

Central Lancashire Local Development Framework

Central Lancashire Core Strategy Monitoring Report

Covering the period April 2015 – March 2016



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Introduction

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

Adopted Central Lancashire Core Strategy Indicators

1. Provision of housing developments by location

Related Policy: Policy 1 - Locating Growth

Location of housing completions 2015/16

Location	No. of dwellings completed 2015/16	% of dwellings completed 2015/16	Central Lancashire target (%)
Preston/South Ribble Urban Area *(Within Strategic Sites and Locations)	545 (200)	40% (15%)	48% (25%)*
Buckshaw Village	149	10%	10%
Key Service Centre	280	21%	25%
Urban Local Service Centre	258	19%	9%
Rural Local Service Centres and elsewhere	131	10%	8%
Total	1,363	100%	100%

* Included within 48% for Preston/South Ribble UA

Table 1 of the Core Strategy establishes the predicted proportion of housing development across Central Lancashire until 2026. The number of new homes built in the Preston/South Ribble Urban area in 2015/16 fell below the predicted proportion. The Preston, South Ribble and Lancashire City Deal, agreed with government in September 2013, will help to improve future housing delivery across the City Deal area and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the next 10 years.

The number of dwellings constructed across Central Lancashire in 2015/16 decreased by 459 dwellings compared to the 2014/15 Monitoring Report. This is mainly due to fewer completions in the Preston/South Ribble Urban Area, Buckshaw Village and the Key Service Centres. It is expected that this figure will start to increase again as sites allocated in the 3 Local Plans start to come forward. It is likely that there will be more development on Strategic Sites and that the targets set for locations of development in the Core Strategy will be achieved.

Location of housing completions 2012-2016

Location	No. of dwellings completed 2012-2016	% of dwellings completed 2012-2016	Central Lancashire target (%)
Preston/ S Ribble Urban area *(within strategic sites and locations)	1,770 (250)	33% (5%)	48% (25%)
Buckshaw Village	1,112	21%	10%
Key Service Centre	1,178	22%	25%
Urban Local Service Centre	730	13%	9%
Rural Local Service Centres and elsewhere	585	11%	8%
Total	5,375	100%	100%

* Included within 48% for Preston/South Ribble UA

Over the four year monitoring period (2012/13–2015/16), the majority of all housing developments have occurred within the Preston/ South Ribble Urban Area (33% in total) as envisaged by the Central Lancashire Core Strategy. However, only 5% of development overall has been within the Strategic Sites and Locations. This is expected to increase rapidly in the coming years with the help of City Deal securing necessary strategic infrastructure. This is supported by the fact that a number of developers are currently on site in strategic locations such as North West Preston.

A higher percentage of development than envisaged by the Core Strategy has occurred across the four year period in Buckshaw Village (21% of all development) due to higher than expected completion rates because of the attraction of this centrally located site within the housing market. Group 1 within Buckshaw Village is now being developed for housing and mixed uses including a school. There has been a slowdown in completion rates at Buckshaw Village over the last year as much of the original area is now completed.

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

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

Related Policy: Policy 2 - Infrastructure

Local Authority	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on 123 List	CIL transferred to Parish Councils
Chorley	£1,662,289	£695,165.15	£588,896.93	£0	£86,852.52
Preston	£686,830.59	£424,990.65	£3,073,094.70	£774,179.69	£121,530.70
South Ribble	£2,761,043.81	£81,988.74	£275,214.23	£0	£41,077.23

The above table shows the amount of s106 contributions and CIL collected by each authority. Preston transferred £774,179.69 of the CIL collected to LCC to spend on the 123 List. Chorley and South Ribble did not spend any CIL on the 123 List.

3. Changes to Road Traffic Volume

Related Policy: Policy 3 - Travel

Lancashire County Council carry out traffic counts in the Central Lancashire Area. These are either continuous, automatic or manual counts. In order to be able to produce trend data over time, only the continuous counts will be used in the Monitoring Report.

The table below shows the 7 day average figures for each of the 6 locations selected in Chorley, Preston and South Ribble for one week during each year. These will be monitored each year so will show any trends up or down in the future. The monitoring sites are in locations known to experience significant volumes of traffic. A number of traffic count locations are no longer counted because Lancashire County Council no longer has funding to carry out the data collection.

Chorley Data

Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	9914	5513	18834	12176	17594	9967
2013	9589	5467	20056	13160	18119	10825
2014	9650	5612	20564	14014	19896	12759
2015	9212	5850	20370	13410	18602	7709
2016	**	**	*	*	*	*

Location of Monitoring Sites in Chorley

- 1 A49 Springs Brow, South of Coppull Moor Lane, Coppull
- 2 A5106 Wigan Lane, South of Jolly Tar Lane, Coppull
- 3* A59 Windgate, S of Carr House Lane, Bretherton
- 4* A6 Preston Road, S of Dawson Lane, Whittle-le-Woods
- 5* B5252 Euxton Lane, W of Preston Road, Chorley
- 6* B5256 Sheep Hill Lane, E of Cuerden Valley Park, Clayton-le-Woods

* This location is no longer monitored

** Not currently operational

Preston Data

Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	21965	36198	24338	16602	11715	26427
2013	21700	36205	24229	16081	11274	26786
2014	22488	35882	24707	16471	11783	27620
2015	22660	37590	22123	16456	12149	27462
2016	22910	**	**	**	12375	29198

Location of Monitoring Sites in Preston

- 1 A6 Garstang Road, south of Woodplumpton Rd, Broughton
- 2 A6 London Rd, south of Ashworth Grove
- 3 A59 Brockholes Brow, west of River Ribble
- 4 B6241 Lightfoot Lane, west of Wychnor
- 5 B6243 Longridge Rd, East of M6 motorway bridge.
- 6 A583 Blackpool Rd, west of Riversway

** Not currently operational

South Ribble Data

Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	22022	29061	23126	33156	21284	27985
2013	22372	29308	21656	33978	21930	27889
2014	22585	29301	23758	32380	20152	28298
2015	22322	30996	23421	*	21816	28120
2016	21282	30541	23934	*	22832	29881

Location of Monitoring Sites in South Ribble

- 1 A582 Penwortham Way, South of Lodge Lane, Farington Moss
- 2 A6 London Way, South of B5257 Brownedge Road, Bamber Bridge
- 3 A59 Liverpool Road, West of Lindle Lane, Hutton
- 4* A6 South Ribble Way, South of A582 Lostock Lane, Bamber Bridge
- 5 A6 Lostock Lane, West of M6 J29a, Bamber Bridge
- 6 A59 Preston New Road, West of B6230 Cuerdale Lane, Samlesbury

* This location is no longer monitored

For most of the locations across Central Lancashire, the traffic levels have increased throughout the periods recorded. It is expected that traffic levels will continue to rise as new development occurs throughout the region. It is important that appropriate infrastructure is put in place to cope with the extra traffic associated with this development. It is also necessary to ensure that appropriate sustainable transport infrastructure is put in place as part of development, to try and reduce the number of cars on the road. This report will continue to monitor traffic volumes/trends in Central Lancashire in future years.

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

4. Net Additional Dwellings Completed

Related Policy: Policy 4 - Housing Delivery

Local Authority	Housing Completions 2015-16	Target
Chorley	597	417
Preston	395	507
South Ribble	371	417
Total	1,363	1,341

The number of dwellings completed in all three authorities is 22 units above the target of 1,341 set in the Core Strategy. The dwelling completion targets have been exceeded in Chorley but there is under provision in South Ribble and Preston.

Completions are expected to increase in Preston as sites such as Cottam and North West Preston allocated in the adopted Local Plan come forward/ continue development. Also the Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City and South Ribble Borough Council area) and seeks to secure the necessary strategic infrastructure to deliver some 17,420 new homes over the period to 2024.

5. Affordable Housing

Related Policy: Policy 7 - Affordable Housing

Local Authority	Affordable Housing Completions 2015-16	Target
Chorley	85	50
Preston	178	46
South Ribble	150	30
Total	413	126

Core Strategy Policy 7 requires market housing schemes to deliver affordable housing as on-site provision or via off-site provision/financial contributions. The amount of affordable housing required to be delivered is dependent on a sites location, size and such considerations as financial viability. The definition of 'affordable housing' also includes shared equity products (for example Home Buy) that are agreed after planning consent has been granted – therefore, net dwelling completion figures and affordable housing completions are not comparable.

The number of affordable dwellings completed has increased by 37 units in this monitoring period compared to last year with the above table highlighting that all councils have significantly exceeded the target set in the Core Strategy. The total of 413 affordable dwellings delivered across Central Lancashire exceeded the Core Strategy overall target of 126 dwellings by 287 dwellings.

6. Employment Land Take-Up

Related Policy: Policy 9 - Economic Growth and Employment

Local Authority	Employment Land Take-Up 2015-16 (ha)	Total Take-Up Since 2009 (ha)	Target 2010-26 (ha)
Chorley	5.79	28.26	112
Preston	0.53	23.33	118.5
South Ribble	4.63	32.55	223.5
Total	10.95	84.14	454

Employment land take up is significantly below the Core Strategy target however steps have been taken to manage the delivery of employment land in order to promote development. In Chorley this includes the production of the Economic Regeneration Strategy and the development of an Inward Investment Plan which aims to promote and increase inward investment in Chorley and bring forward key employment sites allocated in the Chorley Local Plan. In addition, the Preston, South Ribble and Lancashire City Deal aims to create 20,000 new jobs across the City Deal area over the next 10 years.

The total employment land take-up in the Central Lancashire area as a whole has increased significantly compared with last year.

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

Related Policy: Policy 15 - Skills and Economic Inclusion

Chorley	Preston	South Ribble	North West
26,500 or 38.4%	23,400 or 25.5%	21,400 or 31.9%	32.6%

Source: ONS National Statistics / Nomis 2015 Crown Copyright

In terms of education and skills monitoring the Core Strategy aims to achieve a performance better or equal to the regional average. According to recent statistics a higher proportion of the working-age population in Chorley are qualified to NVQ level 4 or higher than the region as a whole. The comparable figures for South Ribble show the authority is just below the regional average and Preston significantly below the regional average.

Although Preston and South Ribble figures are below the regional average for the current monitoring year, none of the three authorities have been consistently lower than the regional average for three years running to trigger a requirement for any contingencies.

8. Number of Heritage Assets at Risk

Related Policy: Policy 16 - Heritage Assets

Local Authority	Heritage Assets at Risk
Chorley	Bank Hall, Liverpool Road, Bretherton (Category D) Lower Burgh Hall, Coppull New Road, Chorley (Category F) Buckshaw Hall, Euxton Lane, Euxton (Category E) Bretters Farm moated site and two fishponds (declining condition) Ingrave Farm moated site (improving condition)
Preston	Emmanuel Church, Brook Street (Category C) Church of St George the Martyr, Georges Road (Category C) Preston 7th Day Adventist Church (Category F)
South Ribble	There are no buildings on the at risk register within South Ribble in this monitoring period.

Source: Historic England Buildings at Risk Register

The Core Strategy aims to prevent the increase or reduce the number of heritage assets at risk in Central Lancashire. There remain three buildings at risk in Chorley with the condition of these buildings showing some improvement in recent years. Work will be starting imminently at Bank Hall, Bretherton. There are also two scheduled monuments at risk at Ingrave Farm and Bretters Farm. In Preston, the Preston 7th Day Adventist Church, Avenham Lane remains on the Heritage at Risk Register, whilst the Harris Institute has been removed from the list as work has been completed. The Church of St. Emmanuel and St George the Martyr have both been added to the list due to being places of worship despite only being Grade II listed buildings.

9. Higher Quality Building Design

Related Policy: Policy 17 - Design of New Buildings

All developments in Chorley are considered against the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. In addition, policies included in the Built and Natural Environment section of the Chorley Local Plan, including BNE1: Design Criteria for New Development ensure that high design quality is achieved. Chorley has not used Building for Life (BfL) for any schemes for a number of years.

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

All housing developments in South Ribble have been considered against the criteria set out in Policy 17 and the Adopted Central Lancashire Design SPD. As well as this, developments are also considered against policy G17 of the South Ribble Local Plan (adopted July 2015). South Ribble has not used Building for Life for any schemes for several years.

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

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

Related Policy: Policy 18 - Green Infrastructure

Local Authority	Loss of Open Space
Chorley	There have been various applications that have been on sport, recreation and open space land. However the majority of these applications, secured provision elsewhere or contributions were secured for off-site provision.
Preston	There have been various applications that have been on sport, recreation and open space land. However the majority of these applications, secured provision elsewhere or contributions were secured for off-site provision.
South Ribble	During this monitoring period there has been no loss of this type of land to other uses. However to enable the Enterprise Zone to be delivered at BAE Systems Samlesbury the Green Belt boundary has been amended in accordance with policy 'C5–BAE Systems, Samlesbury' in the South Ribble Local Plan.

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

There has been no loss of sport, recreation and informal open space in South Ribble. In Chorley and Preston there has been some loss of open space however in accordance with the Central Lancashire Open Space and Playing Pitch SPD alternative provision or financial contributions for off-site provision or improvement of existing open spaces were secured from these applications.

11. Change of areas of biodiversity importance

Related Policy: Policy 22 - Biodiversity

Local Authority	Loss of Areas of Biodiversity Importance
Chorley	There have been no net losses in areas designated for their environmental value in Chorley during this monitoring period. The Council would be informed of any changes by the County Council (local sites) and Natural England (regional, national and international sites).
Preston	There have been no net losses in areas designated for their environmental value in Preston during this monitoring period. The Council would be informed of any changes by the County Council (local sites) and Natural England (regional, national and international sites).
South Ribble	There have been no net losses in areas designated for their environmental value in South Ribble during this monitoring period. The Council would be informed of any changes by the County Council (local sites) and Natural England (regional, national and international sites).

The Core Strategy seeks to protect areas of biodiversity importance across Central Lancashire. Over the last three year monitoring period there have been no losses in areas of biodiversity importance across the three authorities. The Central Lancashire Biodiversity and Nature Conservation Supplementary Planning Document SPD (July 2015) provides guidance on the interpretation and implementation of the relevant Central Lancashire policies on biodiversity and sets out what is required as part of the planning process. This includes guidance in relation to ecological networks.

12. Improving Community Health

Related Policy: Policy 23: Health

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

Health Impact Assessments are required for major planning applications on Strategic Sites and Locations. Over the three year monitoring period Preston is the only authority to have carried out a HIA for the North West Preston Strategic Location.

13. Planning to Adapt to Climate Change

Related Policy: Policy 27: Sustainable Resources and New Developments

In March 2015 the Deregulation Act received Royal Assent which proposed that all energy efficiency standards will be included in Building Regulations. As a result the Code for Sustainable Homes was withdrawn. The Code for the Sustainable Homes requirement in Policy 27 is therefore no longer relevant. The Government set out transitional arrangements until energy efficiency standards are included in Building Regulations which allow local authorities to continue to apply policies in their Local Plans that require compliance with energy efficiency standards that exceed Building Regulations. In accordance with the transitional arrangements, the three authorities are requiring all new dwellings to achieve a minimum Dwelling Emission Rate (DER) of 19% above 2013 Building Regulations which is equivalent to Code Level 4 energy requirements. Compliance with other aspects of the Code for Sustainable Homes are no longer required.

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

Appendix One

Monitored Policies of the Adopted Central Lancashire Core Strategy

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

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