceptable from a noise perspective.

6.75 In terms of general residential amenity, no residential dwellings are located in the immediate vicinity of the site- therefore impact on existing properties is not an issue.

6.76 In terms of residential amenity for future occupiers, the window positioning on housetypes have been carefully designed to ensure no privacy issues between neighbouring properties. For example, side elevations are left largely blank and any windows that are present on side elevations have been designed to ensure they do not interface/overlook habitable rooms in neighbouring properties or include obscured glass.

6.77 Accordingly, the development proposals are in accordance with Policy BNE1 in relation to the protection of residential amenity.

Socio-economic benefits

6.78 An Economic Benefits Report (prepared by Pegasus Group) is submitted in support of this planning application. The following benefits will be generated by the proposed development of 118 dwellings:

- Contribution of £22.8 million of gross value added (GVA) to the economy during the construction phase of development.

- The creation of 126 jobs per annum on site and in the wider economy during the construction phase.
- Household expenditure of £3.3 million per annum once the site is fully built out and occupied.
- First occupation expenditure of £600,000.
- Growing labour force benefits, with 141 economically active and employed residents once the site is fully built and occupied.
- £238,000 per annum in additional Council Tax revenue.

6.79 As outlined above, a number of significant economic benefits are to be generated by the proposed development, providing benefits to the local community and economy.

Affordable Housing

6.80 The development proposals provide policy compliant, 30% affordable housing provision on site. This equates to 36 no. units in total, in the form of:

- 24 no. affordable rent dwellings
- 12 no. shared ownership dwellings

6.81 The Affordable Housing SPD states that where an element of affordable housing is required, at least 70% of the affordable housing units should be for Social Rent or Affordable Rent, unless the Council is satisfied that an alternative mix meets an independently assessed proven need and agrees to such alternative provision. As per the above housing mix breakdown, the development proposals are in accordance with this requirement and are fully policy compliant.

6.82 The affordable housing units are evenly distributed throughout the site to ensure they are pepper pottered and have also been designed to be 'tenure blind'. Indeed, the Tailor and Thespian affordable housing types are also market housetypes and therefore identical in nature. The Joiner and Blenheim are bespoke affordable housetypes, however have been designed to have similar elevational treatments to the market housetypes and will therefore be tenure blind.

6.83 Accordingly, the development proposals are in accordance with Core Strategy Policy 7 and the accompanying Affordable Housing SPD.

Trees and Ecology

6.84 As previously noted, there are two protected trees located on site which are to be retained as part of the development proposals. Critically, the proposed residential layout is more compatible with

tree retention of these high value trees than an alternative employment/industrial use would be, particularly B2/B8 which would require a large floorplate that would likely necessitate TPO removal.

6.85 An Arboricultural Impact Assessment (Ascerta) has been submitted in support of this planning application. Whilst the development necessitates the removal of some existing trees on site, the report notes how compensation for the impact of the development, together with landscape and biodiversity enhancements, can be achieved by the planting of new trees and shrubs and the use of native and ornamental species.

6.86 Turning to ecology, a Preliminary Ecological Assessment (TEP) is submitted in support of this planning application. The report notes how the size and location of the site, immediately surrounded by industrial development and major roads, suggests the site is unlikely to support most notable flora and fauna. The report later confirms that:

- There are no internationally designated wildlife sites within 10km of the site.
- The site lies within the Impact Risk Zone of both Charnock Richard SSSI West Pennine Moors SSSI, however the development type is not listed as a risk category to either SSSI site and therefore there is no requirement to consult with Natural England regarding potential impacts to any SSSIs.
- Due to the distance and separation of the site from locally designated sites, no impacts are anticipated on locally designated sites as a result of the proposed development.
- The habitats on site are of low ecological value and are likely to improve as a result of the site development.
- The site is considered to be unsuitable for badger.
- No amphibians present on site.
- The site is highly disturbed and it is not anticipated that reptiles would be present. No impacts to reptiles are envisaged as a result of the development.
- The building and trees on site do not provide any potential roosting features for bat species. There are no further implications with regards to roosting bats and the proposed development.

6.87 The report also recommends biodiversity enhancements, in the form of bat and bird boxes, bug hotel within the site and on retained trees. Like for like replacement tree planting should be provided and the creation of a landscaped area using native and berry producing plant species are recommended for replacement planting, to provide wildlife foraging opportunities that is likely to results in biodiversity enhancements within the scheme.

6.88 Accordingly, the ecology and tree reports demonstrate that the development proposals are entirely acceptable from an ecology and arboricultural perspective and in accordance with policies BNE9 and BNE10 of the Chorley Local Plan.

Open Space

6.89 Policy HS4A of the Chorley Local Plan states that all new housing developments will be required to make provision for open space and recreation facilities, where there are identified local deficiencies in the quantity, accessibility or quality and/or value of open space and recreation facilities.

6.90 Upon review of the local area surrounding the site, there is not considered to be a deficiency in open space or recreational facilities. To the immediate north-west of the site, areas of open space are located within the Buckshaw Village development. This also includes play areas known as 'Knight Avenue Play Park'. Notably, this area is located within a 10-minute walk of the site (0.5 miles/800m). The Open Space and Playing Pitch SPD notes the 800m threshold as the test for determining whether open space is required – i.e. if proposals are not located within 800m of existing provision then there may be a deficiency.

6.91 Therefore, given the existing provision in the area, there is not considered to be a deficiency and open space is not proposed on site. That said, if through the determination process there is deemed to be a deficiency in provision, the following paragraph of Policy HS4A is of note:

"*Where there is an identified local deficiency in quantity and/or accessibility, open space provision will be required on-site. Where this is not appropriate, payment of a financial contribution towards off-site provision or improvements to existing open spaces and recreation facilities will be required.*"

6.92 If required, Bellway would be looking to deal with open space matters by way of a financial contribution for off-site provision. This is considered most appropriate, given the critical housing need in Chorley and the need to make the most efficient use of this highly suitable, part-brownfield site within the existing settlement boundary of Buckshaw Village.

Design

6.93 Pre-application public consultation was undertaken prior to the submission of this planning application. Only 3 responses were received as part of the public consultation exercise, one of which was an expression of support and no specific comments were raised in relation to the design of the scheme. Unfortunately, despite our best efforts to engage with the Council, due to Chorley suspending their pre-application advice service we have been unable to engage in discussions with the LPA in advance of this submission.

6.94 The development proposals have been carefully designed to respect the existing character of the area. The full details of the design are contained in the accompanying Design and Access Statement; however, the following summarises the key points of note and how the proposed development accords with the relevant design policies.

6.95 In terms of siting, no residential dwellings are located in the immediate vicinity of the site- therefore siting considerations in this respect are not an issue – i.e., in respect of residential amenity.

6.96 In terms of siting to protect the residential amenity for future occupiers, all dwellings have been carefully orientated and located to preserve residential amenity in terms of overlooking and privacy. Window positioning and separation distances also ensure that the proposal will be acceptable in residential amenity terms.

6.97 In terms of scale and massing, the development proposals have been carefully designed to ensure that they are of a height which is appropriate to this location. All of the houses are two storeys, in keeping with the massing and architecture of the surrounding houses. A three-storey building accommodating the proposed apartments is located in the south-western extent of the site, which is appropriate given its interface with Euxton Lane to the south. Furthermore, it is important to note that the development proposals will not exceed the height of the existing building on site. Indeed, there will be a visual improvement to the streetscene, given the current building is not of high-quality design or architectural interest.

6.98 In terms of appearance, 12 housetypes are proposed, which provide variation to the streetscene and avoids uniformity. The elevation designs have been informed by the vision to create a distinct, high-quality development that respects the character of the local area. In the local area, there is a predominance of detached and semi-detached properties, which these development proposals will assimilate with and respect. The proposed material palette includes the provision of Marley Modern smooth grey roof tiles, which takes design cues from existing properties in the area.

6.99 In summary, the development proposals are entirely acceptable from a design perspective and in accordance with Policy BNE1 of the Chorley Local Plan.

Environmental Sustainability

6.100 Chorley have prepared a Position Statement which confirms that all new dwellings are required to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations (Code Level 4 equivalent).

6.101 The submitted Energy Statement (JSP Sustainability Ltd) confirms that the Site's emission rate will better Part L by 19%. PV panels will be installed on appropriate plots across the development. Furthermore, Bellway will construct each home to an efficient fabric and services specification.

6.102 Accordingly, the development proposals are entirely acceptable from an environmental sustainability perspective.

Highways

6.103 A Transport Assessment (prepared by Eddisons) is submitted in support of this planning application. The report concludes that:

- The proposed site access arrangements can safely and efficiently accommodate the development proposals;
- The site is highly accessible by sustainable travel modes; and
- The proposed development will generate less traffic flows than the current office use on site.

6.104 The report ultimately concludes that the proposals are acceptable in highway terms. Accordingly, the proposals accord with Chorley Local Plan Policy BNE1.

Heritage

6.105 A Historical Environment Desk-based Assessment (Heritage Archaeology) is submitted in support of this planning application. The report confirms that there are no designated heritage assets within the site.

6.106 The site is within the setting of the Grade II listed barn at Stanfield House; however, does not make any positive contribution to understanding or appreciating the heritage values of that asset, being separated from it by the modern Euxton Lane and already having a modern industrial character. Consequently, this area does not make any contribution to appreciating the listed building's heritage value. The change to a residential character would not alter the contribution currently made by this part of the asset's setting to its value and the proposed development would therefore have a neutral effect on this asset.

6.107 Accordingly, the development proposals are acceptable from a heritage perspective and in accordance with Policy BNE8 of the Chorley Local Plan.

Air Quality

6.108 An Air Quality Assessment (Redmore Environmental) is submitted in support of this planning application. The report notes how during the construction phase, there is the potential for air quality impacts as a result of dust emissions from the site. Assuming good practice dust control measures are implemented, air quality impact is predicted to be not significant.

6.109 Equally, the air quality implications during the operational phase of development have also been considered. Due to the relatively low number of vehicle movements associated with the proposals, road traffic exhaust impacts are predicted to be not significant.

6.110 Air quality factors are not considered a constraint to planning consent for the development. Accordingly, the development proposals are acceptable in this regard.

Flood Risk and Drainage

6.111 A Flood Risk Assessment (Weetwood) is submitted in support of this planning application. The report confirms that the site is located entirely within Flood Zone 1 (lowest probability of flood risk). The majority of the site is located at a very low risk of surface water flooding.

6.112 The report also provides detailed finish floor levels and a drainage strategy for the scheme, comprising underground pipes.

6.113 Accordingly, the proposals are acceptable from a flood risk perspective and detailed drainage matters can be adequately dealt with at the pre-commencement condition stage.

Ground Conditions

6.114 Phase 1 and 2 Ground Investigation Reports (IGE Consulting) are submitted in support of this planning application. They confirm that ground gas risk is deemed low to moderate and there is low risk to controlled waters.

6.115 Accordingly, the proposals are acceptable from a ground conditions perspective.

Planning Assessment Summary

6.116 As outlined above the site represents a highly suitable and sustainable residential site, located within the defined boundaries of the Buckshaw Village Strategic Site. Furthermore:

- The site is not formally allocated for employment purposes. It predominantly comprises 'White Land'.
- Chorley can not demonstrate a five-year housing land supply, with a substantial shortfall. The presumption in favour of sustainable development, or the tilted balance, therefore applies.
- Core Strategy Policy 10 is out of date, not least by virtue of the Council's lack of housing supply, but also because it is based on the now revoked RSS, on an evidence base that is time expired and not reflective of changes in national policy and the Use Classes Order. It is to be afforded limited weight in the determination of this planning application.
- Notwithstanding the above, the proposals comply with the detailed criteria of Policy 10, and therefore are in accordance with this Policy in any event.
- The designation of the south-eastern extent of the site as Green Belt and a Recreational Facility are misnomers. The site is not located within the designated Green Belt (unlike large swathes of the Borough) and the south-eastern section of the site is utilised for car parking. Therefore, neither Green Belt or Recreational facility considerations or planning policies apply to these proposals.

6.117 The development proposals will provide 30% policy compliant affordable housing and a significant contribution in meeting the Council's substantial housing shortfall. It will not result in the loss of a high-quality employment use, nor will it be to the detriment of the Borough's employment land requirements (which are being met). The proposals are suitable from all technical perspectives and comprise a sustainable form of development. In line with paragraph 11 of the NPPF, planning permission should be granted for this sustainable development proposal.

7. DRAFT HEADS OF TERMS

Parties

7.1 The Agreement will be between:

a) Chorley Council, Union Street, Chorley, Lancashire, PR7 1AL

b) Bellway Homes Limited (Manchester), 304 Bridgewater Place, Birchwood, Warrington, WA3 6XG

c) Alpha Investments (North West) Limited, 78 Chorley New Road, Bolton, BL1 4BY

Development

7.2 Full application for the erection of 118 no. dwellings (Use Class C3) with associated access, landscaping, parking and other works.

Obligations

7.3 In order to comply with the requirements of Regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), each obligation will need to be justified as necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

Affordable Housing

7.4 The development proposals will provide policy compliant 30% affordable housing, to be secured in the Section 106 Agreement.

Playing Pitches

7.5 As set out in the Open Space and Playing Pitch SPD, all new residential developments will be required to pay a financial contribution towards either new playing pitch provision or improvements to existing playing pitches. In line with this, it is therefore anticipated a financial contribution will be required in the Section 106 Agreement to cover playing pitch matters.

Other

7.6 Should it transpire through future discussions with the Council that other financial contributions will be required, it will need to be ensured that they meet the tests for Planning Obligations as set out at NPPF paragraph 57. Any contributions necessary will be secured by the Section 106 Agreement.

8. CONCLUSIONS

8.1 This planning application seeks full planning approval for the demolition of the existing building on site (formerly DXC office) and the erection of 118 no. residential dwellings (Use Class C3) and associated works.

8.2 The site represents a highly logical housing site, benefiting from a sustainable location within the defined boundaries of the Buckshaw Village Strategic Site. It primarily comprises 'White Land', with the exception of the south-eastern extent which is suggested to be a recreational/sport facility. This is incorrect, instead comprising an area of hardstanding utilised for overflow car parking.

8.3 The site is not allocated as employment land. Despite this, Core Strategy Policy 10 seeks to protect land that was last used for employment uses to remain as such in the Borough. However, the Council can not demonstrate a five-year housing land supply. The shortfall is substantial, currently being tested through various Appeals. Paragraph 11 of the NPPF is therefore engaged, given the policies are out of date and therefore the presumption in favour of sustainable development applies.

8.4 Not only can Policy 10 therefore be afforded limited weight in the determination of this application due to the engagement of NPPF Paragraph 11/footnote 8, it is also out of date for a number of other pertinent reasons**,** as set out in section 7 of this Statement and the supporting Employment Land Review contained at **Appendix 1.**

8.5 Ultimately, the proposals will not result in the loss of a high-quality employment use, nor will they be to the detriment of the Borough's employment land requirements (which are being met).

8.6 Instead, it will provide a meaningful contribution to the Council's housing requirements (which are substantial), including the provision of 30% policy compliant affordable housing. It will do so on a part brownfield site located within a defined urban area boundary. This, all within the context of a constrained borough in land supply terms, with 72% of the Borough comprising Green Belt.

8.7 Furthermore, it will not prejudice the operations of existing employment land uses in the nearby vicinity. The proposals respect them.

8.8 The development proposals will generate significant benefits, including the aforementioned much needed market and affordable housing provision, as well as economic benefits including creation of jobs and added GVA to the local economy.

8.9 This statement and other supporting documents have demonstrated that the proposals are acceptable from all technical aspects and in accordance with both local and national planning policy.

8.10 In line with paragraph 11 of the NPPF, the proposals should be approved without delay, as they comprise a sustainable form of development.

APPENDIX ONE: EMPLOYMENT LAND REVIEW (PEGASUS GROUP)

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

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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.

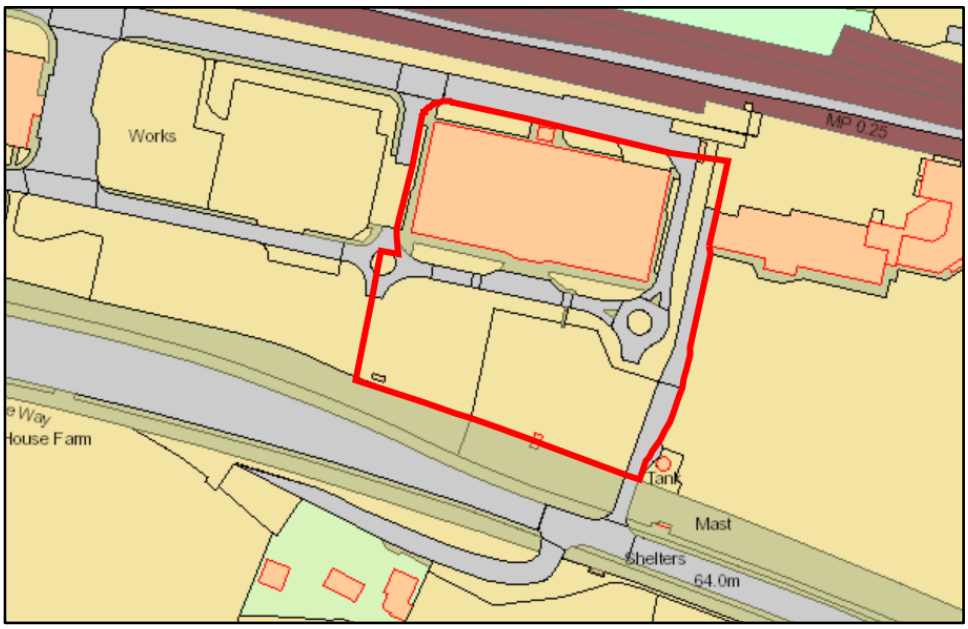
2.6 The central internal access road is tree lined (including 2 which are subject of a TPO).

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 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 Lancs 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

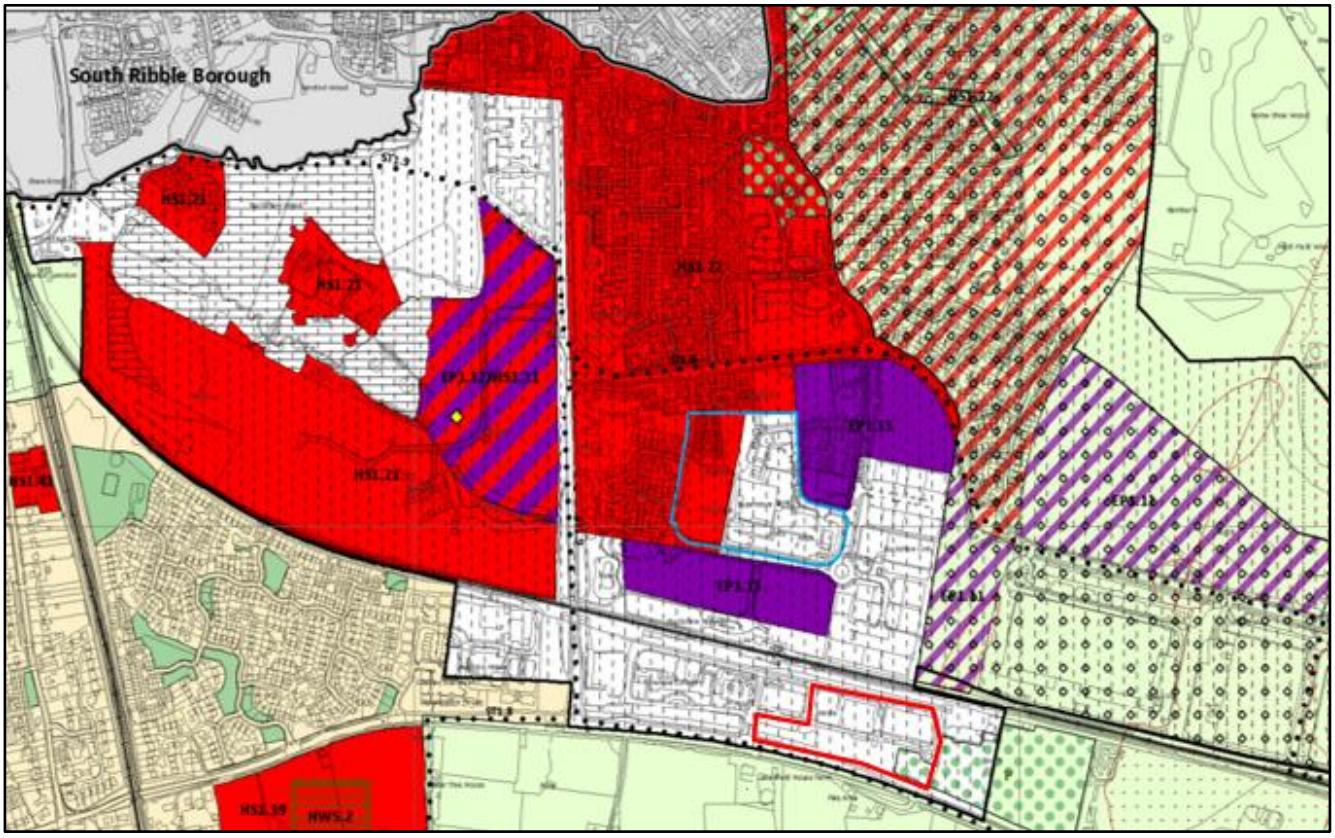
The following sites shown on the Policies Map are allocated and protected for business, general industrial or storage and distribution (Use Classes B1, B2 or B8 respectively) in the period 2010- 2026. Chorley Council will require a masterplan or development brief on sites identified with an *(M/DB). Sites identified with # are also suitable for housing use as part of a mixed use development.

Location	Hectares	Use Class	Policy
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	0.28	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	7.76	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*#	15.0	B1, B2, B8	
	15.60		
Rural Local Service Centres and In Other Places			
EP1.17 Rear of New Street, Mawdesley	0.60	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 undoubtably 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-date[8], 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 proposed[7]; 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 that 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 review[1]) 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 NPPF[2] 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 Iceni Projects in March 2020 confirms there is an annual need for 132 affordable homes in Chorley[3].

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 undoubtably 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

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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.

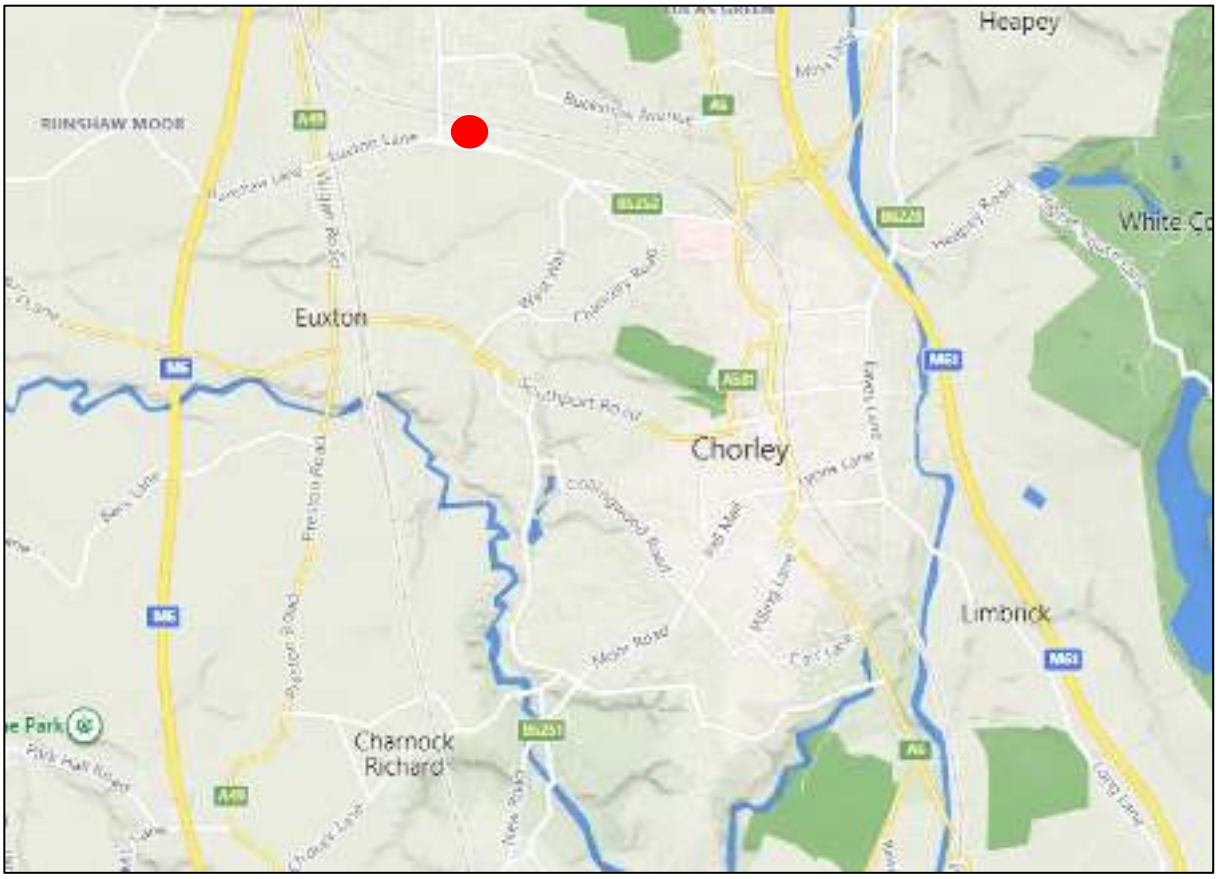


Fig 2: Site Location

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 pe-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

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

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

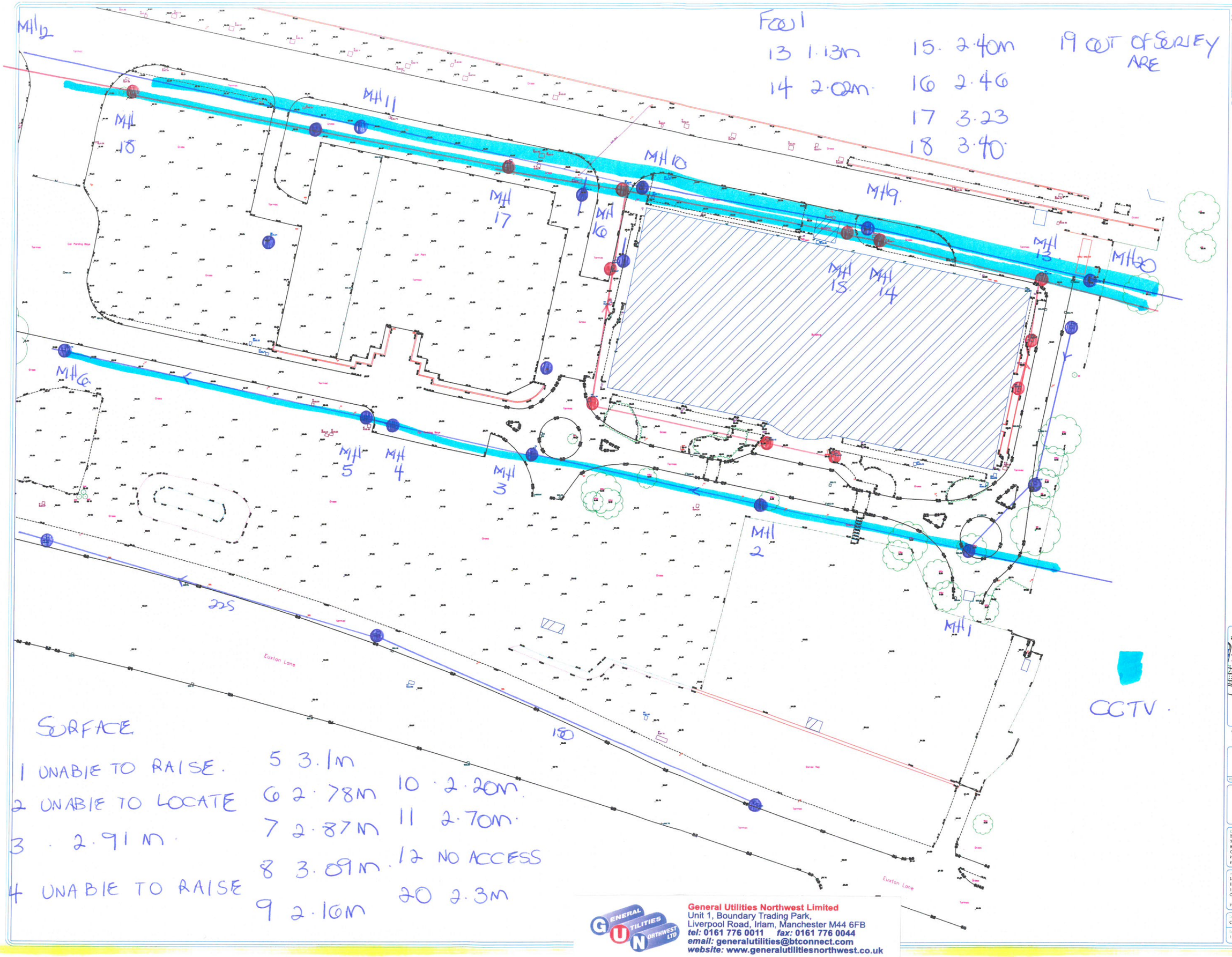
b) The presence of culverts that cross the site in an east-west direction preventing large floorplates and significantly compromising the efficiency of any layout

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



Foul

13 1.13m
14 2.02m
15 2.40m
16 2.46
17 3.23
18 3.40

19 OUT OF SURVEY ARE

SURFACE

1 UNABLE TO RAISE.
2 UNABLE TO LOCATE
3 2.91 m
4 UNABLE TO RAISE
5 3.1m
6 2.78m
7 2.87m
8 3.09m
9 2.16m
10 2.20m
11 2.70m
12 NO ACCESS
20 2.3m

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

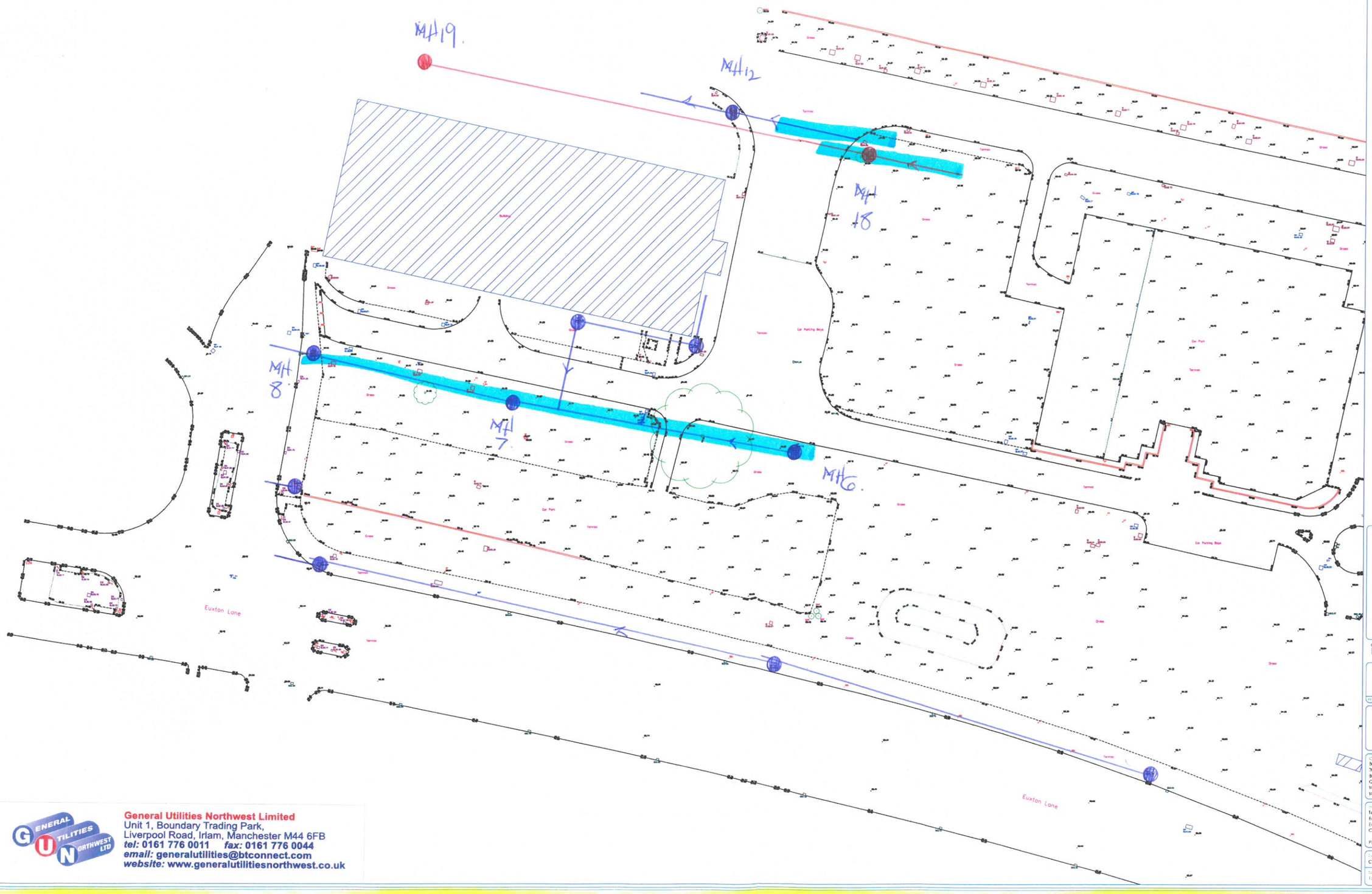
G.E.O(UK)L.T.D

Client
Bellway Homes
304 Bridgewater Pl
Birchwood
Cheshire
Warrington
WA3 6XG

Project Title
Topographical Survey of Land at:
Euxton Ln
Euxton
Charley
PR7 6FE

Surveyed	Drawn	Checked
C.T	M.B	G.B

Scale	Date	Drawing Ref	No	Size	Rev
1:250	MAY21	021156	01	A0	–



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

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N

0 10m 20m 40m 60m 80m
SCALE BAR

REV	DATE	DESCRIPTION

G.E.O(UK)L.T.D

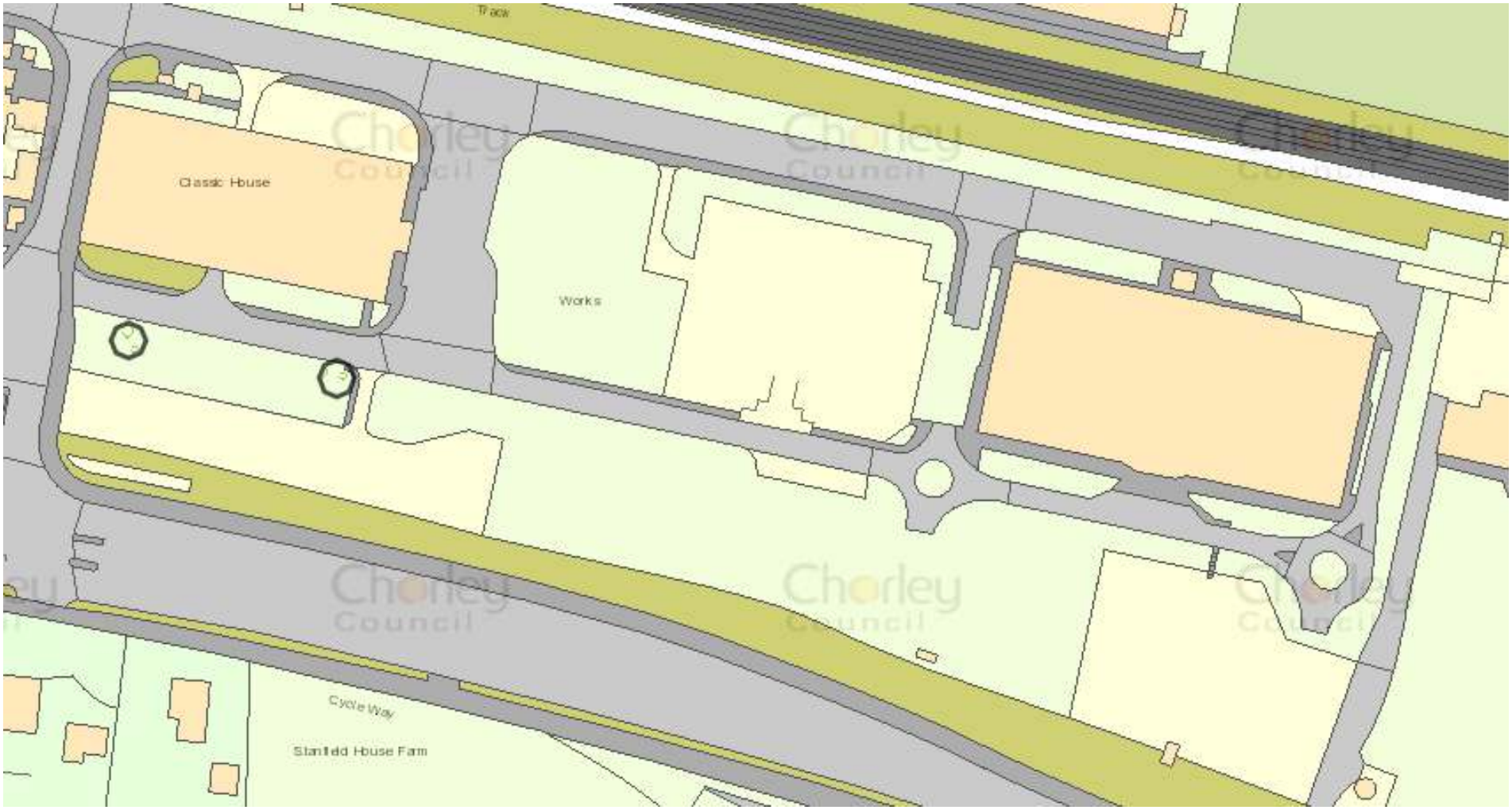
Client
Bellway Homes
304 Bridgewater Pl
Birchwood
Cheshire
Warrington
WA3 6XG

Project Title
Topographical Survey of Land at:
Euxton Ln
Euxton
Chorley
PR7 6FE

Surveyed	Drawn	Checked
C.T	M.B	G.B

Scale	Date	Drawing Ref	No	Size	Rev
1:250	MAY21	G21156	01	A0	–

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
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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

1.1 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

2.1 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

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	1	19,125	16.50	315,563	315,563	315,563
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					

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	**ft²**	**Build Rate ft²**	**Cost**		

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	22,500	127.83	2,876,175	
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	

DXC
New Build

Other Professional Fees		6.00%	199,319	
				1,195,914
MARKETING & LETTING				
Marketing	114,750 ft²	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%

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

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	1	19,125	16.50	315,563	315,563	315,563
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	22,500	127.83	2,876,175	
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	

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 ft²	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**

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	Policy EP1 in the adopted Local Plan Indicates that the Site is 7.76ha. However, we measure it to be 3 ha.
Site Description:	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.
Local Plan Designation & Description	**Use Classes: B1, B2 and B8** (as per Policy EP1 Employment Site Allocations from Adopted Local Plan) 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.
SDP Reference	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'.
Assessment in 2009 Employment Land Review (Drivers Jonas)	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.
Assessment in 2017/19 Employment Land Study (BE Group)	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: 'In two remaining parcels. Other land taken up by mixed A1, A4 and D1 uses: 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 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.' Within Table 63, the site is given a score of 81 out of 100 and a Market led score of 42. 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:

	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 bene 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	**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. **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. 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: - 15/00203/MNMA - 18/00132/MNMA - 18/00425/MNMA - 19/00721/MNMA

	- 20/01311/MNMA 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.
Undeveloped/ available land	The whole parcel is undeveloped and available land.
Accessibility	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.
Physical/ Environmental Constraints	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.
Pegasus Summary / potential for B1 use	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.

EP 1.3	Land to the North East of M61 Junction (Gale Moss) Chorley
Aerial/ Local Plan Map	
Size	Policy EP1 in the Adopted Local Plan Indicates that the Site is 6.90 ha which we consider is broadly accurate.
Site Description	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.
Local Plan Designation & Description	The site is allocated for B1, B2, B8 and C2 use classes (as per Policy EP1 Employment Site Allocations from Adopted Local Plan). 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.
SDP Reference	There is no SDP reference for this site because it was written before the site was allocated.
Assessment in 2009 Employment Land Review (Drivers Jonas)	There is no 2009 assessment for this site.
Assessment in 2017/19 Employment Land Study (BE Group)	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: 'Current site Masterplan proposes site for B-Class employment and noted as 'Botany Bay Business Park'. 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.' Within Table 63, the site is given a score of 54 out of 100 and a Market led score of 42. 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: '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.'

	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. 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: - 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	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. 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.
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	Policy EP1 in the Adopted Local Plan indicates that the Site is 13.1 ha and we would agree with this measurement.
Site Description	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.
Local Plan Designation and Description	Use Classes B1, B2, B8 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan). 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.
SPD Reference	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'.
Assessment in 2009 Land Employment Review (Drivers Jonas)	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: '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.' The Site was also scored 3 for Strategic Planning and Sustainability with the following comment: 'The Site achieves a good score from strategic planning and sustainability. This soi influenced by a park and ride site near to the site and re-opining/ 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.' In Appendix 3 (page 400), the site appraisal for Euxton Lane made the following comments:

	- 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)	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: '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.' 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. 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: '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.' Within the Site Pro Forma, at Appendix 5, the following points are noted: - 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	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. The following reserved matters applications were approved: - 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

- 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

Undeveloped/ Available Land	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.
Accessibility	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.
Physical/ Environmental Constraints	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.
Pegasus Summary/ potential for B1 use	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 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.

EP1.2	Botany Bay
Aerial/ Local Plan Map	
Size	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.
Site Description	This is a long and thin parcel of land located in the Botany Bay are 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 sits 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.
Local Plan Designation and Description	Use Classes B1, B2, B8, C1 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan). 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.
SDP Reference	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'.
Assessment in 2009 Employment Land Review (Drivers Jonas)	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 Paragraphs 5.22 give details of the M61/ Botany site which include: '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.' 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.
Assessment in 2017/19 Employment Land Study (BE Group)	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. The comments go on to state the following:

	'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.' 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 E,ployment Areas, including in Botany Bay: - 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.' 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). However, viability issues are also highlighted in paragraph 10.11 (page 177): '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. Within the Site Pro Forma, at Appendix 5 (page 269) the following points are noted: - 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. The Masterplan proposes the EP1.2 site for: - A1 retail totalling 16,027 sqm - A3 café restaurant - C1 Hotel use. Overall total 18,899 sqm. No B-Class employment uses are proposed. 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.
Current Uses	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.
Relevant Planning History	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. 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

	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). 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. The following application is the most recent application on the Site and is awaiting a decision: (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.
Accessibility	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.
Undeveloped/ Available Land	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.
Physical/ Environmental Constraints	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.
Pegasus Summary/ potential for B1 use	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.

EP1.1	Great Knowley, Chorley
Aerial/ Local Map Plan	
Size	Policy EP1 in the adopted Local Plan Indicates that the Site is 14.1 ha. We agree with this measurement.
Site Description	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.
Local Plan Designation and Description	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). 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.
SPD Reference	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'.
Assessment in 2009 Land Employment Review (Drivers Jonas)	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: '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.' 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: 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 overthe 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.

	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' In Table 9.35 Great Knowley is categorised as a 'Good Urban Site'. 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.
Assessment in 2017/19 Employment Land Study (BE Group)	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: 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.' Within Table 63, the site is given a score of 50 out of 100 and a Market led score of 42. 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. 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. Within the Site Pro Forma, at Appendix 5, the following points are noted: - 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.
Current Uses	There are multiple owners of the land parcels in this Site. Currently, the parcels are in agricultural use.
Relevant Planning History	Ref: 5/1/03243- Approved 06/03/1969. Land Opposite 104 Blackburn Road. Use of land for residential development. Ref: 5/1/02673- Approved 30/08/1996. Land To The West Of 94 Blackburn Road Chorley. Use of land for residential development 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. 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.

	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.

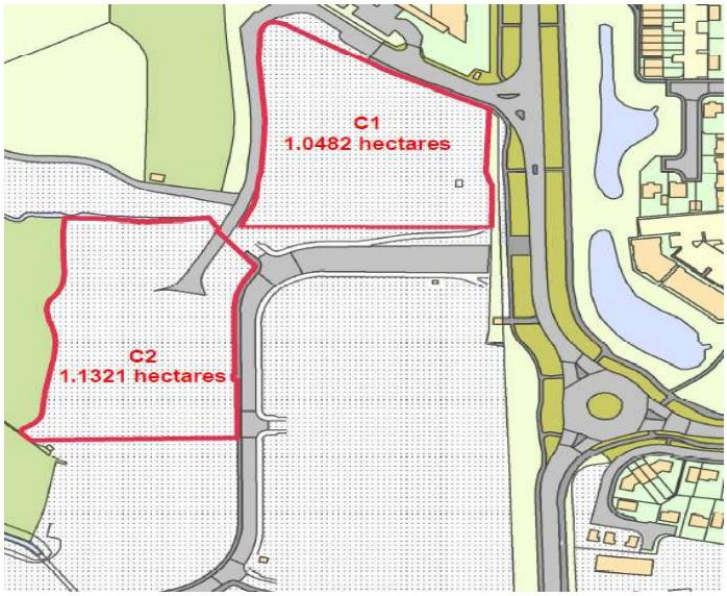
	The most recent planning application 19/01113/OUTMAJ (re-submitted approved application 17/00714/OUTMAJ), shows proposals for C3 use. However, there are no signs of development on site as of yet.

EP1.11	The Revolution
Aerial/ Local Plan Map	
Size	Policy EP1 in the adopted Local Plan Indicates that the Site is 13.80. However, we measure it to be 3 ha.
Site Description	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.
Local Plan Designation & Description	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.
SPD Reference	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'.
Assessment in 2009 Employment Land Review (Drivers Jonas)	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. 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. 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
Assessment in 2017/19 Employment Land Study (BE Group)	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:

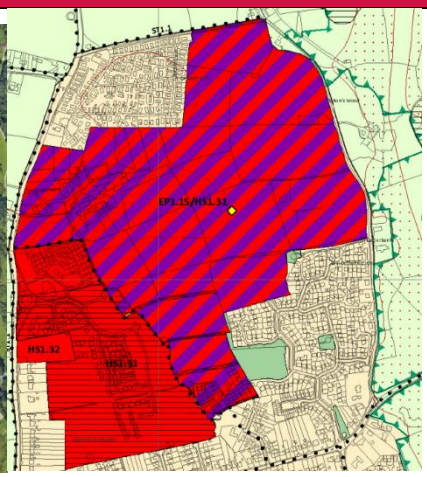
	'Initially expansion land for adjacent occupier. If not required by Kimberley Clarke would suite a scheme of small to mid-sized good quality B2/B8 units, comparable to those located to the west.' Within Table 63, the site is given a score of 77 out of 100 and a Market led score of 43. This score is the 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. 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: '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.' Within the Site Pro Forma, at Appendix 5, provides comment: - 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. 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.
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	The site is partly covered by the following applications: 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. 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. The only application that includes the whole of the site is the following: 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).
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
Aerial/ Local Plan Map	
Size	Policy EP1 in the adopted Local Plan Indicates that the Site is 5.40 ha. However, we have measured it to be 8 ha.
Site Description	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.
Local Plan Designation & Description	Use Classes: B1 and B2 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan) 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).
SDP Reference	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'.
Assessment in 2009 Employment Land Review (Drivers Jonas)	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'.
Assessment in 2017/19 Employment Land Study (BE Group)	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: 'Two plots on the market, of a smaller size than indicated in Local Plan. Land is being actively

	marketed for freehold disposal. Agents report modest interest, to date, mostly from occupiers/developers looking for B1(c)/B2 options.' Within Table 63, the site is given a score of 76 out of 100 and a Market led score of 42. Within the Site Pro Forma, at Appendix 5 (page 285), the following points are noted: - 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:  - However, the updated site boundary according to the Chorley Proposals Plan also includes the land the other side of Brookwood Way.
Current Uses	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.
Relevant Planning History	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: - 10/00247/DIS - 10/00940/DIS - 11/0080/DIS - 12/00835/DIS 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: - 10/00153/DIS - 10/01062/DIS - 12/00448/DIS - 12/01237/DIS 14/00927/OUTMAJ) involving a change of material to brindle red block paving

	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. 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.
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
Aerial/ Local Plan Map	
Size	Policy EP1 in the adopted Local Plan Indicates that the Site is 15ha. However, we measure it to be just over 38ha.
Site Description	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.
Local Plan Designation & Description	Use classes B1, B2 and B8 (as per Policy EP1 Employment Site Allocations from Adopted Local Plan) 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.
SDP Reference	There is no SDP reference.
Assessment in 2009 Employment Land Review (Drivers Jonas)	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. At Table 5.8, the site is described as a 'small, irregular site of moderate quality' (p139) Market Attractiveness comment: '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. Environmental Sustainability & Strategic Planning comment: 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.
Assessment in 2017/19 Employment Land Study (BE Group)	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: *'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.'* Within Table 63, the site is given a score of 41 out of 100 and a Market led score of 32.

	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. Within Table 71, it is recommended that the site would support larger units although access and proximity to housing may be barriers. 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. 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. <u>Remaining land identified for employment in 2017:</u>
Current Uses	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).
Relevant Planning History	- 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/REMMAJ- 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/REMMAJ) - 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,

	access arrangement, internal roads, footpaths and landscaping (resubmission of refused application 11/00941/FULMAJ). - 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. - 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
Undeveloped/ available land	Around 21.5 ha of the site is appears undeveloped currently, but much of this has consent. It is understand that 8.03 Ha is still available for employment uses according to 2017 employment study.
Accessibility	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.

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: - 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 site of the M6 and on the edge of the district centre the site may prove more viable for office space that 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.

FB

of Posts

Track

El Sub Sta

Brisance House

Classic House

Xton Business Park

Euxton House

61.9m

Cycle Way

Stansfield House Farm

Stansfield House Barn

Tank

Mast (Telecommunication)

1:1000 0 10 20 30 50m

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urban design

Client: Bellway

Project: **DXC SITE CHORLEY**

Drawing Title: **LOCATION PLAN**

Drawn by	MP	Checked by	-	Date	29.10.21
Status	PLANNING	Scale @ A3	1:1000		
Job no.	BHM200	Dwg.no.	LP01	Rev.	A

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

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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.

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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.