

Central Lancashire Local Development Framework

Central Lancashire Core Strategy Monitoring Report

Covering the period April 2020 – March 2023



Preston
City Council



**South
Ribble**
Borough Council



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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 Ninth 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 2020-2023

Location	No. and % of dwellings completed 2020/21	No. and % of dwellings completed 2021/22	No. and % of dwellings completed 2022/23	Central Lancashire target (%)
Preston/South Ribble Urban Area	788 (48%)	830 (46%)	1,186 (49%)	48%
(Within Strategic Sites and Locations)	(444 (27%))	(573 (69%))	(630 (53%))	(25%)
Buckshaw Village	29 (2%)	47 (3%)	48 (2%)	10%
Key Service Centre	371 (23%)	373 (21%)	595 (25%)	25%
Urban Local Service Centre	136 (8%)	60 (3%)	114 (5%)	9%
Rural Local Service Centres and elsewhere	215 (13%)	492 (27%)	464 (19%)	8%
Total	1,629 (100%)	1,802	2,407	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 met the predicted proportion on 2020/21, was slightly below in 2021/22 and slightly above in 2022/23.

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 new homes.

There was a higher proportion of dwellings built in the Preston and South Ribble Urban Area and in Key Service Centre locations than elsewhere in Central Lancashire in the monitoring period. There was also a higher percentage of housing completions in Rural Local Service Centres and elsewhere than predicted during the monitoring period.

Location of housing completions 2012-2024

Location	No. of dwellings completed 2012-2023	% of dwellings completed 2012-2023	Central Lancashire target (%)
Preston/ S Ribble Urban area <i>*(within strategic sites and locations)</i>	7,544 (3,437)	42% (46%)	48% (25%)*
Buckshaw Village	1,821	10%	10%
Key Service Centre	3,790	21%	25%
Urban Local Service Centre	2,065	12%	9%
Rural Local Service Centres and elsewhere	2,578	15%	8%
Total	17,798	100%	100%

* Included within 48% for Preston/South Ribble UA

Over the monitoring period (2012/13–2022/23), the majority of all housing developments have occurred within the Preston/ South Ribble Urban Area (42% in total) as envisaged by the Central Lancashire Core Strategy. 46% of development within the Preston and South Ribble Urban Area 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.

The level of development envisaged by the Core Strategy for Buckshaw Village has been delivered across the period (10% of development) with little more development expected as the site nears full capacity.

Development within Key Service Centres, Urban Local Service Centres and Rural Local Service Centres and elsewhere has not 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

2020/21

Local Authority	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on IFS List	CIL transferred to Parish Councils
Chorley	£2,940,969	£1,321,498	£1,267,797.13	£1,520,760	£187,137.76
Preston	£1,161,073	£188,235.10	£3,043,195	£2,001,569	£380,205
South Ribble	£998,719.56	£1,294,493.96	£1,343,796.83	£1,076,497.14	£0.00

2021/22

Local Authority	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on IFS List	CIL transferred
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					to Parish Councils
Chorley	£3,787,382.05	£5,190,545.60	£1,466,384.91	£1,412,834.00	£218,093.85
Preston	£1,522,855.02	£799,739.05	£5,158,290.67	£5,592,844.40	£889,089.25
South Ribble	£788,251	£1,219,456	£4,633,592.75	£3,268,656.38	£167,486.16

2022/23

Local Authority	S106 contributions collected	S106 contributions spent	CIL collected	CIL spent on IFS List	CIL transferred to Parish Councils
Chorley	£651,057.71	£429,304.81	£2,371,738.41	£34,270.00	£352,978.61
Preston	£1,012,894.81	£818,048.47	£6,424,810.62	£2,809,440.28	£1,199,220.40
South Ribble	£1,507,050.15	£2,593,124.00	£4,078,554.38	£3,100,365.	£2,999.49

The above table shows the amount of S106 contributions and CIL collected by each authority. In 2019, the 123 List was replaced by the Infrastructure Funding Statement (IFS) lists. As such this report identifies CIL spent on IFS list items.

Preston transferred £10,403,853.60 of the CIL collected to LCC to spend on the IFS List. South Ribble transferred £ 7,445,518.52 of the CIL collected to LCC to spend on the IFS list. Chorley spent £2,967,864 of the CIL collected on the IFS List in the monitoring period. As the tables above show, CIL monies have been transferred to the relevant Parish Councils as per the CIL regulations.

3. Changes to Road Traffic Volume

Related Policy: Policy 3 - Travel

The Department for Transport carries out traffic monitoring in the Central Lancashire area. The tables below show the 7 day average figures for each of the 6 locations selected in Chorley, Preston and South Ribble. 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.

Chorley Data Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	9040	6701	24849	12762	5232	13173
2013	8995	6241	24838	12763	5185	13137
2014	9211	6390	23565	13162	5294	13531
2015	9236	6404	24557	13449	5287	13808
2016	9508	6554	25342	13854	5320	14204
2017	9974	6622	25322	16492	4219	14191

2018	12048	6658	23174	16348	4218	9916`
2019	10266	6672	23217	16506	4226	9938
2020	7717	5063	No data	12764	4092	7428
2021	8504	6416	No data	14025	4507	8161
2022	9175	6923	No data	15000	4863	8788
2023	9374	7073	No data	15263	4328	8978

Location of Monitoring Sites in Chorley

- 1 A49, South of Coppull Moor Lane, Coppull (CP 7844)
- 2 A5106 Wigan Lane, W of A6, Coppull (CP 7368)
- 3 A59, Windgate, S of Carr House Lane, Bretherton (CP 2659)
- 4 A6 Preston Road, S of Moss Lane, Whittle-le-Woods (CP 5615)
- 5 A581, Highfield Road, Croston (CP 2732)
- 6 A49, Wigan Road, S of A5083, Clayton-le-Woods (CP 3652)

Preston Data

Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	22100	37262	24470	17807	44779	29558
2013	22079	37075	24537	17792	44618	28169
2014	22711	38513	25247	18361	41138	28965
2015	23650	38082	26325	16484	40745	30610
2016	24414	34669	22670	16956	46131	31562
2017	24367	32472	23612	16843	41961	29334
2018	No data	32192	23696	16715	42024	29358
2019	No data	32495	23728	16873	42102	32572
2020	No data	25134	20670	13082	33847	24323
2021	No data	28701	22794	14380	37282	25194
2022	No data	30712	24611	15380	No data	27173
2023	No data	31259	21793	14776	No data	29873

Location of Monitoring Sites in Preston

- 1 A6 Garstang Road, S of Woodplumpton Road, Broughton (CP 5615)
- 2 A6 London Road, Salmon Street (CP 8526)
- 3 A59 Brockholes Brow, W of River Ribble (CP 7709)
- 4 A5085 Blackpool Road, E of A6063 (CP 1766)
- 5 A59 Guild Way, New Ribble Bridge (CP 3867)
- 6 A583 Blackpool Road, W of Riversway (CP 1725)

South Ribble Data

Traffic Counts

Year	Location					
	1	2	3	4	5	6
2012	24495	26962	18337	39533	25083	34009
2013	24403	26841	18309	38889	25136	33899
2014	24671	26960	18831	39830	23103	31591
2015	24468	26661	17664	38558	24087	32836
2016	24238	26330	18217	39445	24872	33882
2017	24667	29287	18139	40504	24859	33762
2018	24727	29304	18177	40662	25361	32894
2019	24776	29981	16418	46407	25404	32960
2020	No data	22327	No data	29235	23264	22402
2021	No data	24538	No data	36650	25637	24647
2022	No data	27375	No data	39539	23528	26549
2023	No data	28002	No data	44534	24011	32887

Location of Monitoring Sites in South Ribble

- 1 A582 Penwortham Way, S of Lodge Lane, Farington Moss (CP 2872)
- 2 A6 London Way, N of B6230 (CP 1851)
- 3 A59 Liverpool Road, S of Hutton Roundabout (CP 5660)
- 4 A6 South Ribble Way, S of A582, Farington (CP 9955)
- 5 A6 Lostock Lane, W of M6 J29a, Bamber Bridge (CP 2855)
- 6 A59 Preston New Road, W of Cuerdale Lane, Samlesbury (CP 1656)

At 1 of the 6 traffic count point locations in Chorley traffic levels have reduced over the period and data is no longer available for 1 other point; 1 out of 6 in Preston have increased and there is no data available for 2 of the points. All of South Ribble's have risen and there is no data available for 2.

It is expected that traffic levels will rise generally as new development occurs throughout the sub region. Traffic levels on individual routes will be affected by general levels of traffic growth and localised development but also by new road schemes and complementary traffic measures 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 5 on the road. This report will continue to monitor traffic volumes/trends in Central Lancashire.

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.

The description of Monitoring Sites above includes a 'Count Point' (CP) id for each location (e.g. CP 2872). Traffic data from 2000 for these and all Count Points in Central

Lancashire and nationwide can be viewed on the Department for Transport's website (at www.dft.gov.uk/traffic-counts).

4. Net Additional Dwellings Completed

Related Policy: Policy 4 - Housing Delivery

Local Authority	Housing Completions			Target	Total Since 2010
	2020/2021	2021/2022	2022/2023		
Chorley	306	228	309	417	6,853
Preston	909	1064	1405	507	7,841
South Ribble	424	513	701	417	4,810
Total	1,639	1,805	2,415	1,341	19,504

The total number of dwellings completed in all three authorities has been consistently above the target of 1,341 set in the Core Strategy for this monitoring period. It was above by 298 units in 2020/21, 464 units in 2021/22, and 1,074 units in 2022/23.

The dwelling completion targets have been exceeded in South Ribble and Preston but there is under provision in Chorley. 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 for development.

The Preston, South Ribble and Lancashire City Deal (2013) is helping to improve future housing delivery across the City Deal area (Preston City Council 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			Target	Total Take-Up Since 2010
	2020/2021	2021/2022	2022/2023		
Chorley	47	63	77	50	1,675
Preston	306	259	433	46	2,002
South Ribble	37	86	98	30	784
Total	390	408	608	126	4,461

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 site's 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 comparable.

A total of 1,406 affordable dwellings were delivered across Central Lancashire between 2020 and 2023. This exceeded the Core Strategy overall target of 126 dwellings by 264 in 2020/21, 282 in 2021/22, and 482 in 2022/23.

6. Employment Land Take-Up

Related Policy: Policy 9 - Economic Growth and Employment

Local Authority	Employment Land Take-Up			Total Take-Up Since 2009 (ha)	Target 2010-26 (ha)
	2020/2021	2021/2022	2022/2023		
Chorley	0.21	1.91	4.83	43.09	112
Preston	0	0.53	1.8	30.38	118.5
South Ribble	2.14	8.98	21.67	80.50	223.5
Total	2.35	11.42	28.3	153.97	454.0

Employment land take up is below the Core Strategy target at the current rate. However, steps have been taken to manage the delivery of employment land in order to promote development.

In Chorley this includes promoting and increasing inward investment in Chorley and bringing 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 since 2009 (153.97ha) has increased slightly compared with last monitoring report (111.9ha).

7. Working Age Population Qualified to RQF Level 4+ or higher

Related Policy: Policy 15 - Skills and Economic Inclusion

Year	Chorley	Preston	South Ribble	North West
2020/21	31,600 or 45.1%	35,500 or 38.7%	22,700 or 34.7%	38.5%
2021/22	29,000 or 41.1%	37,600 or 41.9%	30,200 or 46.5%	40.7%
2022/23	26,800 or 38.1%	39,500 or 43.0%	22,700 or 33.8%	43.3%

Source: ONS/Nomis 2017 Crown Copyright

In terms of education and skills monitoring the Core Strategy aims to achieve a performance better or equal to the regional average. As of 2022, qualifications are

measures using the Registered Qualifications Framework (RFQs) rather than National Vocational Qualifications (NVQs). The definition for RFQ Level 4 and NVQ Level 4 are the same.

According to recent statistics a higher proportion of the working-age population in Chorley were qualified to NVQ level 4 or higher than the region as a whole in 2020-2022, however the percent fell below in 2022/23.

The comparable figures for South Ribble show the authority is above the regional average in 2021/22 but below for the rest of the monitoring period. Preston was above the regional average for 2020-2022 but falls slightly below in 2022/23.

All three of the Central Lancashire Authorities have fallen below the regional average as of 2022/23. The Central Lancashire authorities have adopted an Employment Skills SPD in September 2017 in order to ensure new development proposals consider the economic impact of development and improve the skills of local people to enable them to take advantage of the resulting employment opportunities.

8. Number of Heritage Assets at Risk

Related Policy: Policy 16 - Heritage Assets

Year	Heritage Assets at Risk - Chorley
2020/2021	Bank Hall, Liverpool Road, Bretherton (Category E) Buckshaw Hall, Euxton Lane, Euxton (Category E) Church of St George's, St George's Street, Chorley (Category C) Church of St Michael, Church Street, Croston (Category A) Bretters Farm moated site and two fishponds (declining condition) Ingrave Farm moated site (stable condition)
2021/2022	Buckshaw Hall, Euxton Lane, Euxton (Category E) Church of St George's, St George's Street, Chorley (Category C) Church of St Michael, Church Street, Croston (Category A) Bretters Farm moated site and two fishponds (declining condition) Ingrave Farm moated site (stable condition)
2022/2023	Buckshaw Hall, Euxton Lane, Euxton (Category E) Church of St George's, St George's Street, Chorley (Category C) Church of St Michael, Church Street, Croston (Category A) Bretters Farm moated site and two fishponds (declining condition) Ingrave Farm moated site (stable condition)

Year	Heritage Assets at Risk - Preston
2020/2021	Church of St Walburge, Weston Street (Category A) Church of St George the Martyr, Georges Road (Category C) Wing of Former Barton Old Hall, circa 20m south of Old Hall Farmhouse (Category C) Fishergate Hill Preston – Conservation area (Deteriorating) Harris Institute, Avenham Lane (Category C)
2021/2022	Harris Institute, Avenham Lane (Category C) Wing of Former Barton Old Hall, circa 20m south of Old Hall Farmhouse (Category C) Church of St George the Martyr, Georges Road (Category C)

	Church of St Walburge, Weston Street (Category A) Fishergate Hill Preston – Conservation area (Deteriorating)
2022/2023	Harris Institute, Avenham Lane (Category C) Wing of Former Barton Old Hall, circa 20m south of Old Hall Farmhouse (Category C) Church of St George the Martyr, Georges Road (Category C) Church of St Ignatius, Meadow Street, now known as Syro-Malabar Cathedral of St Alphonsa of the Immaculate Conception (Category A) Church of St Walburge, Weston Street (Category A) Fishergate Hill Preston – Conservation area (Deteriorating)

Year	Heritage Assets at Risk – South Ribble
2020/2021	Woodfold Park, Pleasington / Samlesbury / Mellor (Declining condition) The park is located within both Blackburn with Darwin and South Ribble
2021/2022	Woodfold Park, Pleasington / Samlesbury / Mellor (Declining condition) The park is located within both Blackburn with Darwin and South Ribble
2022/2023	Woodfold Park, Pleasington / Samlesbury / Mellor (Declining condition) The park is located within both Blackburn with Darwin and South Ribble

Source: Historic England – Heritage/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 heritage buildings at risk in Chorley as of 2022/23 with the condition of these buildings showing some improvement in recent years. There are also two scheduled monuments at risk at Ingrave Farm and Bretters Farm.

As of 2023, there remain 5 heritage buildings at risk in Preston. Most are recorded as slowly decaying except Cathedral of St Alphonsa of the Immaculate Conception and Church of St Walburge, Weston Street which are identified as immediately at risk of further rapid deterioration. Fishergate Conservation Area is also recorded as at risk.

Woodfold Park, of which only a small part is located within South Ribble, is a Grade II Listed Park and Gardens identified as at risk. The park is in multiple private ownership.

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 Design of New Buildings and the Adopted Central Lancashire Design SPD which uses the principles set out in the BfL standard (originally launched in September 2012 and updated in January 2015 - this is called Building for Life 12 – BfL12). As well as this, developments are also considered against policy G17–Design Criteria for New Development of the South Ribble Local Plan (2015).

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		
	2020/2021	2021/2022	2022/2023
Chorley	Nil	Nil	Nil
Preston	Nil	Nil	Nil
South Ribble	Nil	Nil	Nil

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

In Preston, Chorley and South Ribble there has been no loss of sport, recreation and informal open space in the monitoring period.

11. Change of areas of biodiversity importance

Related Policy: Policy 22 - Biodiversity

Local Authority	Loss of Areas of Biodiversity Importance
Chorley	Natural England (regional, national and international sites) have not reported a net losses in areas designated for their environmental value in Chorley during this monitoring period.
Preston	Natural England (regional, national and international sites) have not reported a net losses in areas designated for their environmental value in Chorley during this monitoring period.
South Ribble	Natural England (regional, national and international sites) have not reported a net losses in areas designated for their environmental value in Chorley during this monitoring period.

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	No applications have had permission granted that require HIA in this monitoring period.
South Ribble	No applications have had consents granted that require an HIA in this monitoring period.

*Data unavailable for Preston due to resource issues associated with pandemic

Health Impact Assessments (HIA) are required for major planning applications on Strategic Sites and Locations. Preston and South Ribble have had a HIA undertaken within the previous monitoring period. Preston’s being for the North West Preston Strategic Location and the location in South Ribble being the Cuerden Strategic Site. However, South Ribble has not granted consent on any Strategic Sites without a HIA in this monitoring period.

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