

Central Lancashire Local Plan

Strategic Housing and Economic Land Availability Assessment (SHELAA)

Appendix 5: Chorley Site Profiles

January 2025



Schedule of Chorley Site Profiles

SHELAA Ref	Allocation Ref	Address	Settlement	Ward	Profile Number	Page Number
19C006	N/A	Froom Street	Chorley	Chorley East	1	1
19C050	N/A	Land at Euxton Park Golf Centre, Euxton Lane	Chorley	Euxton	2	4
19C100	EC5.3	Land at Bagganley Lane	Chorley	Chorley North & Astley	3	7
19C227x	HS2.1	North of Bonds Lane	Adlington	Adlington and Anderton	4	11
19C228x	HS2.2	Land South East Belmont Road/Abbey Grove	Adlington	Adlington and Anderton	5	14
19C230x	HS2.3	Land off Westhoughton Road	Adlington	Adlington and Anderton	6	17
19C233x	HS2.6	Land South of South Road	Bretherton	Croston, Mawdesley & Euxton South	7	20
19C236x	HS2.8	Charter Lane	Charnock Richard	Eccleston, Heskin & Charnock Richard	8	23
19C238x	HS2.13	Eaves Green, off Lower Burgh Way (remaining allocation)	Chorley	Chorley South West/Coppull	9	26
19C239x	EC5.2	Cowling Farm	Chorley	Chorley East	10	29
19C241x	N/A	Crosse Hall Lane	Chorley	Chorley East	11	32
19C242x	EC5.6	Woodlands, Southport Road	Chorley	Chorley North West	12	35
19C243x	HS2.11	Great Knowley	Chorley	Chorley North & Astley	13	38
19C244x	N/A	Botany Bay	Chorley	Chorley North & Astley	14	42
19C245x	EC2.1	Land East of M61	Chorley	Chorley North & Astley	15	45
19C247x	HS2.9	Cabbage Hall Fields	Chorley	Chorley North & Astley	16	48
19C248x	EC5.4	Land adjacent to Northgate Drive	Chorley	Chorley North & Astley	17	51
19C250x	HS2.12	Bengal Street Depot	Chorley	Chorley North West	18	54
19C251x	HS2.16	Land to the East of Wigan Road (remaining allocation)	Clayton-le-Woods	Clayton West & Cuerden	19	57
19C253x	N/A	Westwood Road	Clayton Brook/Green	Clayton Brook/Green	20	60
19C254x	HS2.18	North of Hewlett Avenue	Coppull	Coppull	21	63
19C255x	HS2.19	Mountain Road	Coppull	Coppull	22	66
19C256x	HS2.20	Land adjacent to Blainscough Hall, Blainscough Lane	Coppull	Coppull	23	69

SHELAA Ref	Allocation Ref	Address	Settlement	Ward	Profile Number	Page Number
19C257x	N/A	Coppull Enterprise Centre, Mill Lane	Coppull	Coppull	24	72
19C260x	N/A	Out Lane	Croston	Croston, Mawdesley & Euxton South	25	75
19C262x	HS2.23	East of Tincklers Lane	Eccleston	Eccleston, Heskin & Charnock Richard	26	78
19C263x	N/A	Land South of Parr Lane	Eccleston	Eccleston, Heskin & Charnock Richard	27	81
19C264x	HS2.25	Pear Tree Lane	Euxton	Euxton	28	84
19C265x	EC5.1	Southern Commercial	Buckshaw Village	Buckshaw & Whittle	29	87
19C267x	N/A	The Revolution, Buckshaw Village	Buckshaw Village	Buckshaw & Whittle	30	90
19C268x	N/A	Parcels C1 and C2, Group 1	Buckshaw Village	Buckshaw & Whittle	31	93
19C271x	HS2.33	Land off Blackburn Road	Wheelton	Chorley North East	32	96
19C272x	HS2.5	Babylon Lane	Adlington	Chorley South East & Heath Charnock	33	99
19C274x	HS2.26	Land to the east of New Street	Mawdesley	Croston, Mawdesley & Euxton South	34	102
19C275x	HS2.30	Rear of New Street	Mawdesley	Croston, Mawdesley & Euxton South	35	105
19C276x	HS2.27	Land off Gorsey Lane	Mawdesley	Croston, Mawdesley & Euxton South	36	108
19C277x	HS2.34	West of M61 – Land North of Hill Top Farm	Whittle-le-Woods	Buckshaw & Whittle	37	111
19C281x	HS2.35	West of M61 - Town Lane	Whittle-le-Woods	Buckshaw & Whittle	38	115
19C282x	N/A	Land bounded by Town Land and Lucas Lane	Whittle-le-Woods	Chorley North East	39	118
19C283x	HS2.7	Land at Drinkwater Farm, Windsor Drive	Brinscall	Chorley North East	40	121
19C285	HS2.37	Hill Top Farm	Whittle-le-Woods	Buckshaw & Whittle	41	124
19C346	HS2.28	Crow Nest Cottage	Mawdesley	Croston, Mawdesley & Euxton South	42	127
19C350	EC2.2	Former Gasworks, Bengal Street	Chorley	Chorley North West	43	130
19C359	HS2.29	East of New Street	Mawdesley	Croston, Mawdesley & Euxton South	44	133
19C369	N/A	270 Preston Road	Coppull	Coppull	45	136
19C383	HS2.15	Brookfields, Chancery Road	Chorley	Euxton	46	139
19C393a	HS2.10	Little Knowley Farm	Chorley	Chorley North & Astley	47	142

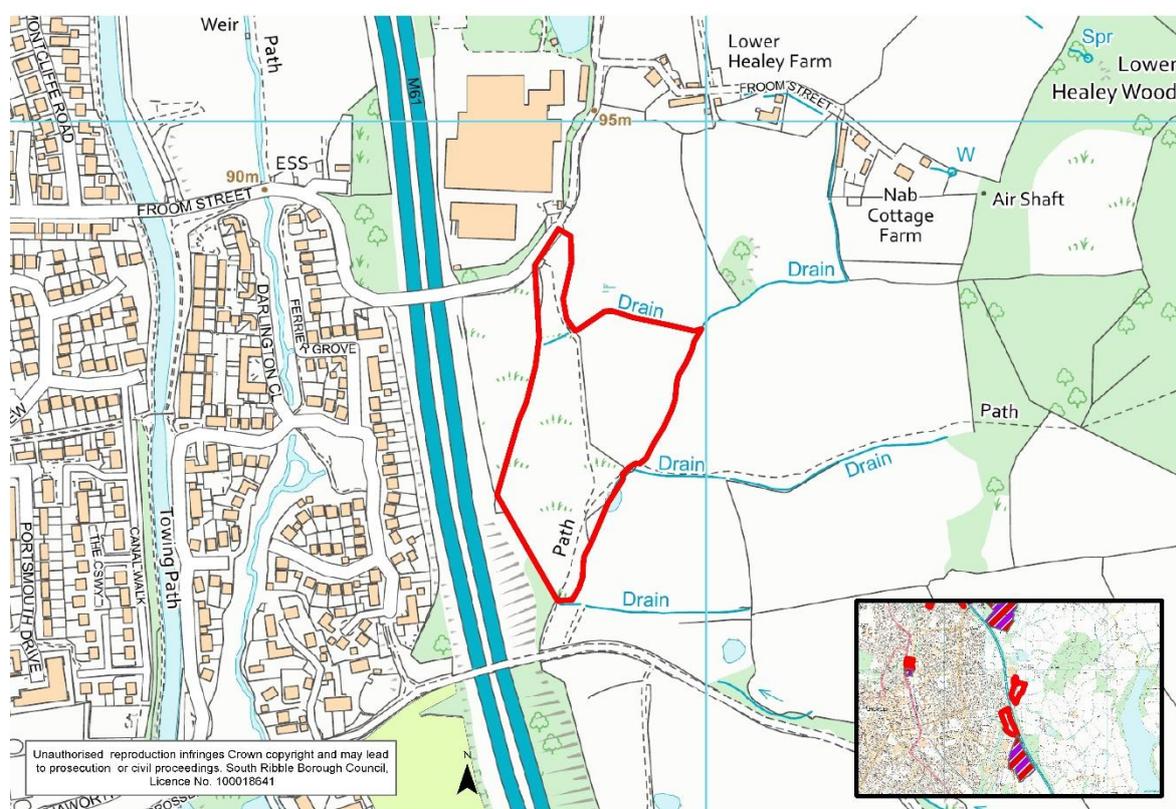
SHELAA Ref	Allocation Ref	Address	Settlement	Ward	Profile Number	Page Number
19C394a	N/A	Camelot Theme Park	Charnock Richard	Eccleston, Heskin & Charnock Richard	48	145
19C396a	N/A	Cockers Farm	Limbrick. Chorley	Chorley South East & Heath Charnock	49	149
19C397a	N/A	Finnington Trading Estate	Finnington	Chorley North East	50	152
19C399a	HS2.21	Orchards Heys Farm	Coppull	Coppull	51	155
19C400a	HS2.31	Blackburn Road	Wheelton	Chorley North East	52	158
19C401a	HS2.36	West of M61 - Land adj to Delph Way	Whittle-le-Woods	Buckshaw & Whittle	53	161
19C402a	N/A	West of M61 - Land off Hill Top Lane	Whittle-le-Woods	Buckshaw & Whittle	54	164
19C410	N/A	Tithebarn Lane	Chorley	Chorley North East	55	167
19C411	EC5.7	Land south west of The Green and Langton Brow	Eccleston	Eccleston, Heskin & Charnock Richard	56	170
19C413	HS2.14	Land 120m South West of 21 Lower Burgh Way	Chorley	Coppull	57	173
19C414	HS2.4	Land at Carrington Road	Adlington	Adlington and Anderton	58	176
19C415	EC5.5	Botany Bay/Great Knowley, Blackburn Road	Chorley	Chorley North & Astley	59	179
19C416	HS2.17	Land adjoining Cuerden Residential Park, Nell Lane	Clayton-le-Woods	Clayton West & Cuerden	60	182
19C417	HS2.24	Land at Tincklers Lane	Eccleston	Eccleston, Heskin & Charnock Richard	61	185
19C418	N/A	Land between Pear Tree Lane and School Lane	Euxton	Clayton-le-Woods North	62	188
19C419	N/A	Former DXC Technology, Euxton Lane	Buckshaw Village	Euxton	63	191
19C427	HS2.32	Land at Millbrook Close/Victoria Street	Wheelton	Chorley North East	64	194
19C434	HS2.22	Land to the rear of 62-66 Moor Road	Croston	Croston, Mawdesley & Euxton South	65	197

Site Profile 1

Site Details

SHELAA Reference(s)	19C006
Local Authority	Chorley Council
Site Name	Froom Street
Settlement	Chorley
Ward	Chorley East
Size (Ha)	2.53
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not achievable due to highways access issues
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	No – highways access issues

Summary of Constraints

- Highways/transport – access issues that are unlikely to be able to be resolved.
- Flood risk – at risk of surface water flooding and reservoir flooding.

Highways/Transport

LCC access comments

Access issues as there is parking on both sides of Froom Street which restricts access to a single lane, unlikely to be able to resolve. Likely to add to road safety concerns on Eaves Lane. No footway between site access and canal bridge, would require additional land on one or both sides to facilitate a suitable route, uncertainty as to whether this can be achieved. Extent of highway improvements may render site unviable. Nearest public transport corridor 800m away and no prospect of bringing public transport any closer to the site.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not required as site discounted due to access issues.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 4 ordinary watercourses on the site and 1.81% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, sustainable transport, biodiversity, landscape and resources however the effects are uncertain, and it is considered any impact can be mitigated.

Habitats Regulations Assessment Summary

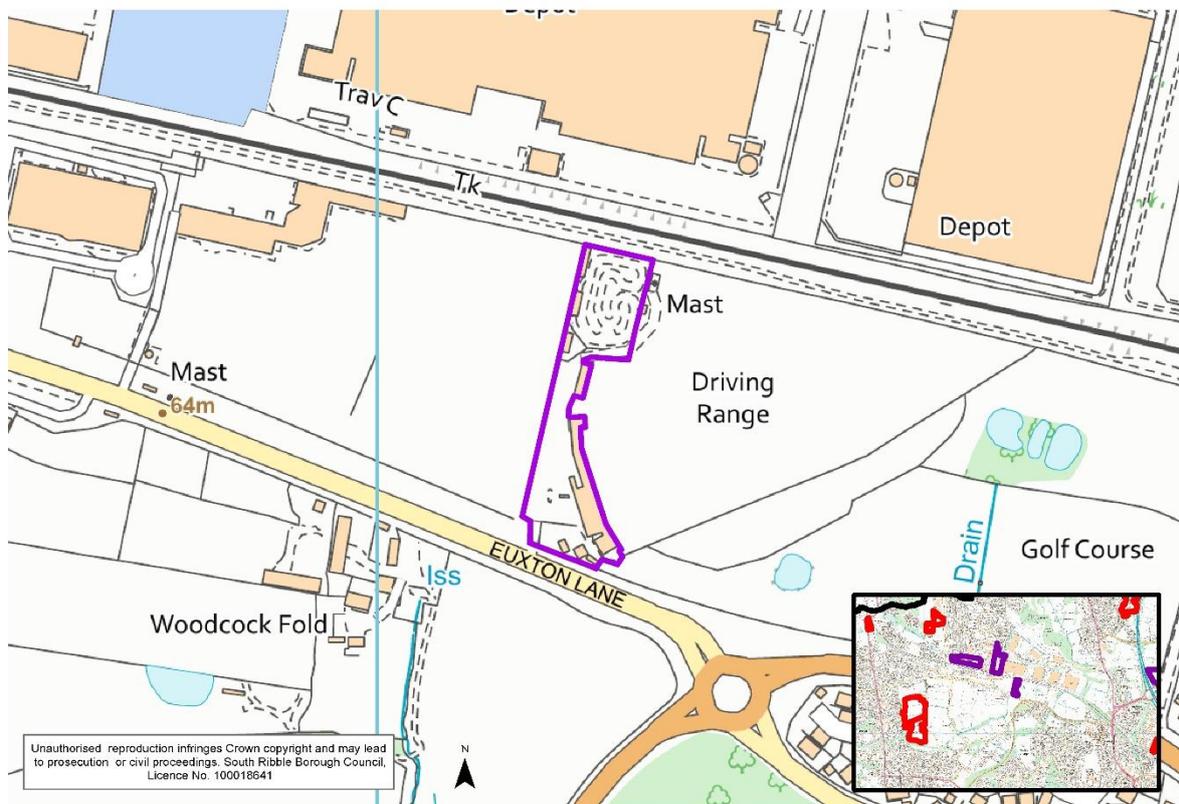
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 2

Site Details

SHELAA Reference(s)	19C050
Local Authority	Chorley Council
Site Name	Land at Euxton Park Golf Centre, Euxton Lane, Chorley
Settlement	Euxton
Ward	Euxton
Size (Ha)	0.69
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not suitable or achievable due to limited attractiveness for employment development
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	No – the Employment Land Review Update identifies that there is an established interest in the land from the landowner, but the interest is for the whole Golf Centre site. This part of the site alone would likely be negligible interest to local developers.
Available	Yes
Achievable	No

Summary of Constraints

- Suitability - limited market attractiveness due to small size.
- Flood risk – at risk of surface water flooding.
- Environment - contamination of infilled pond however likelihood of significant contamination issues is low.

Highways/Transport

LCC access comments

No issues.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter split travel mode and Metric 3: Access to proposed local transport schemes.

The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not required as site discounted due to limited prospect of employment development.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 1.80% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential minor negative effects identified in relation to resources, biodiversity and landscape however the effects are uncertain and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

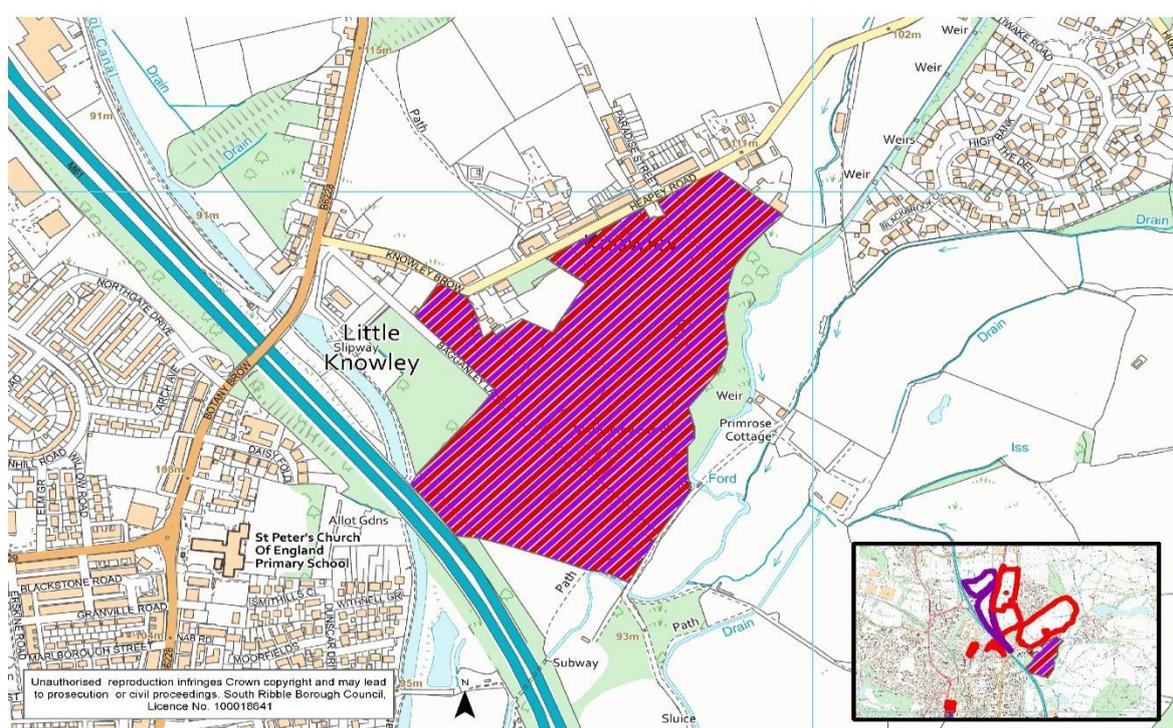
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 3

Site Details

SHELAA Reference(s)	19C100, 19C119
Local Authority	Chorley Council
Site Name	Land at Bagganley Lane
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	13.32
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	EC5.3
Proposed allocation	Mixed Use
Proposed number of dwellings	200
Proposed hectares of employment land	2.65
Proposed hectares for other uses	0
Anticipated delivery	2031-2036

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes – the Employment Land Review Update identifies that the site is suitable for employment use and is likely to become more of an interest to commercial developers once sites closer to the M61 Junction 8 are developed.
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – a development partner is involved

Summary of Constraints

- Highways/transport – access needs improving and likely to require highways and public transport mitigation. Transport Assessment and Travel Plan required at planning application stage.
- Utilities - site at risk of reservoir and sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities.
- Flood risk – the site is required to pass the exception test. The Level 2 SFRA advises vulnerable development should avoid the functional floodplain and areas at risk of flooding. Employment development is proposed on the part of the site subject to flood risk with housing proposed on the part of the site not subject to flood risk. Only a small part of the site proposed for employment development falls within flood zone 3b, development on this part of the site can be avoided. Any planning application needs to be accompanied by a FRA and drainage strategy addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology – impact of developing the site on nearby heritage assets is negligible. The development will likely require a level of archaeological mitigation.
- Environment - contamination of infilled pond however likelihood of significant contamination issues is low. Priority Habitat on site but development will be avoided on this area.

Highways/Transport

LCC access comments

Some sections of pedestrian access substandard. Likely to require highways and public transport mitigation. Full Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b.

Level 2 SFRA required.

Level 2 SFRA

To pass part b) of the exception test, it must be proven that the development can be safe for its lifetime, which is 75 years for non-residential development and 100 years for residential development. This site should be able to pass the exception test if development avoids the area of the site within the functional floodplain and modelled to be at risk in the Flood Zone 3a plus climate change event. Based on current information, this site could be allocated if more vulnerable development avoids the area within the functional floodplain and the area to the south of the site modelled to be at risk in the 1% AEP event + 47% climate change. There should be no development within 8m of Black Brook. Ownership and maintenance details should be established for the culvert beneath the M61. Any planning application must be accompanied by an FRA addressing the requirements set out in the Level 2 SFRA. A detailed drainage strategy will be required for any new development given the large area of this site being converted from open space to development.

Environment Agency

Request that a Level 2 SFRA is undertaken. They also advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and 2% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Close proximity to Grade II Listed Building.

Heritage Impact Assessment

The site provides little or no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it. Therefore, the impacts of the potential development of the site on the heritage significance of The Rough are seen as negligible.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and landscape and potential minor negative effects identified in relation to historic environment and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

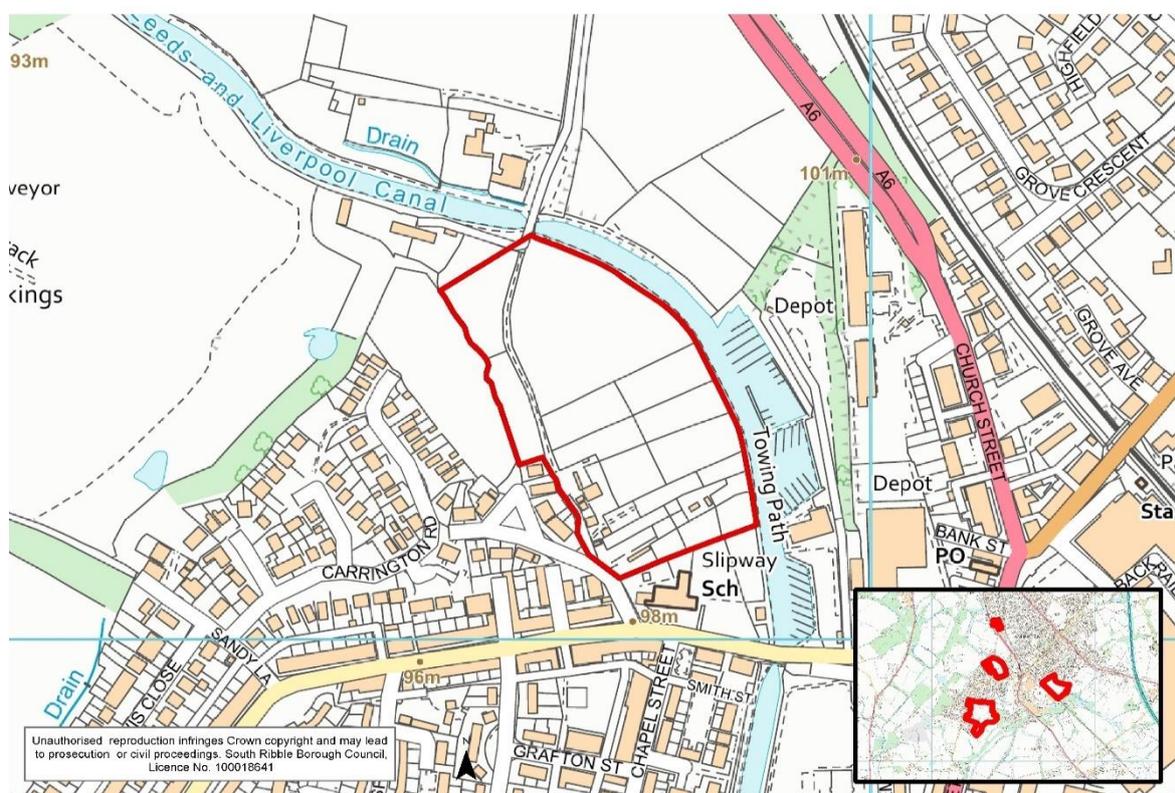
The HRA Screening also identified potential adverse effects from the development of this site allocation in relation to physical damage and loss of functionally linked land. An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a wintering bird survey is required for this site to assess the presence of any winter bird species, determine whether these bird species or their food sources are at risk, and where necessary identify mitigation measures. In response to this recommendation, this requirement has been added to Policy EN7 and will apply to any future planning applications on this site.

Site Profile 4

Site Details

SHELAA Reference(s)	19C227x, 19C038, 19C063
Local Authority	Chorley Council
Site Name	North of Bonds Lane
Settlement	Adlington
Ward	Adlington and Anderton
Size (Ha)	3.40
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Adlington (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.1
Proposed allocation	Housing
Proposed number of dwellings	92
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2029-2034

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes - design works undertaken, adjacent site has planning permission for housing

Summary of Constraints

- Highways/transport – likely to require public transport improvements. Transport Assessment and Travel Plan required at planning application stage.
- Flood risk – the site is at risk from reservoir flooding. Also at significant risk from surface water flooding in the longer term. FRA and detailed drainage strategy required at planning application stage addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology - impact on heritage assets identified but this can be mitigated against through good layout design of the development.

Highways/Transport

LCC access comments

Likely to require public transport improvements. Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence in this SFRA, it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1. However, there is significant risk from surface water in the longer term. A detailed drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Surface water should be retained onsite which may reduce units. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated. Residual risk from the canal must be accounted for through consultation with the Canal & River Trust. Any planning application must be accompanied by an FRA addressing the requirements of the Level 2 SFRA.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and 4.53% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Two Grade II Listed Buildings on the opposite side of the canal and adjacent to a Grade II Listed bridge.

Heritage Impact Assessment

On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation. Development of the site will have an impact as the rurality of the farm, barn and canal will be lost but the impact on the heritage assets can be mitigated against through good layout design of the development.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

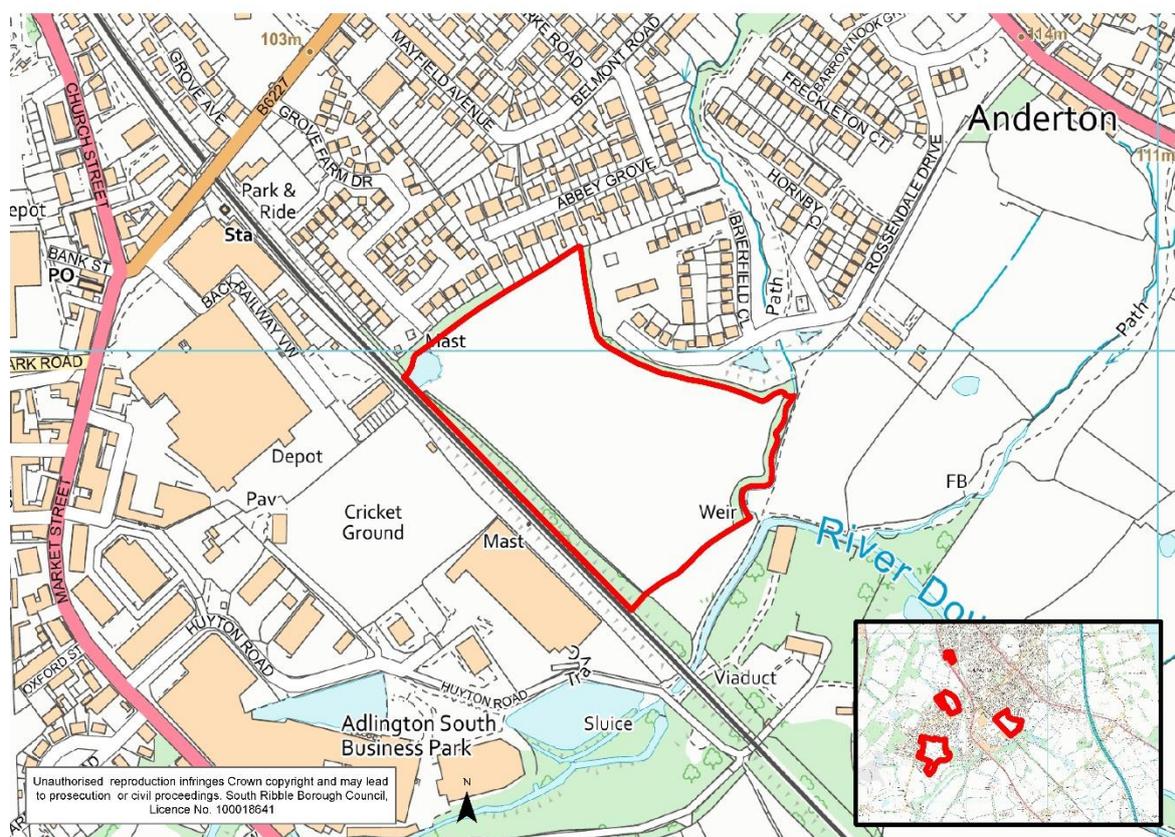
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 5

Site Details

SHELAA Reference(s)	19C228x, 19C029
Local Authority	Chorley Council
Site Name	Land South East Belmont Road/Abbey Grove
Settlement	Adlington
Ward	Adlington and Anderton
Size (Ha)	4.69
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Site has planning permission.
Allocation reference	HS2.2
Proposed use	Housing
Proposed number of dwellings	137
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2031-2034

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 137 dwellings subject to s106
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Flood risk – reservoir flooding and surface water flood risk identified but this has been addressed through the planning application.
- Heritage/archaeology – some archaeological impact identified but this has been addressed through the planning application.
- Environment - contamination of infilled pond however likelihood of significant contamination issues is low. Some TPO's on site.

Highways/Transport

LCC access comments

Comments provided as part of recent planning application. Site now has planning permission.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 2: Proximity to current sustainable transport services. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not required, site already has planning permission.

Environment Agency

Advise that there are opportunities for this site to attain BNG gains, potentially in the form of removing the weir on site.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 5% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 6

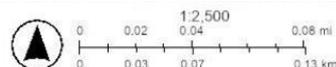
Site Details

SHELAA Reference(s)	19C230x, 19C043
Local Authority	Chorley Council
Site Name	Land off Westhoughton Road
Settlement	Adlington
Ward	Adlington and Anderton
Size (Ha)	0.64
Current Use	Brownfield

Location Map



9/18/2024



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Adlington (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.3
Proposed use	Housing
Proposed number of dwellings	17
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2028-2029

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Highways/Transport – access requires improvement. This can be addressed at the planning application stage.
- Utilities – risk of sewer flooding in the vicinity. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. The site is also in water catchment land. Development proposals will be required to consult the relevant water undertaker and careful consideration must be given to the location of the proposed development and a risk assessment of the impact on public water supply may be required.
- Environment - landfill within 250m approximately however likelihood of significant contamination issues low.

Highways/Transport

LCC access comments

Access via private street that would require improvements. Concerns over sustainability but adjacent to existing housing and small scale development unlikely to generate highways objection.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for three of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. The site is also in water catchment land. Development proposals will be required to consult the relevant water undertaker and careful consideration must be given to the location of the proposed development and a risk assessment of the impact on public water supply may be required.

Flood Risk

Level 1 SFRA

Strategic Recommendation D – development could be allocated on flood risk grounds.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential minor negative effect identified in relation to biodiversity however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

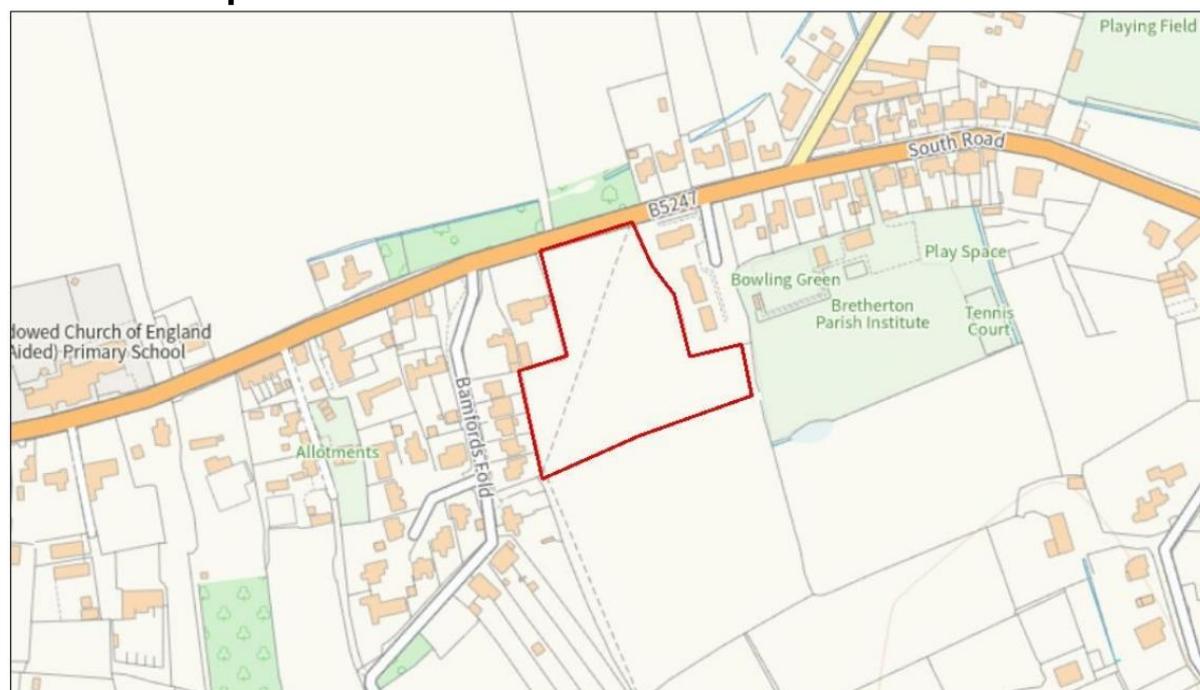
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Site Profile 7

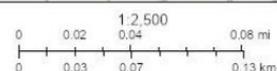
Site Details

SHELAA Reference(s)	19C233x, 19C072
Local Authority	Chorley Council
Site Name	Land South of South Road
Settlement	Bretherton
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	1.14
Current Use	Greenfield

Location Map



9/18/2024



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Bretherton (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The development is small scale.
Allocation reference	HS2.6
Proposed use	Housing
Proposed number of dwellings	26
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2027-2029

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – site is being promoted by the landowner
Achievable	Yes – design work and feasibility assessment undertaken, a development partner is involved, a planning application is being prepared

Summary of Constraints

- Highways/transport – poor public transport services. Transport Statement required at the planning application stage.
- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – site at risk from surface water flooding. Detailed surface water modelling required. FRA required at the planning application stage to address the requirements of the Level 2 SFRA.
- Heritage/archaeology - site provides a small contribution to the significance of the heritage asset and its setting and the Conservation Area but any impacts can be mitigated. The site requires further archaeological investigation to fully determine any constraints. This can be addressed at the planning application stage.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale and the only proposed allocation in Bretherton. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments

Lack of local amenities and hourly bus service likely to make site car dependent. A Transport Statement would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for five of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence in this

SFRA, it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1. Surface water should be retained onsite which may reduce units. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated. An FRA should be carried out.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and 2.69% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Adjacent to Conservation Area and Grade II asset.

Heritage Impact Assessment

The site provides a small contribution to the significance of the heritage asset and its setting and the Conservation Area but any impacts can be mitigated. Changes to the setting will not affect the significance of the asset or the appreciation of it providing mitigation measures are put in place. The site requires further archaeological investigation to fully determine any constraints.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing and resources and potential minor negative effects identified in relation to social infrastructure, sustainable transport, biodiversity, landscape and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

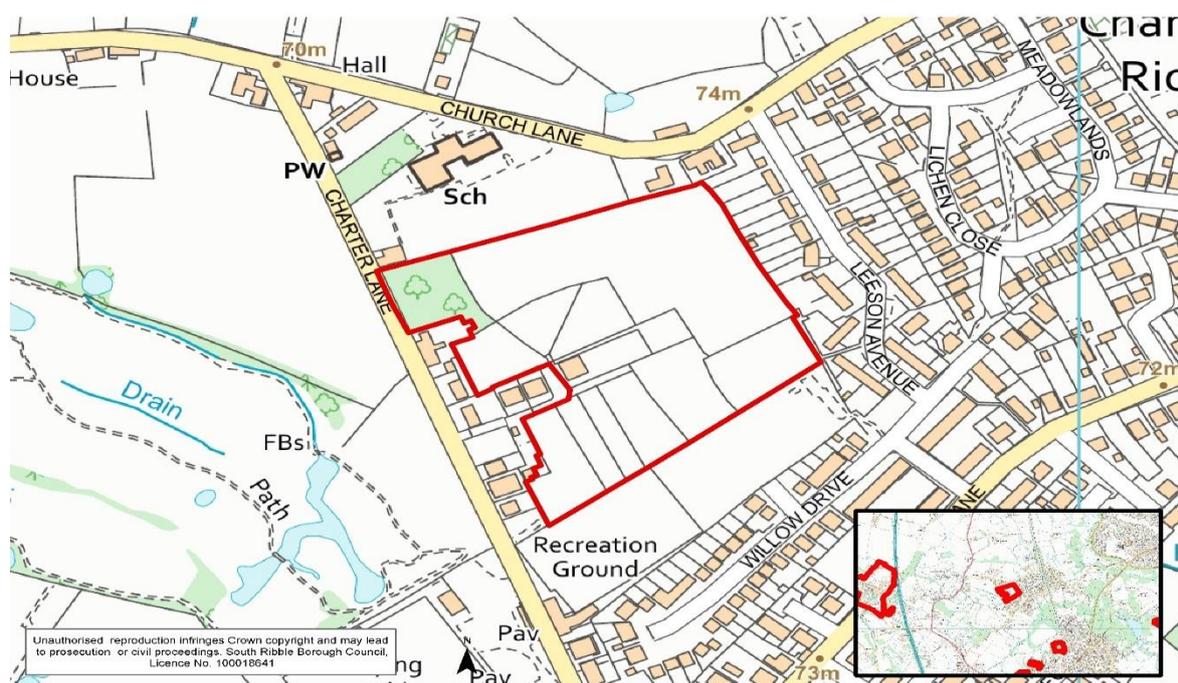
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Site Profile 8

Site Details

SHELAA Reference(s)	19C236x, 19C088, 19C144
Local Authority	Chorley Council
Site Name	Charter Lane
Settlement	Charnock Richard
Ward	Eccleston, Heskin & Charnock Richard
Size (Ha)	3.42
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Majority of the site has planning permission. All identified constraints on the remainder of the site are likely to be able to be mitigated. Located in the village of Charnock Richard (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The additional development is small scale.
Allocation reference	HS2.8
Proposed use	Housing
Proposed number of dwellings	117
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2024-2029

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 76 dwellings on part of the site
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – majority of the site has planning permission, design work and feasibility assessment undertaken on remainder of the site, a development partner is involved and a planning application is being prepared

Summary of Constraints

- Flood risk – site at low risk of surface water flooding. An FRA is required alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology – site in close proximity to heritage assets however the part of the site closest to the assets has planning permission and the impact was addressed/mitigated through the planning application. Remainder of the site not considered to have an impact on the heritage assets.
- Environment - landfill within approximately 250m and contamination of infilled pond however likelihood of significant contamination issues low.
- Sustainability - site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the majority of the development has planning permission and the additional land would provide a small number of additional dwellings. It is the only proposed allocation in Charnock Richard. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments

Most of site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for three of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the

site being at very low surface water flood risk. An FRA should be carried out at the planning application stage.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 0.3% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Close to two Grade II Listed Buildings.

Heritage Impact Assessment

Not required as the majority of the site has planning permission. The remainder of the site is to the south which is not in close proximity to the heritage assets.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing and resources and potential minor negative effects identified in relation to social infrastructure, sustainable transport, biodiversity and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

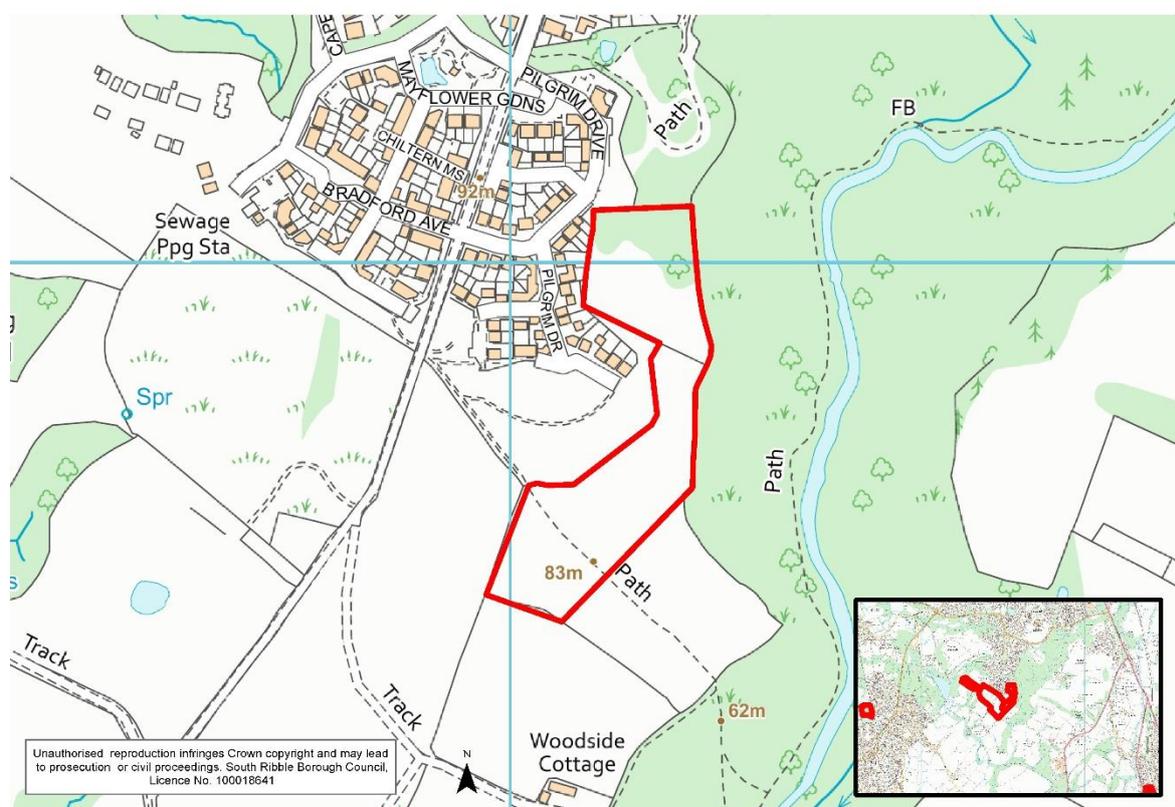
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Site Profile 9

Site Details

SHELAA Reference(s)	19C238x, 19C085, 19C173
Local Authority	Chorley Council
Site Name	Eaves Green, off Lower Burgh Way (remaining allocation)
Settlement	Chorley
Ward	Chorley South West/Coppull
Size (Ha)	2.10
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	HS2.13
Proposed allocation	Housing
Proposed number of dwellings	29
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2028-2031

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – the site is owned by Homes England

Summary of Constraints

- Highways/transport – access improvements required. A Transport Statement is required at the planning application stage.
- Flood risk – FRA required at planning application stage.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation.
- Ecology - there is an ancient woodland to the east of the site, an appropriate buffer is required. The number of units allocated has been reduced to reflect this.

Highways/Transport

LCC access comments

Pilgrim Drive not adopted and not a standard layout, this would need to be resolved. Concerns over shared surfaces, recommend pedestrian and vehicle segregation. A Transport Statement would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 4 – Existing high volume movement flows/capacity hot spots and Metric 5: High level analysis trip rates. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation C – progress to developer led FRA.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

Recommended to undertake an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, sustainable transport, biodiversity, landscape and resources and potential minor negative effects identified in relation to education and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

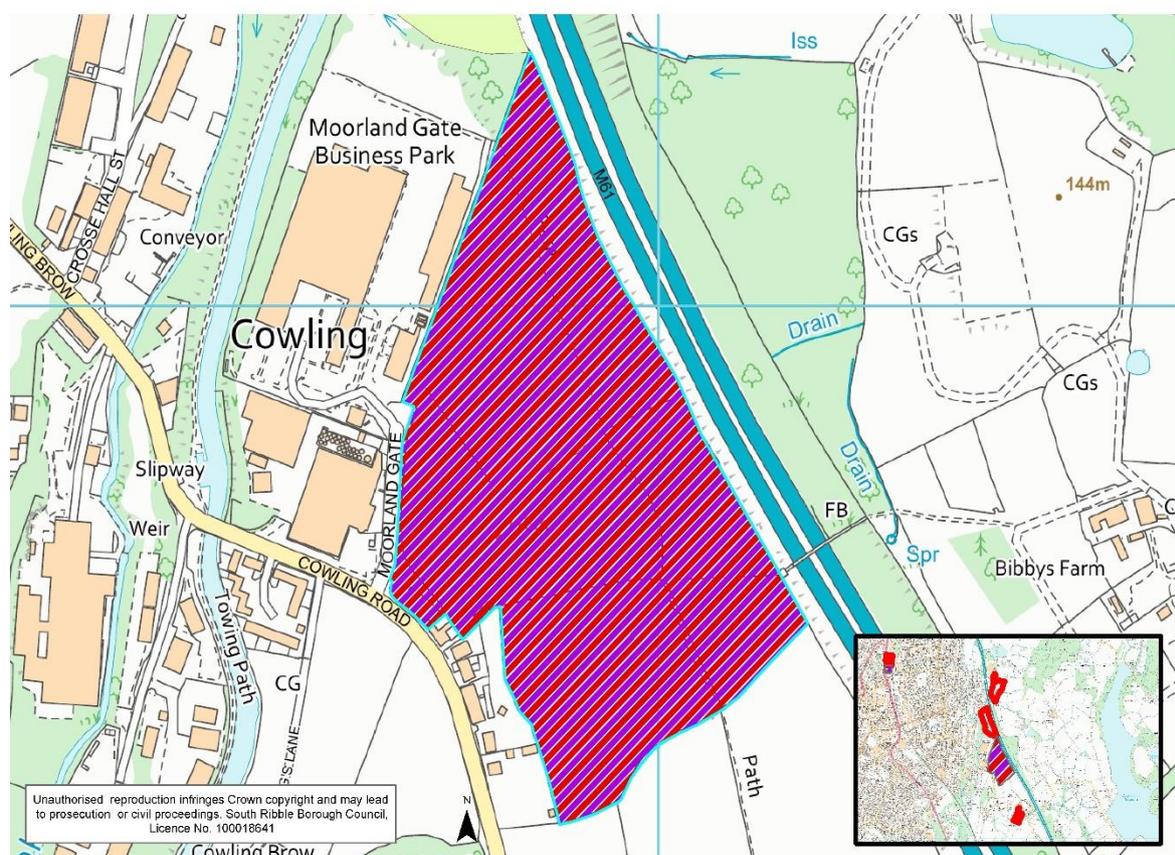
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Site Profile 10

Site Details

SHELAA Reference(s)	19C239x, 19C093, 19C165
Local Authority	Chorley Council
Site Name	Cowling Farm
Settlement	Chorley
Ward	Chorley East
Size (Ha)	9.50
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	EC5.2
Proposed use	Mixed Use
Proposed number of dwellings	242
Proposed hectares of employment land	0.30
Proposed hectares for other uses	0
Anticipated delivery	2029-2036

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes – the Employment Land Review Update identifies that the site may be suitable for employment use but will require public sector support and co-ordination.
Available	Yes – the site is being promoted by the landowners
Achievable	Yes – the land is owned by Chorley Council and Homes England who are working together to bring the site forward, design work and feasibility assessments undertaken

Summary of Constraints

- Highways/transport – new access and public transport improvements required. Transport Assessment and Travel Plan required at planning application stage.
- Flood risk – site at low risk of surface water flooding. An FRA is required alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology - the site provides some historical landscape context and setting to the designated heritage asset but with mitigation in place, developing the site is considered achievable and is likely to result in limited harm.
- Topography - there is a steep slope up to motorway, the site is undulating and would require some re-contouring.
- Environment - contamination of infilled pond however anticipated likelihood of significant contaminations issues low.

Highways/Transport

LCC access comments

New access to Cowling Road required. Will require public transport improvements. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA It should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. An FRA should be carried out at the planning application stage.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there has been 1 flood report on site and 1 within 100m of the site, there are no ordinary watercourses on the site and 1.43% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Adjacent to Grade II Listed Building.

Heritage Impact Assessment

The site provides some historical landscape context and setting to the designated heritage asset. With mitigation in place, developing the site is considered achievable and is likely to result in limited harm.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

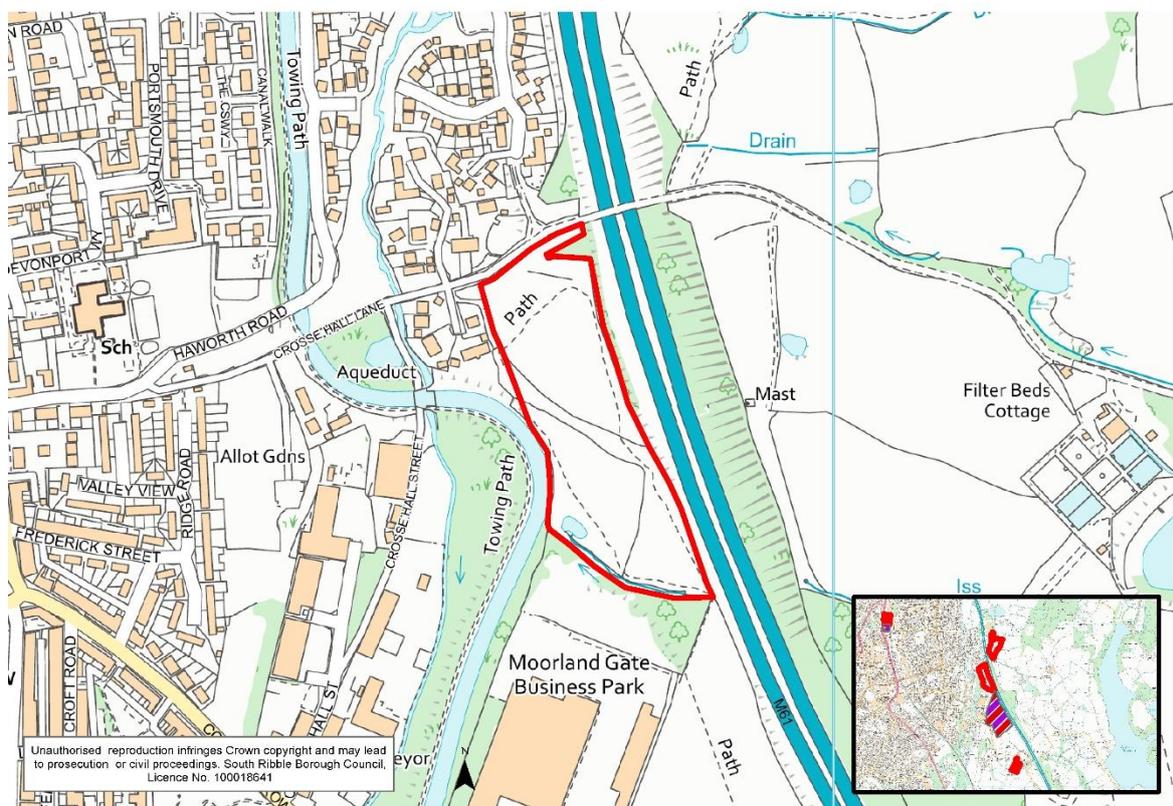
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Site Profile 11

Site Details

SHELAA Reference(s)	19C241x, 19C124
Local Authority	Chorley Council
Site Name	Crosse Hall Lane
Settlement	Chorley
Ward	Chorley East
Size (Ha)	2.83
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not achievable due to highways access issues
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	No – highways access issues

Summary of Constraints

- Highways/transport – significant pedestrian and vehicle access improvements required which are unlikely to be achieved and would likely render the site unviable.
- Flood risk – within flood zone 3b and at risk of reservoir flooding.
- Heritage/archaeology - development will likely require a level of archaeological mitigation and the site is opposite a Grade II Listed Building.
- Environment - topography of site will impact on density of development. Trees with Tree Preservation Orders on site.

Highways/Transport

LCC access comments

Significant pedestrian and vehicle access improvements required. Third party land may be required to overcome limited highway width. Extent of highway improvements may render site unviable. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

Not undertaken as site was discounted due to access issues.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 3.02% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Opposite a Grade II Listed Building.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

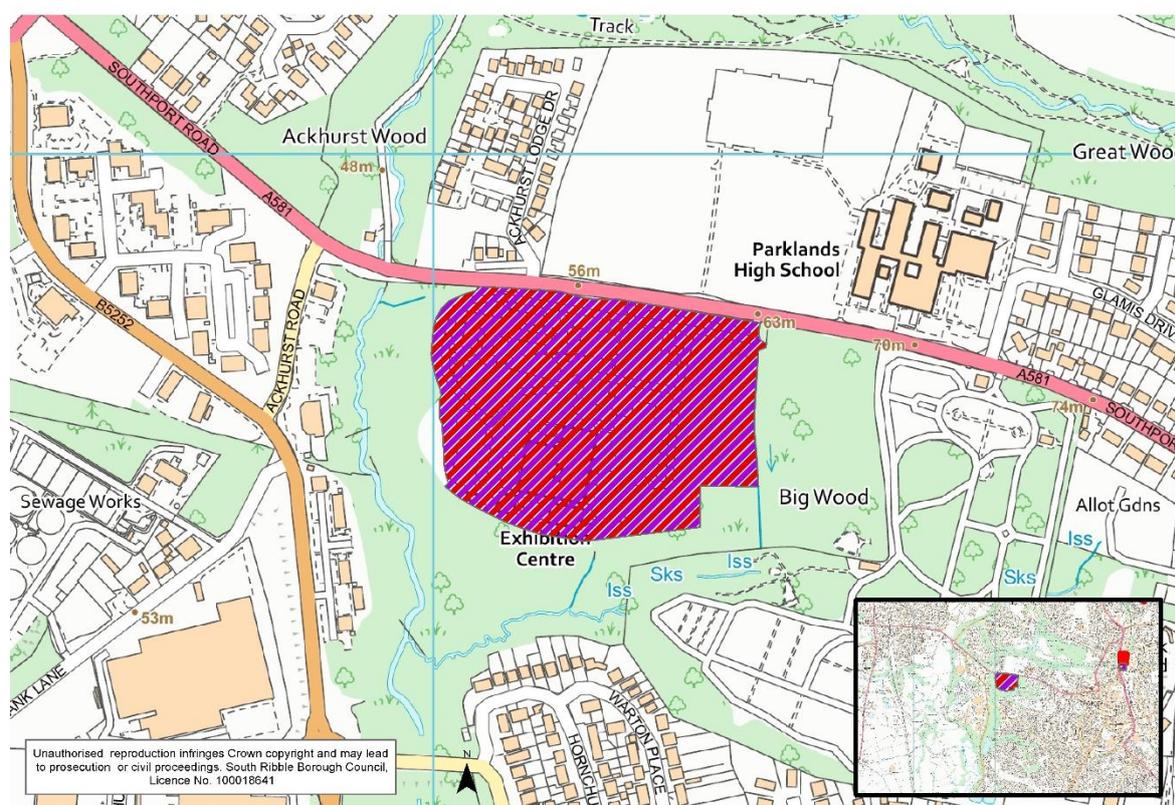
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 12

Site Details

SHELAA Reference(s)	19C242x, 19C160
Local Authority	Chorley Council
Site Name	Woodlands, Southport Road
Settlement	Chorley
Ward	Chorley North West
Size (Ha)	5.16
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	EC5.6
Proposed use	Mixed Use
Proposed number of dwellings	97
Proposed hectares of employment land	0.90
Proposed hectares for other uses	0
Anticipated delivery	2029-2034

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes - the Employment Land Review Update identifies that the site is suitable for employment use. Housing development could cross fund the employment development.
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – the site is owned by Chorley Council, feasibility assessments have been undertaken

Summary of Constraints

- Highways/transport – will contribute to congestion on the A581. Transport Assessment and Travel Plan required at the planning application stage.
- Utilities -site at risk of sewer flooding and has a record of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities. Site at risk from reservoir flooding. A detailed assessment will need to be undertaken. Site is located near to a wastewater treatment works which could affect the principle of the development, the layout, or the need for mitigating measures at the wastewater treatment works.
- Flood risk – site at low risk of surface water flooding. An FRA is required alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology – located near to heritage assets however the site provides no contribution to the significance of the heritage asset and its setting therefore the impact of the proposed development would be negligible.
- Environment – there are several trees with Tree Preservation Orders within western part of the site. Ancient Woodland adjacent to south west of site. Biological Heritage Site (Walleys Wood, Copper Works Wood and Big Wood) adjacent to site boundary. Within an ecological network/woodland network. Development will be required to avoid these areas.

Highways/Transport

LCC access comments

Will contribute to congestion on A581. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk of sewer flooding and has a record of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken. Site is located near to a wastewater treatment works which could affect the principle of the development, the layout, or the need for mitigating measures at the wastewater treatment works.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. An FRA should be carried out at the planning application stage.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 3 within 100m of the site, there is 1 ordinary watercourse on the site and 0.54% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Astley Hall Grade II Listed Building nearby and opposite a Grade II Listed Building.

Heritage Impact Assessment

The site provides no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it. Therefore, the impacts of the potential development of the site on the heritage significance of Ackhurst Lodge or Astley Hall are seen as negligible. The site does not require any further archaeological investigation

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and biodiversity and potential minor negative effects in relation to historic environment and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

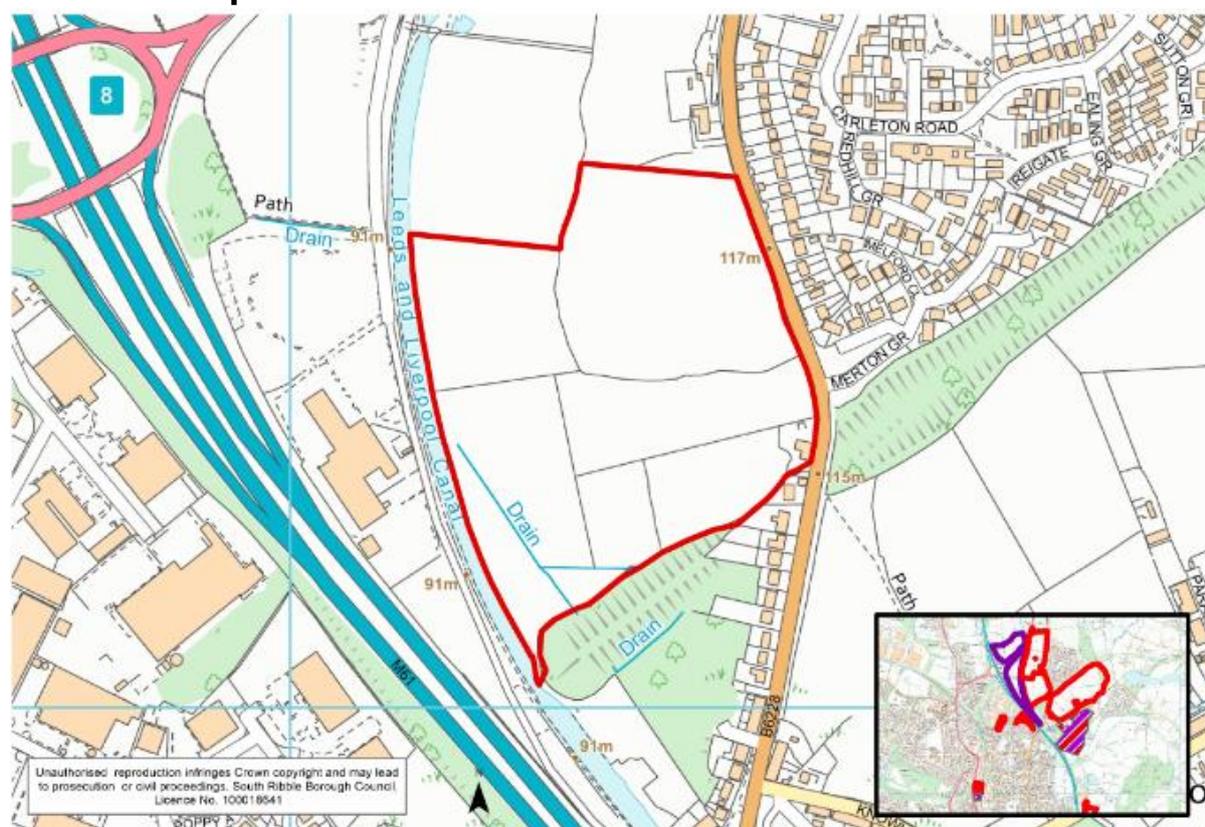
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 13

Site Details

SHELAA Reference(s)	19C243x, 19C161
Local Authority	Chorley Council
Site Name	Great Knowley
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	9.12
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	HS2.11
Proposed use	Housing
Proposed number of dwellings	246
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2033-2038

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Highways/transport – will contribute to congestion on B6228, A674, M61 and A6. Will require improvements to public transport. Transport Assessment and Travel Plan required at planning application stage.
- Flood risk – the site is at significant risk from surface water flooding in the longer term. FRA and detailed drainage strategy required at planning application stage addressing the requirements of the Level 2 SFRA
- Heritage/archaeology - the impacts of the potential development of the site on the heritage significance of the assets are seen as considerable with potential harm, but the mitigation measures proposed will result in a negligible impact.
- Environment - there are several Tree Preservation Orders within the site boundary. Landfill within approximately 250m however likelihood of significant contamination issues low. Steep slope on part of site to Knowley Brow. Within an ecological network.

Highways/Transport

LCC access comments

Will contribute to congestion on B6228, A674, M61 and A6. Will require improvements to public transport. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence in this SFRA, it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1. However, there is significant risk from surface water in the longer term. A detailed drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Surface water should be retained onsite in the western area of the site where appropriate SuDS should be put in place. This may require surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated. Residual risk from the

canal must be accounted for through consultation with the Canal & River Trust. Any planning application must be accompanied by an FRA addressing the requirements of the Level 2 SFRA.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 4 ordinary watercourses on the site and 1.08% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

The site provides a significant contribution to the designated and non-designated heritage assets and their setting. Changes to the setting will affect the significance of the asset or the appreciation of it. The impacts of the potential development of the site on the heritage significance of the assets are seen as considerable with potential harm, but the mitigation measures proposed will result in a negligible impact.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to biodiversity and landscape and potential minor negative effects identified in relation to historic environment and resources however the effects are uncertain, and it is considered that any impact can be mitigated

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

The HRA Screening also identified potential adverse effects from the development of this site allocation in relation to physical damage and loss of functionally linked land. An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a wintering bird survey is required for this site to assess the presence of any winter bird

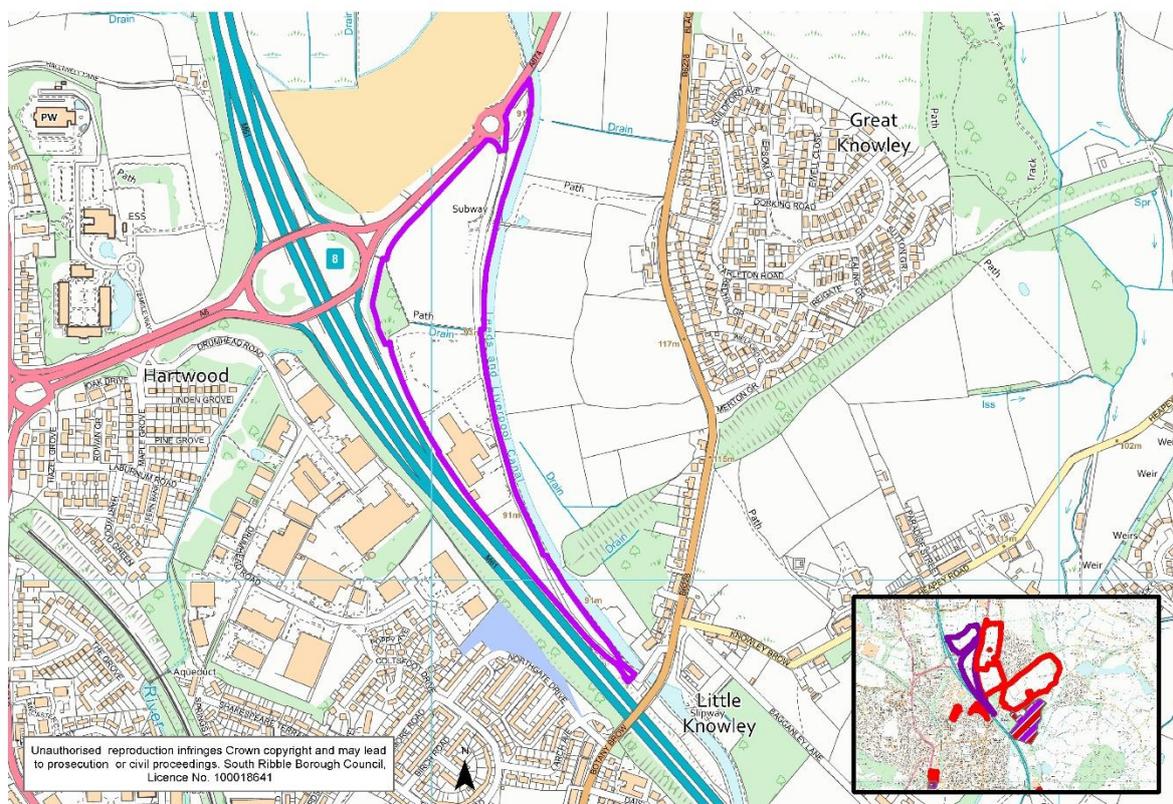
species, determine whether these bird species or their food sources are at risk, and where necessary identify mitigation measures. In response to this recommendation, this requirement has been added to Policy EN7 and will apply to any future planning applications on this site.

Site Profile 14

Site Details

SHELAA Reference(s)	19C244x, 19C162
Local Authority	Chorley Council
Site Name	Botany Bay
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	8.82
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available – site is under construction and likely to be completed prior to Local Plan adoption.
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	Yes – full permission for employment use
Suitable	Yes
Available	No – under construction
Achievable	No – under construction

Summary of Constraints

- Flood risk – at risk of reservoir flooding and within flood zone 3b but impacts have been addressed/mitigated in the planning application.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation. Botany Bay Mill is Grade II listed. This has been addressed in the planning application.
- Environment - contamination of industrial use, former mills. Anticipated likelihood of significant contamination issues is medium. Addressed and mitigated through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

Not required, the site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood

Authority advise there have been no flood reports on site but 1 within 100m of the site, there are 3 ordinary watercourses on the site and 1.94% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Botany Bay Mill is Grade II Listed.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to biodiversity and landscape and potential minor negative effects identified in relation to historic environment and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

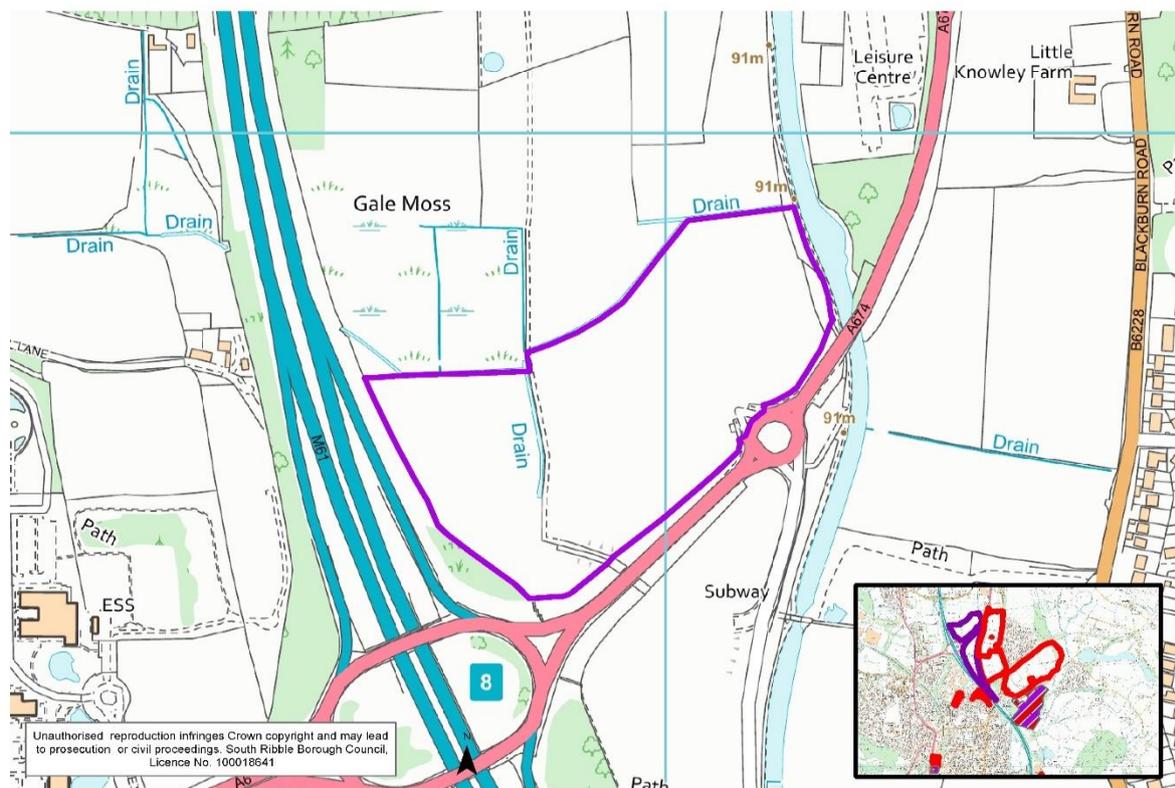
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 15

Site Details

SHELAA Reference(s)	19C245x, 19C163
Local Authority	Chorley Council
Site Name	Land East of M61
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	6.92
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities. Good access to motorway network.
Allocation reference	EC2.1
Proposed use	Employment
Proposed number of dwellings	0
Proposed hectares of employment land	6.92
Proposed hectares for other uses	0
Anticipated delivery	2031-2036

Site Assessment

Overview

Existing planning permission?	No (permission expired)
Suitable	Yes – the Employment Land Review Update identifies that a medium term development is likely here, it could form a later phase of Botany Bay Business Park.
Available	Yes – from February 2026 onwards, the land is leased until then
Achievable	Yes

Summary of Constraints

- Flood risk – site at risk of reservoir flooding and at low risk of surface water flooding. An FRA is required alongside any planning application addressing the requirements of the Level 2 SFRA.

Highways/Transport

LCC access comments

Site has planning permission (now expired). Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is proposed for less vulnerable uses. However, it must still be proven that the development can be safe for its lifetime, which is 75 years for non-residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. Potential residual risk from the Leeds and Liverpool Canal must be considered. Ground investigations will be required through the site-specific FRA to ascertain groundwater levels and conditions.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 3 ordinary watercourses on the site and 1.39% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to biodiversity, landscape, and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

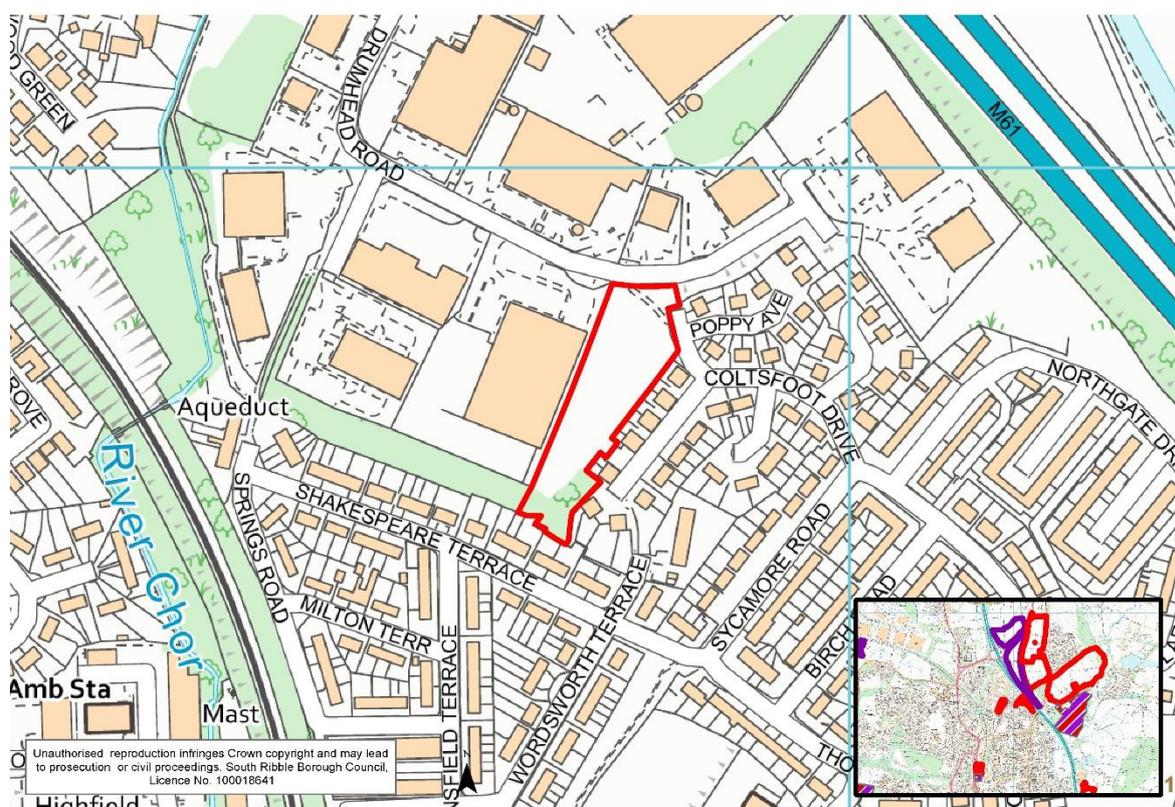
The HRA Screening also identified potential adverse effects from the development of this site allocation in relation to physical damage and loss of functionally linked land. An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a wintering bird survey is required for this site to assess the presence of any winter bird species, determine whether these bird species or their food sources are at risk, and where necessary identify mitigation measures. In response to this recommendation, this requirement has been added to Policy EN7 and will apply to any future planning applications on this site.

Site Profile 16

Site Details

SHELAA Reference(s)	19C247x, 19C174
Local Authority	Chorley Council
Site Name	Cabbage Hall Fields
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	0.63
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	HS2.9
Proposed use	Housing
Proposed number of dwellings	17
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2033-2034

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – the site is owned by Chorley Council

Summary of Constraints

- Flood risk – site at risk of reservoir flooding and low risk of surface water flooding. An FRA is required at the planning application addressing the requirements of the Level 2 SFRA.

Highways/Transport

LCC access comments

No issues.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. An FRA should be carried out at the planning application stage.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects in relation to health and wellbeing and potential minor negative effects identified in relation to biodiversity and resources however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

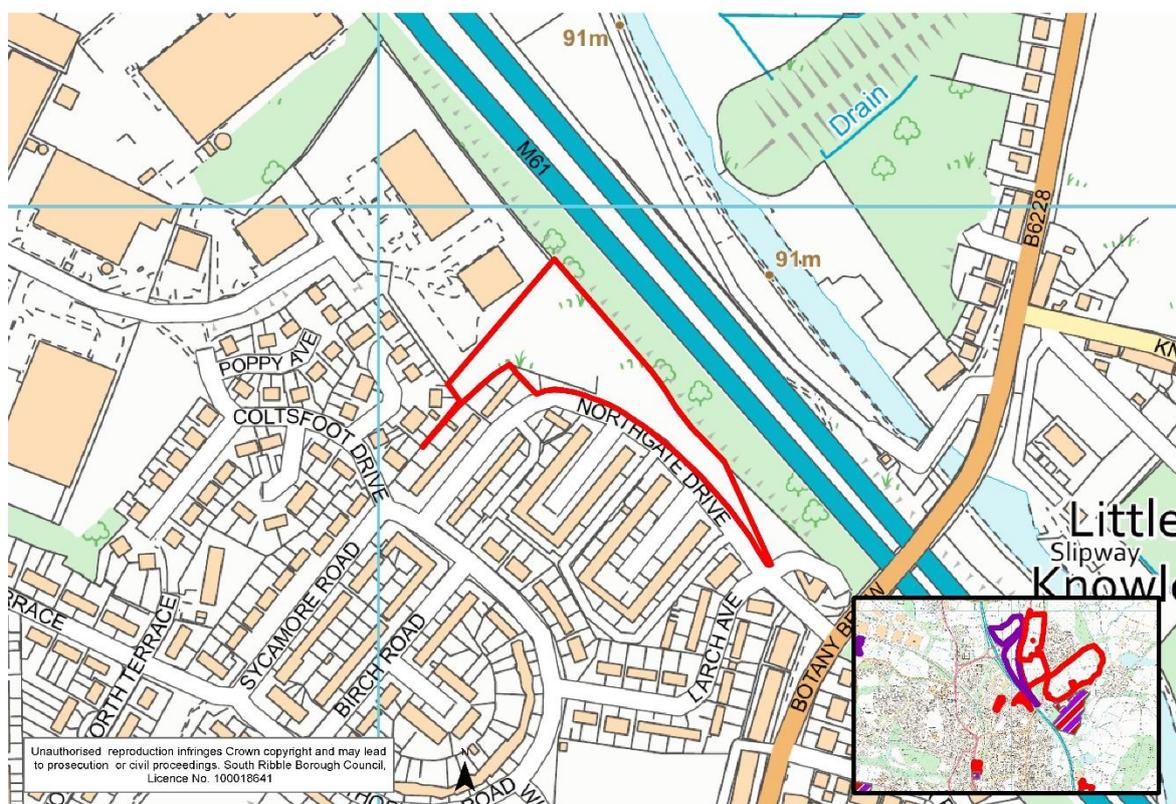
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 17

Site Details

SHELAA Reference(s)	19C248x, 19C175
Local Authority	Chorley Council
Site Name	Land adjacent to Northgate Drive
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	0.75
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	EC5.4
Proposed use	Mixed use
Proposed number of dwellings	10
Proposed hectares of employment land	0.38ha
Proposed hectares for other uses	0
Anticipated delivery	2032-2033

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – the site is owned by Chorley Council, feasibility assessments have been undertaken

Summary of Constraints

- Flood risk – site at low risk of surface water flooding. An FRA is required alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology - with mitigation measures in place, developing the site would result in limited/no harm to archaeological assets.
- Environment - slight slope down towards motorway.

Highways/Transport

LCC access comments

No issues.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. An FRA should be carried out at the planning application stage.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 0.01% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

With mitigation measures in place, developing the site would result in limited/no harm to archaeological assets. Subject to an appropriate design approach, no harm would arise to the significance of identified heritage assets.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing and biodiversity and potential minor negative effects identified in relation to resources and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

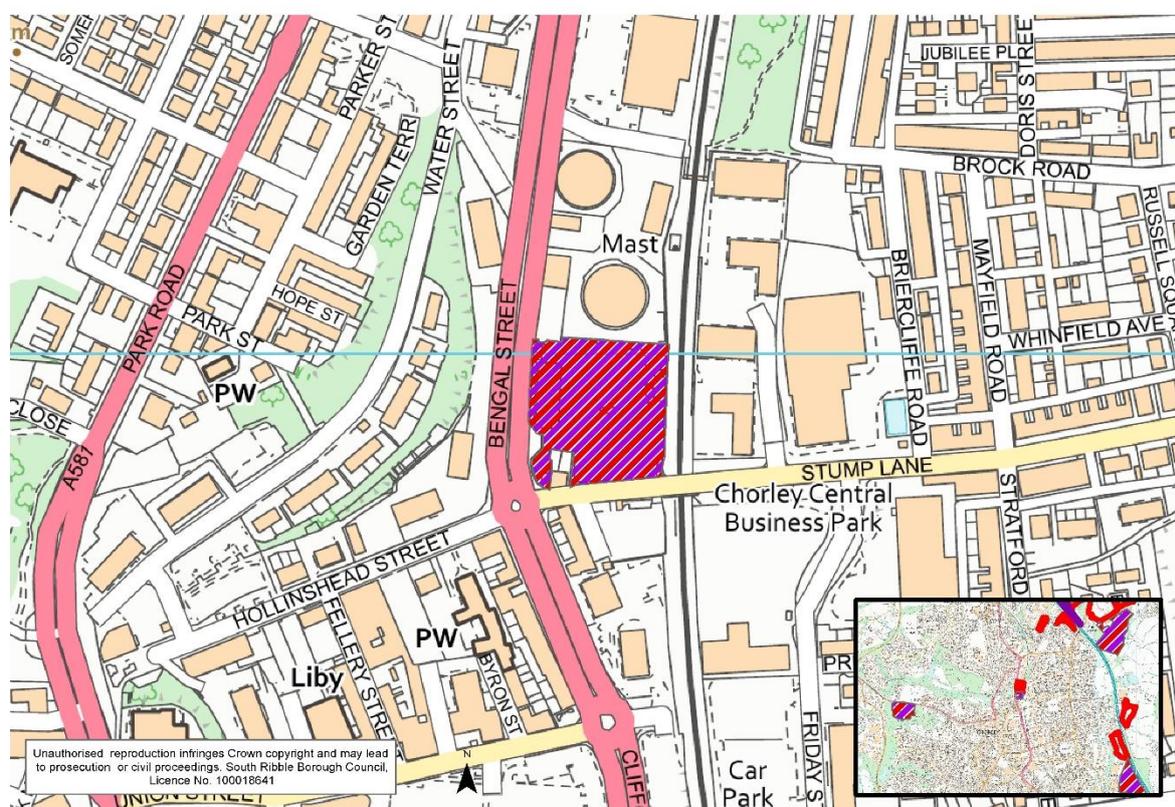
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 18

Site Details

SHELAA Reference(s)	19C250x, 19C188
Local Authority	Chorley Council
Site Name	Bengal Street Depot
Settlement	Chorley
Ward	Chorley North West
Size (Ha)	0.70
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities.
Allocation reference	HS2.12
Proposed use	Housing
Proposed number of dwellings	62
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2032-2033

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – the site is owned by Chorley Council, feasibility assessment undertaken

Summary of Constraints

- Flood risk – at risk from reservoir flooding, a detailed assessment will be required.
- Environment - contamination of industrial use. Anticipated likelihood of significant contamination issues is medium - high. Planning condition, phase 1 & 2 investigation as a minimum, and possible remediation required.

Highways/Transport

LCC access comments

No issues. Existing Council offices/depot.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 5: High level analysis trip rates. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation D – development could be allocated on flood risk grounds.

Environment Agency

Advise there are no flood risk constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential minor negative effects identified in relation to biodiversity however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

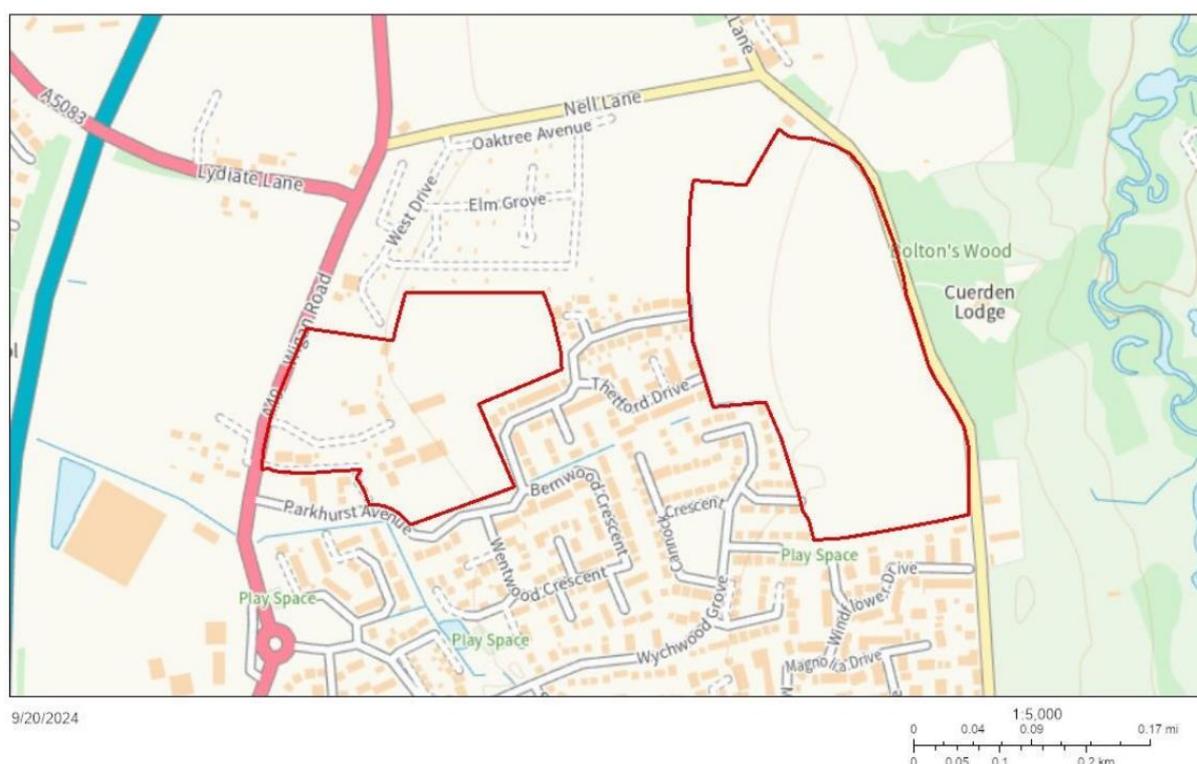
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 19

Site Details

SHELAA Reference(s)	19C251x, 19C009, 19C129, 19C177, 19C342
Local Authority	Chorley Council
Site Name	Land to the East of Wigan Road (remaining allocation)
Settlement	Clayton-le-Woods
Ward	Clayton West & Cuerden
Size (Ha)	15.97
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Clayton-le-Woods (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.16
Proposed use	Housing
Proposed number of dwellings	332
Proposed hectares of employment land	0
Proposed hectares for other uses	2.10 (primary school)
Anticipated delivery	2028-2036

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	Yes – planning applications under consideration on part of the site, Chorley Council own the remainder and have undertaken design work and feasibility assessments

Summary of Constraints

- Highways/transport – Transport Assessment and Travel Plan required at the planning application stage.
- Utilities – some of the site does not have access to foul sewers and there is a risk of sewer flooding in the vicinity. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – site at low risk of surface water flooding. An FRA should be prepared alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology - recommended to undertake a Heritage Statement, landscape assessment and BNG surveys at the planning application stage. The development will likely require a level of archaeological and ecological mitigation.

Highways/Transport

LCC access comments

Access to Shady Lane should be restricted to pedestrians and cyclists. New direct access to A49 should be avoided. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site does not have access to foul sewer. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. Were this site to be developed, appropriate emergency and evacuation plans must be in place for the western site parcel to deal with the future surface water flood risk. Any FRA must consider the inclusion of detailed emergency plans and the provision of safe access and escape routes in the future surface water flood event, based on detailed climate change modelling.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 0.52% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

Recommended to undertake a Heritage Statement. Recommended to undertake a landscape assessment and BNG surveys. The development will likely require a level of archaeological and ecological mitigation.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity, landscape and resources and potential minor negative effects identified in relation to air quality and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated

Habitats Regulations Assessment Summary

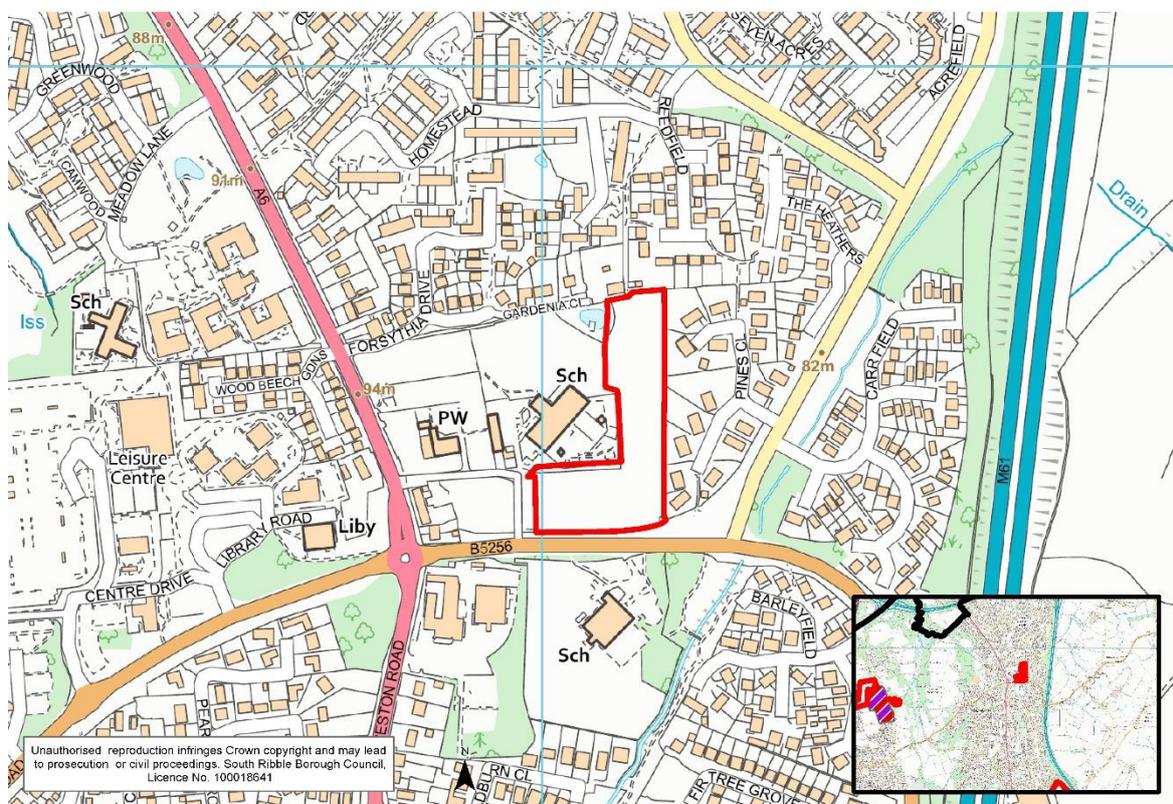
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 20

Site Details

SHELAA Reference(s)	19C253x, 19C176
Local Authority	Chorley Council
Site Name	Westwood Road
Settlement	Clayton Brook/Green
Ward	Clayton Brook/Green
Size (Ha)	1.30
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available or achievable
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	No – existing housing allocation, it has not been promoted through the CLLP by the landowner and no response to emails sent to landowner.
Achievable	No

Summary of Constraints

- Flood risk – site at low risk of surface water flooding. FRA is required alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology – listed buildings in close proximity.
- Environment - site slopes from north to south. Trees with Tree Preservation Orders within site boundary.

Highways/Transport

LCC access comments

No issues.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 2: Proximity to current sustainable transport services. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. An FRA should be carried out at the planning application stage.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 2 within 100m of the site, there are 2 ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Four Grade II Listed Buildings in close proximity.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and resources and potential minor negative effects identified in relation to air quality, biodiversity and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

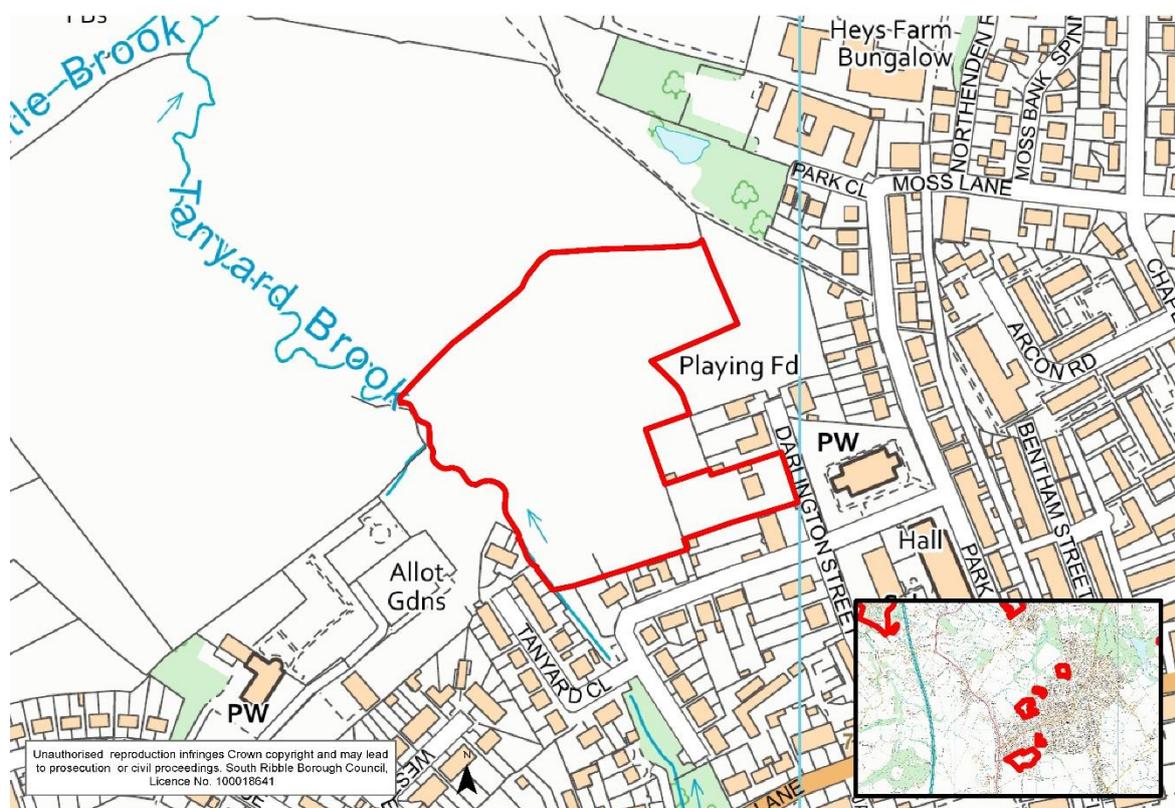
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 21

Site Details

SHELAA Reference(s)	19C254x, 19C013, 19C066, 19C104
Local Authority	Chorley Council
Site Name	North of Hewlett Avenue
Settlement	Coppull
Ward	Coppull
Size (Ha)	2.82
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Site has planning permission.
Allocation reference	HS2.18
Proposed use	Housing
Proposed number of dwellings	67
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2025-2028

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 67 dwellings
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Utilities – various large sewer assets and associated combined sewer overflow on the site. An appropriate stand-off distance will be required. This should be agreed in liaison with United Utilities. Addressed through planning application.
- Flood risk – within flood zone 3b, flood risk addressed/mitigated as part of planning application.
- Heritage/archaeology – adjacent to a Grade II listed building, addressed as part of planning application.
- Environment - anticipated likelihood of significant contamination issues: Low-medium. Planning condition, Phase 1 desk study as a minimum, possibly phase 2 site investigation. Addressed as part of planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of the planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Various large sewer assets and associated combined sewer overflow on the site. An appropriate stand-off distance will be required. This should be agreed in liaison with United Utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

Not required as the site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there is 1 ordinary watercourse on the site and 0.65% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Adjacent to a Grade II Listed Building.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

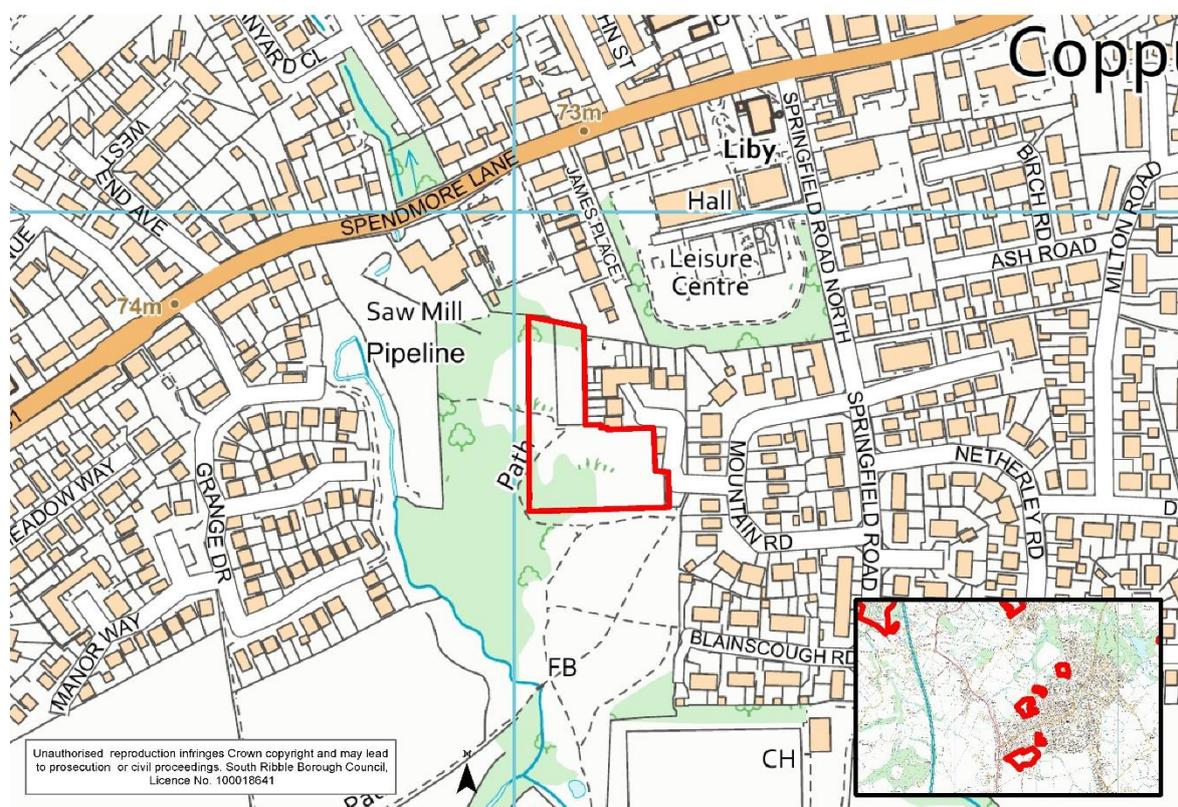
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 22

Site Details

SHELAA Reference(s)	19C255x
Local Authority	Chorley Council
Site Name	Mountain Road
Settlement	Coppull
Ward	Coppull
Size (Ha)	0.63
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Coppull (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.19
Proposed use	Housing
Proposed number of dwellings	12
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2031-2032

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details
- Flood risk – site at risk of surface water flooding. Development should avoid the small area of flood risk to the north of the site. An FRA is required alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology – the site provides little or no contribution to the significance of the heritage asset and its setting. The site requires further archaeological investigation to fully determine any constraints.
- Environment - Priority Habitat on the site, this part of the site must be retained.

Highways/Transport

LCC access comments

Likely to be supported.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

The site is not required to pass part b) of the exception test, as it is located within Flood Zone 1. However, it must still be proven that development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable uses. A limited area within the north of the site is shown to be at flood risk in the low-risk climate change event, however this area should be able to be avoided in development layout plans. An FRA should be carried out at the planning application stage.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

The site provides little or no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it. The site requires further archaeological investigation to fully determine any constraints.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

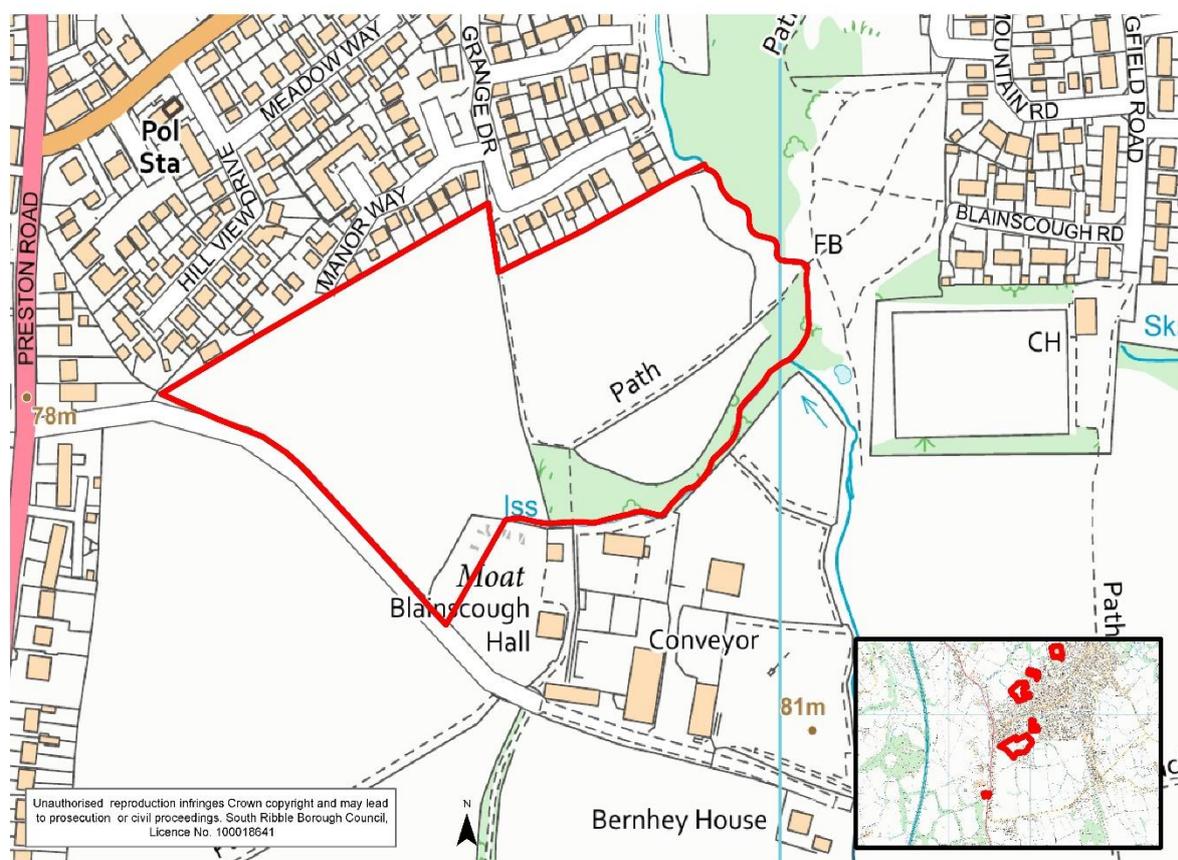
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 23

Site Details

SHELAA Reference(s)	19C256x, 19C064
Local Authority	Chorley Council
Site Name	Land adjacent to Blainscough Hall, Blainscough Lane
Settlement	Coppull
Ward	Coppull
Size (Ha)	5.25
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Site has planning permission.
Allocation reference	HS2.20
Proposed use	Housing
Proposed number of dwellings	118
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2025-2029

Site Assessment

Overview

Existing planning permission?	Yes – reserved matters permission for 118 dwellings
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – within flood zone 3b. Flood risk has been addressed/mitigated through the planning application.
- Heritage/archaeology – the development will likely require a level of archaeological mitigation, this has been addressed through the planning application.
- Environment – Tree Preservation Order adjacent to north east site boundary.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of the planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

Not required as the site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are 2 ordinary watercourses on the site and 2.43% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 24

Site Details

SHELAA Reference(s)	19C257x, 19C102
Local Authority	Chorley Council
Site Name	Coppull Enterprise Centre, Mill Lane
Settlement	Coppull
Ward	Coppull
Size (Ha)	1.50
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available or achievable
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	No – site was promoted by previous landowner. No response to emails from current landowner. Extensive refurbishment for employment uses is underway.
Achievable	No

Summary of Constraints

- Highway/transport - Transport Assessment and Travel Plan required alongside any planning application.
- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – site at risk of surface water flooding. Development should avoid the small areas of flood risk. An FRA and drainage strategy required alongside any planning application addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation. Building is Grade II listed.
- Environment - contamination of industrial use (former mills). Anticipated likelihood of significant contamination issues is medium. Planning condition, Phase 1 & 2 investigation as a minimum; possible remediation required.

Highways/Transport

LCC access comments

A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

The site is not required to pass part b) of the exception test as it is located within Flood Zone 1. However, it must still be proven that development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable uses. Limited areas of the site are shown to be at flood risk in the low-risk present day event and medium risk climate change event, however these areas should be able to be avoided in development layout plans. A drainage strategy will be

required to manage surface water flood risk, including the areas of surface water shown in the mapping contained within this document. Site runoff should be maintained at greenfield rates and, where possible, betterment should be achieved. Access and escape routes are anticipated to remain viable at Mill Lane, however the route is shown to partially inundate with surface water during flood events. The FRA should detail measures to ensure safe access and escape routes are viable in the event of a flood. The use of infiltration SuDS should be considered in the drainage strategy, and ground investigation at the site should be undertaken to better inform opportunities for this.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Two Grade II Listed Buildings on site.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects in relation to health and wellbeing and potential minor negative effects identified in relation to biodiversity, historic environment and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

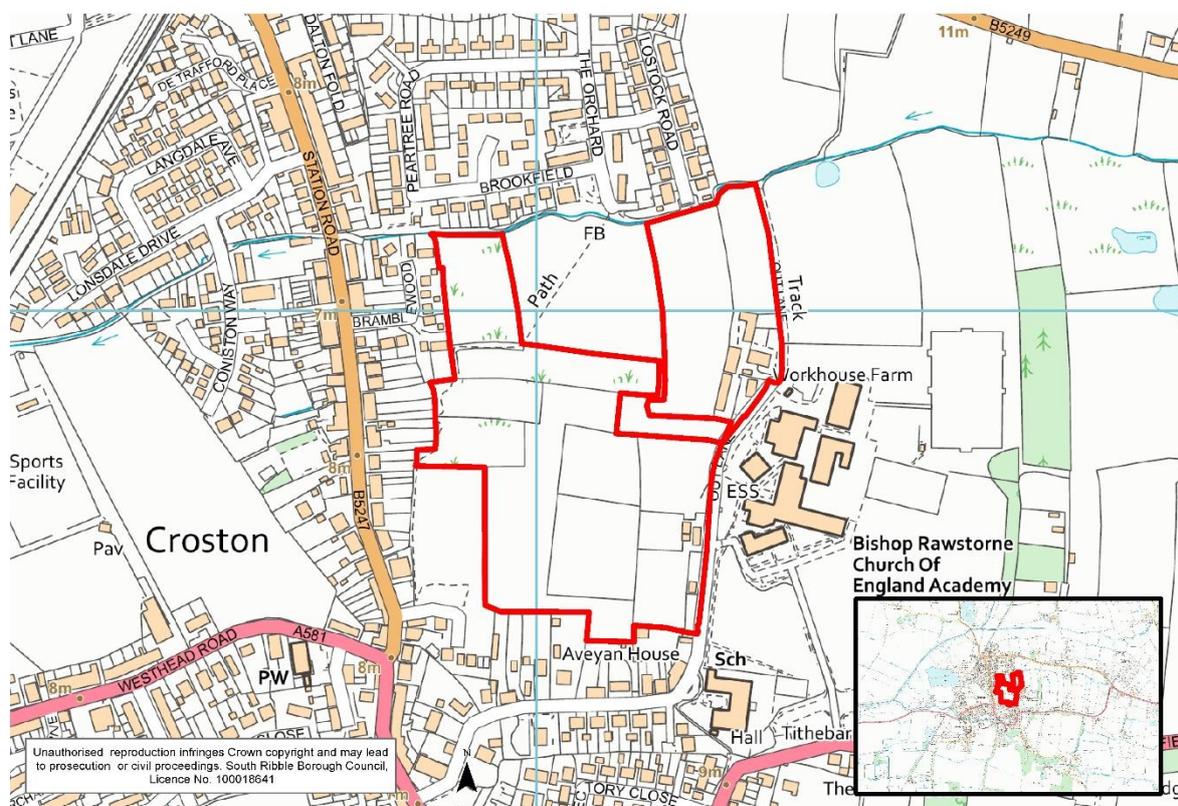
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 25

Site Details

SHELAA Reference(s)	19C260x, 19C089
Local Authority	Chorley Council
Site Name	Out Lane
Settlement	Croston
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	6.90
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not achievable due to highways access issues
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	No – highways access issues

Summary of Constraints

- Highways/transport – Out Lane unsuitable for large scale development.
- Utilities - site at risk of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities.
- Flood risk – site at risk from reservoir flooding and within flood zone 3b.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation.

Highways/Transport

LCC access comments

Out Lane unsuitable for large scale development. Unlikely to be able to resolve issues along Out Lane. Alternative vehicle access via Moor Road likely to be acceptable if it can be delivered through third party land. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

Not required as the site has been discounted due to access issues.

Environment Agency

Request that a Level 2 SFRA is undertaken. They also advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 2 within 100m of the site, there is 1 ordinary watercourse on the site and 0.54% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – Close proximity to a Conservation Area.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to historic environment and landscape however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

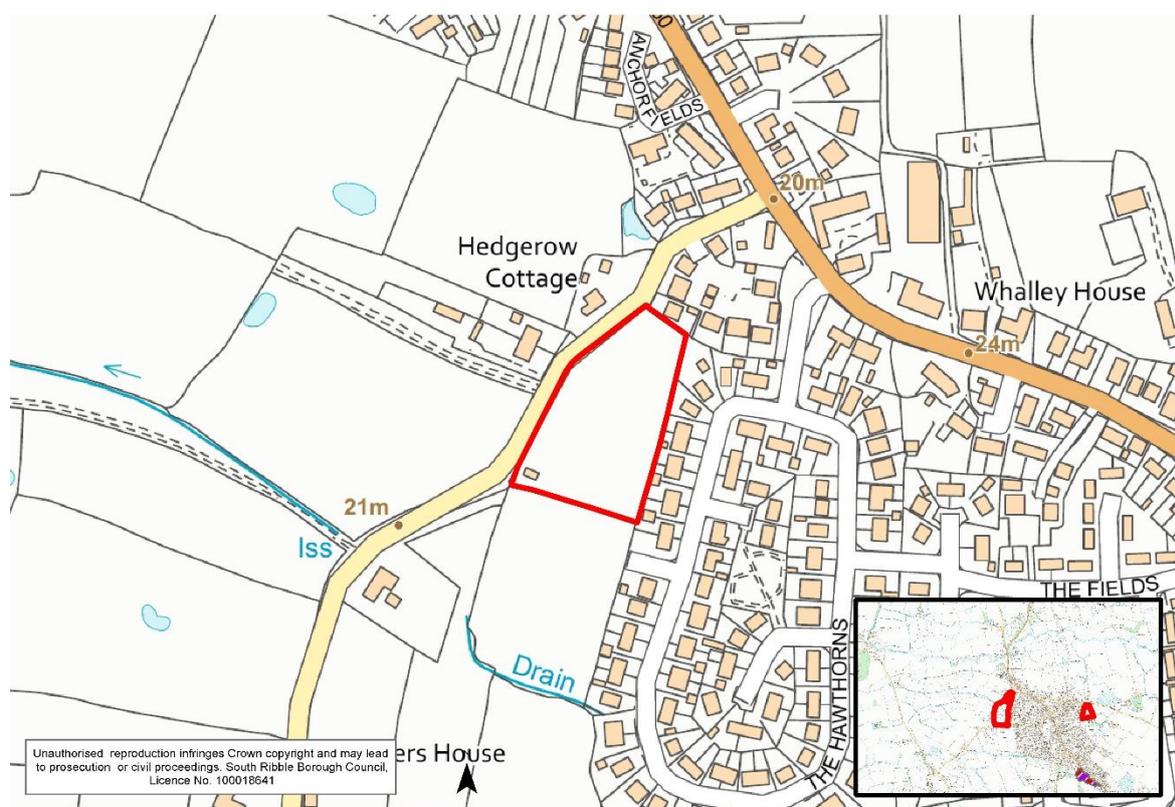
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 26

Site Details

SHELAA Reference(s)	19C262x, 19C002, 19C314, 19C115
Local Authority	Chorley Council
Site Name	East of Tincklers Lane
Settlement	Eccleston
Ward	Eccleston, Heskin & Charnock Richard
Size (Ha)	0.82
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Site has planning permission.
Allocation reference	HS2.23
Proposed use	Housing
Proposed number of dwellings	15
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2027-2028

Site Assessment

Overview

Existing planning permission?	Yes – outline permission for up to 15 dwellings
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Flood risk – at risk of surface water flooding. Addressed through planning application.
- Environment - contamination of infilled ground however anticipated likelihood of significant contamination issues is low. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of the planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 5: High level analysis trip rates. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 1.32% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to resources and potential minor negative effects identified in relation to biodiversity and landscape however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

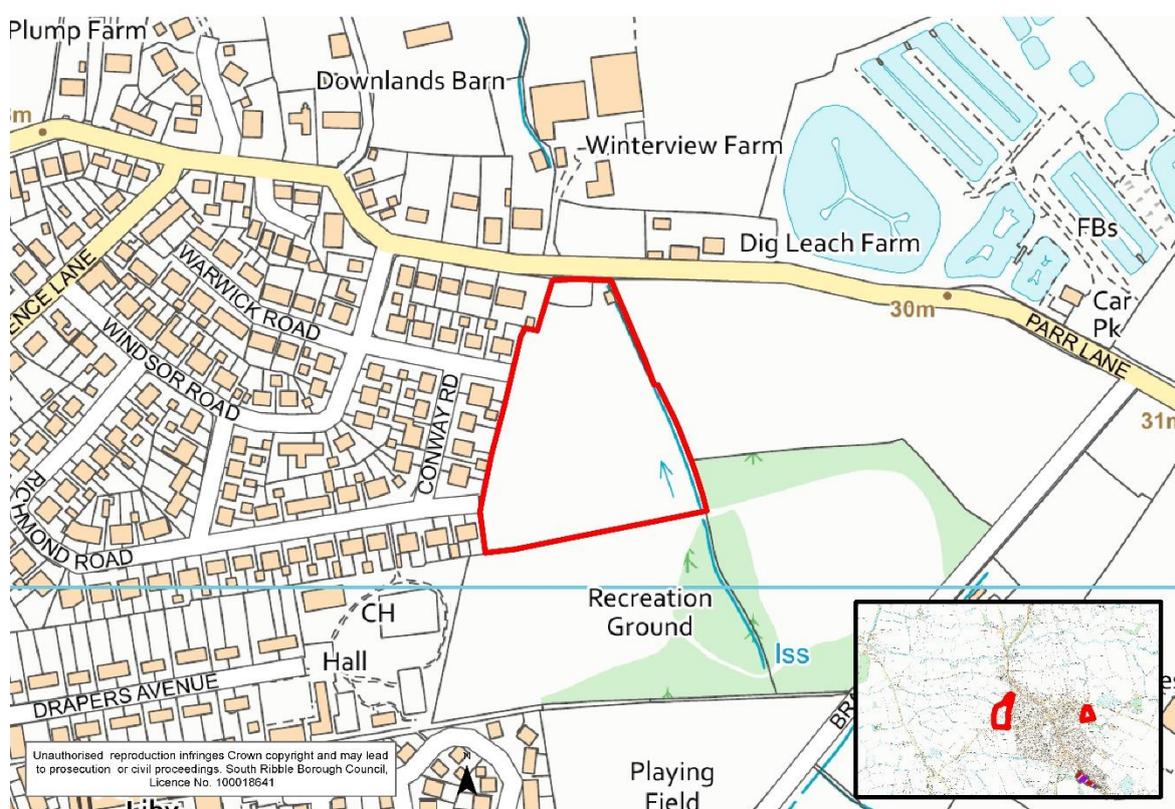
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 27

Site Details

SHELAA Reference(s)	19C263x, 19C107, 19C110
Local Authority	Chorley Council
Site Name	Land South of Parr Lane
Settlement	Eccleston
Ward	Eccleston, Heskin & Charnock Richard
Size (Ha)	1.51
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available – site is under construction and likely to be completed prior to Local Plan adoption
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 34 dwellings
Suitable	Yes
Available	No – under construction
Achievable	No – under construction

Summary of Constraints

- Utilities – there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. Addressed through planning application.
- Flood risk – at risk of surface water flooding. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of the planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 5: High level analysis trip rates. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there is 1 ordinary watercourse on the site and 3.08% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing and resources and potential minor negative effects identified in relation to landscape however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

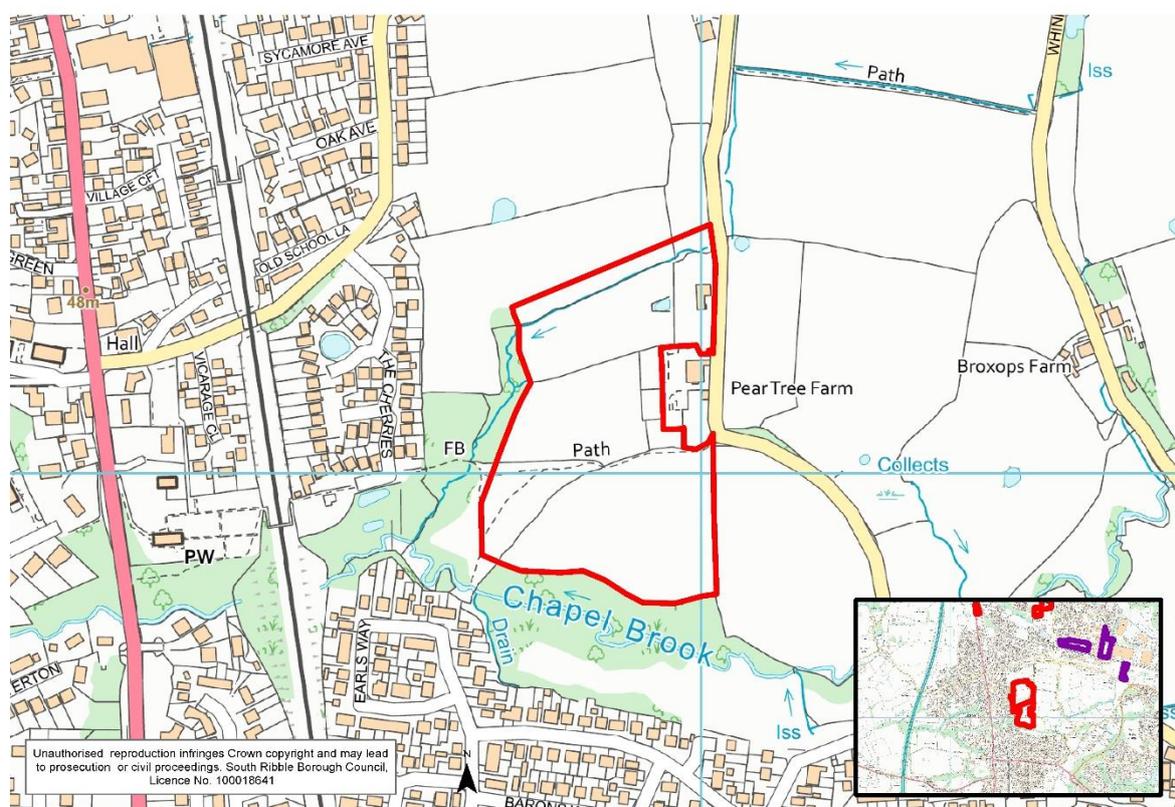
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 28

Site Details

SHELAA Reference(s)	19C264x, 19C070
Local Authority	Chorley Council
Site Name	Pear Tree Lane
Settlement	Euxton
Ward	Euxton
Size (Ha)	4.63
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Euxton (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.25
Proposed use	Housing
Proposed number of dwellings	100
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2029-2032

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – site is being promoted by the landowner
Achievable	Yes – site is owned by Homes England, design work and feasibility assessments have been undertaken

Summary of Constraints

- Highways/transport – access would need to be through adjacent development. Transport Assessment and Travel Plan required at planning application stage.
- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – site has low surface water flood risk. FRA and drainage strategy required at the planning application stage addressing the requirements set out in the Level 2 SFRA.
- Environment - Tree Preservation Orders within site boundary. Contamination of infilled pond however anticipated likelihood of significant contamination issues low.

Highways/Transport

LCC access comments

Access to Pear Tree Lane difficult. Access to the approved development to the north likely to be acceptable. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence in this SFRA, it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. Fluvial risk to the site from Rushton's Brook and Chapel Brook should be quantified as part of a site-specific FRA and should account for the latest climate change allowances. A drainage strategy should include for the surface water flow paths and account for limited access to the road on the eastern boundary. An FRA should be carried out.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there is 1 ordinary watercourse on the site and 0.92% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

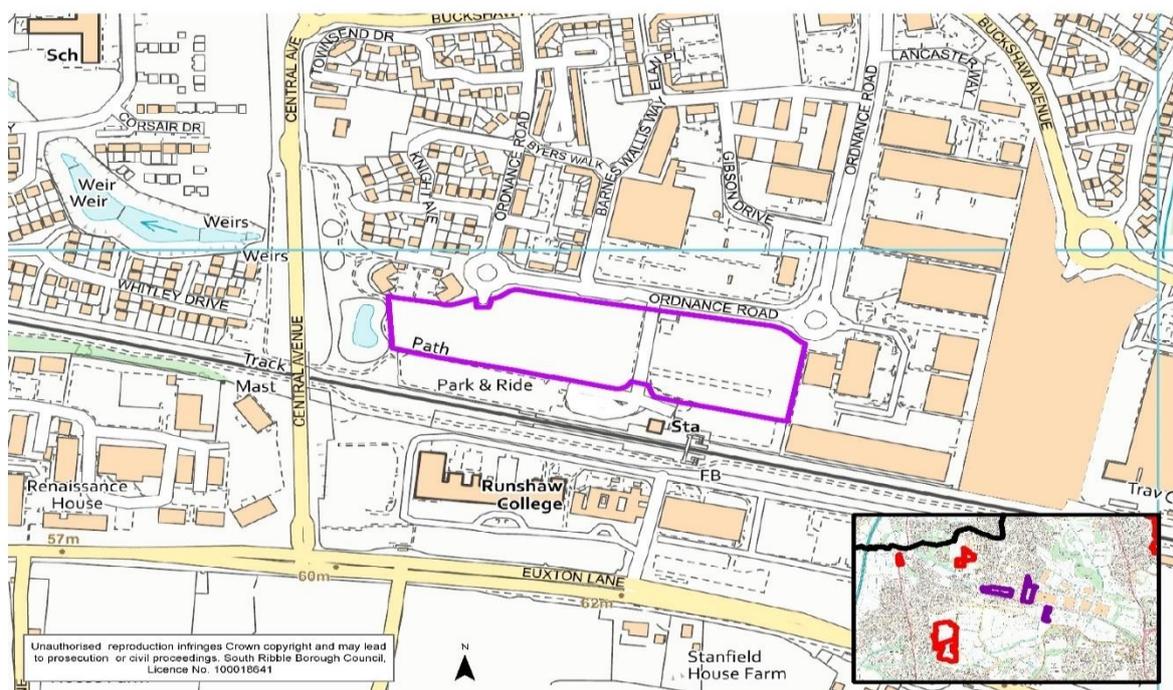
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 29

Site Details

SHELAA Reference(s)	19C265x
Local Authority	Chorley Council
Site Name	Southern Commercial
Settlement	Buckshaw Village
Ward	Buckshaw & Whittle
Size (Ha)	2.04
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Site has planning permission for employment uses, some built out. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Buckshaw Village (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities. Good access to the strategic road network.
Allocation reference	EC5.1
Proposed use	Mixed use
Proposed number of dwellings	41
Proposed hectares of employment land	0.54
Proposed hectares for other uses	0
Anticipated delivery	2026-2030

Site Assessment

Overview

Existing planning permission?	Yes – full permission for employment use
Suitable	Yes – site partly developed and the remainder has planning permission for further office units. The Employment Land Review Update states that difficulties letting the completed building suggests that the delivery of the further offices remains a longer-term prospect. However, it is an unconstrained site that could support a range of employment uses. The site promoter has requested the site is allocated for mixed use given there is a lack of interest in the remaining office units.
Available	Yes
Achievable	Yes

Summary of Constraints

- Flood risk – risk of surface water flooding. Addressed through planning application.
- Environment – contamination of former use and adjacent landfill however anticipated likelihood of significant contamination issues is low.
- Economy – lack of interest in remaining office units granted planning permission but not yet built. The allocation has therefore been changed to mixed use with the land adjacent to the completed office unit being most suitable for further employment, and the western part of the site being suitable for housing.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of the planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise there are no flood risk constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 1.39% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to biodiversity and potential minor negative effects identified in relation to air quality however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

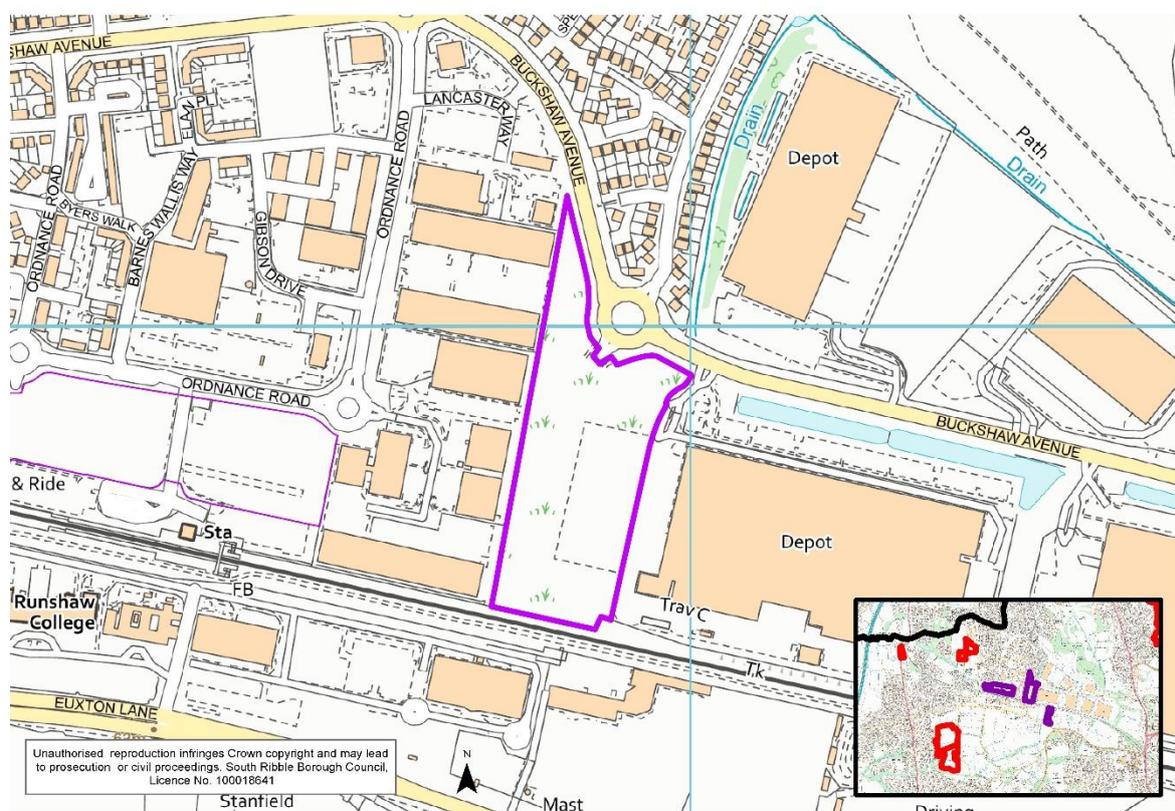
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 30

Site Details

SHELAA Reference(s)	19C267x
Local Authority	Chorley Council
Site Name	The Revolution, Buckshaw Village
Settlement	Buckshaw Village
Ward	Buckshaw & Whittle
Size (Ha)	2.88
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available – retrospective planning permission granted for employment use.
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	Yes – retrospective permission for employment use
Suitable	Yes – the Employment Land Review Update identifies that the site is an unconstrained development plot in Buckshaw Village which has been identified by stakeholders as a focus for market interest for industrial and warehouse uses.
Available	No – retrospective employment use permitted
Achievable	No – retrospective employment use permitted

Summary of Constraints

- Flood risk – at risk of surface water flooding. Addressed through planning application.
- Environment - contamination of former use and adjacent landfill however anticipated likelihood of significant contamination issues low. Addressed through planning application.

Highways/Transport

LCC access comments

A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 3: Access to proposed local transport schemes.

The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 0.65% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential minor negative effects identified in relation to air quality and resources however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

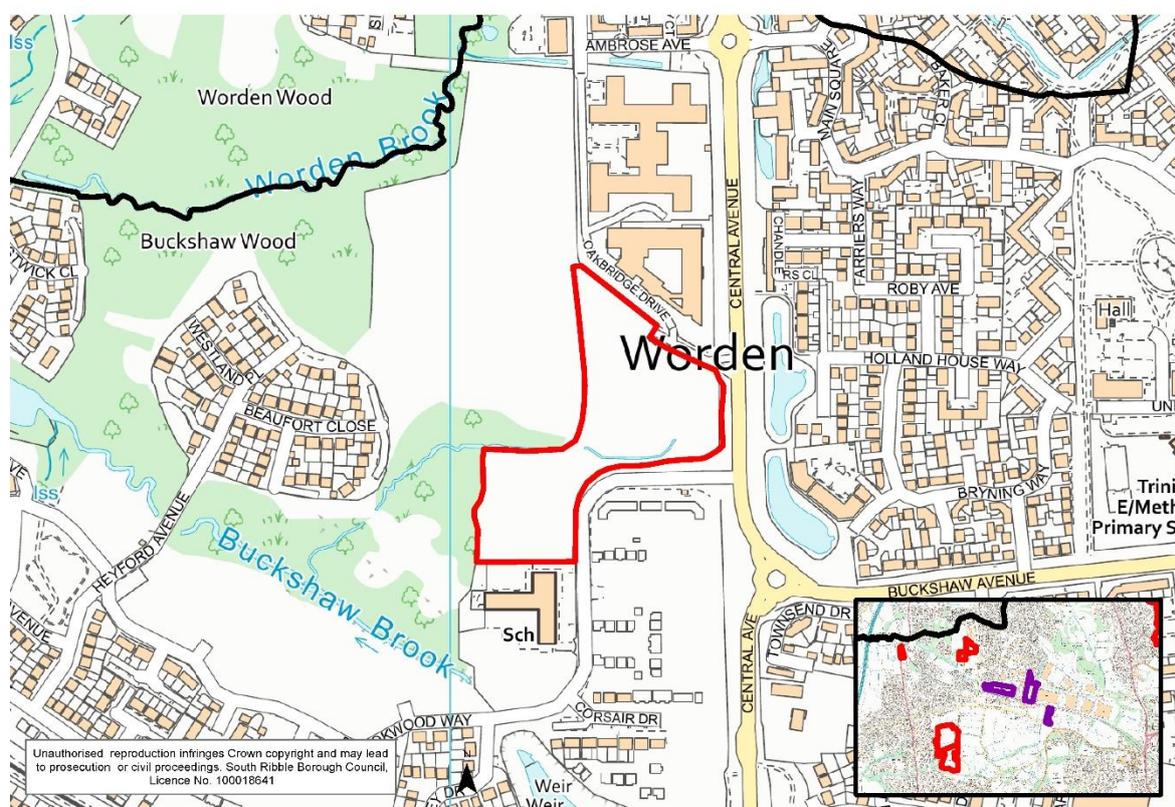
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 31

Site Details

SHELAA Reference(s)	19C268x, 19C168
Local Authority	Chorley Council
Site Name	Parcels C1 and C2, Group 1
Settlement	Buckshaw Village
Ward	Buckshaw & Whittle
Size (Ha)	2.30
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available – site is under construction and likely to be completed prior to Local Plan adoption.
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 80 dwellings
Suitable	Yes
Available	No – under construction
Achievable	No – under construction

Summary of Constraints

- Flood risk – at risk of surface water flooding. Addressed through planning application.
- Environment - contamination of former use and adjacent landfill however anticipated likelihood of significant contamination issues low. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of the planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 3.33% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and biodiversity and potential minor negative effects identified in relation to air quality however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

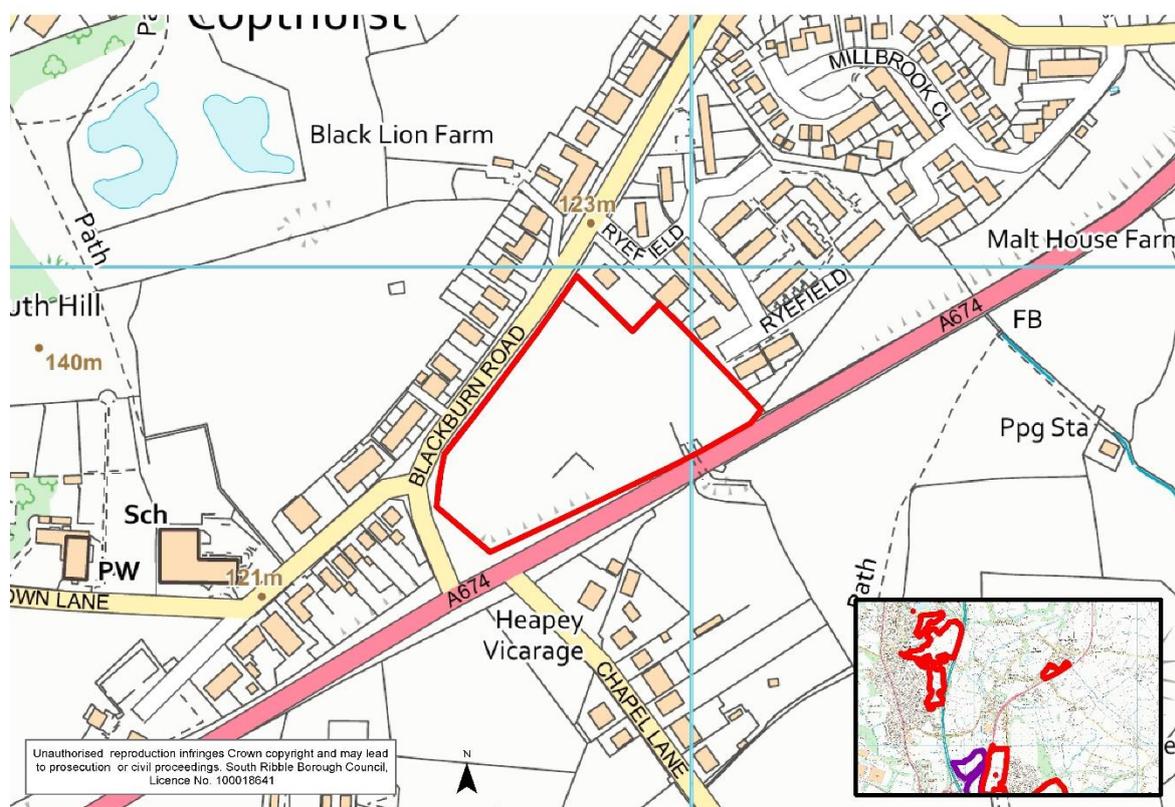
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 32

Site Details

SHELAA Reference(s)	19C271x, 19C184, 19C376
Local Authority	Chorley Council
Site Name	Land off Blackburn Road
Settlement	Wheelton
Ward	Chorley North East
Size (Ha)	1.76
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Site has planning permission.
Allocation reference	HS2.33
Proposed use	Housing
Proposed number of dwellings	40
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2028-2030

Site Assessment

Overview

Existing planning permission?	Yes – outline permission for up to 40 dwellings
Suitable	Yes
Available	Yes – site is being promoted by the landowner
Achievable	Yes – site has outline planning permission

Summary of Constraints

- Flood risk – FRA required at planning application stage.
- Environment - Tree Preservation Orders on part of site boundary. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of the planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for three of the metrics – Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation C – progress to developer led FRA.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site but 2 within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and potential minor negative effects identified in relation to social infrastructure, sustainable transport and resources however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 33

Site Details

SHELAA Reference(s)	19C272x, 19C103, 19C134
Local Authority	Chorley Council
Site Name	Babylon Lane
Settlement	Adlington
Ward	Chorley South East & Heath Charnock
Size (Ha)	2.50
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Adlington (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.5
Proposed use	Housing
Proposed number of dwellings	40
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2027-2029

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – design work and feasibility assessments undertaken, planning application under consideration

Summary of Constraints

- Flood risk – there is a risk of surface water flooding. The planning application needs to address the issues raised in the flood risk assessment and needs to be supported by a sequential test and catchment wide drainage strategy.
- Heritage/archaeology – located close to a heritage asset but the site provides little or no contribution to the significance of the heritage asset and its setting. The site requires no archaeological investigation.

Highways/Transport

LCC access comments

Highways comments provided for recent planning application. The scheme can be supported.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 2: Proximity to current sustainable transport services. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

A flood risk assessment was prepared for a current planning application by the consultant preparing the SFRA for the Local Plan. As such they requested, we refer to the assessment for the planning application. This advises that the sequential test should still be performed at this site and should have been performed ahead of producing a planning application. The impacts of climate change on surface water have not been considered. This may impact the outcome of the sequential test and the proposed site layout and design. There appear to be several unknowns regarding the wider catchment i.e.: upstream flood risk and how that is factored into site and SuDS design, runoff from the motorway and associated pollutants, downstream flood risk and how this can be reduced through site design, future maintenance details of culverts and SuDS features including maintenance procedures, ownership and responsibilities, funding and mitigation of surface water risk to Babylon Lane given this will be the primary access road to the site. There is a residual risk from culvert failure, blockage does not appear to have been considered or quantified. Full consultation with the LLFA must be carried out on a detailed, catchment-wide drainage strategy, accounting for upstream and downstream risks as well as onsite risks.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 1.14% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Opposite a Grade II farmhouse.

Heritage Impact Assessment

The site provides little or no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it. The site requires no archaeological investigation.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects identified in relation to resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

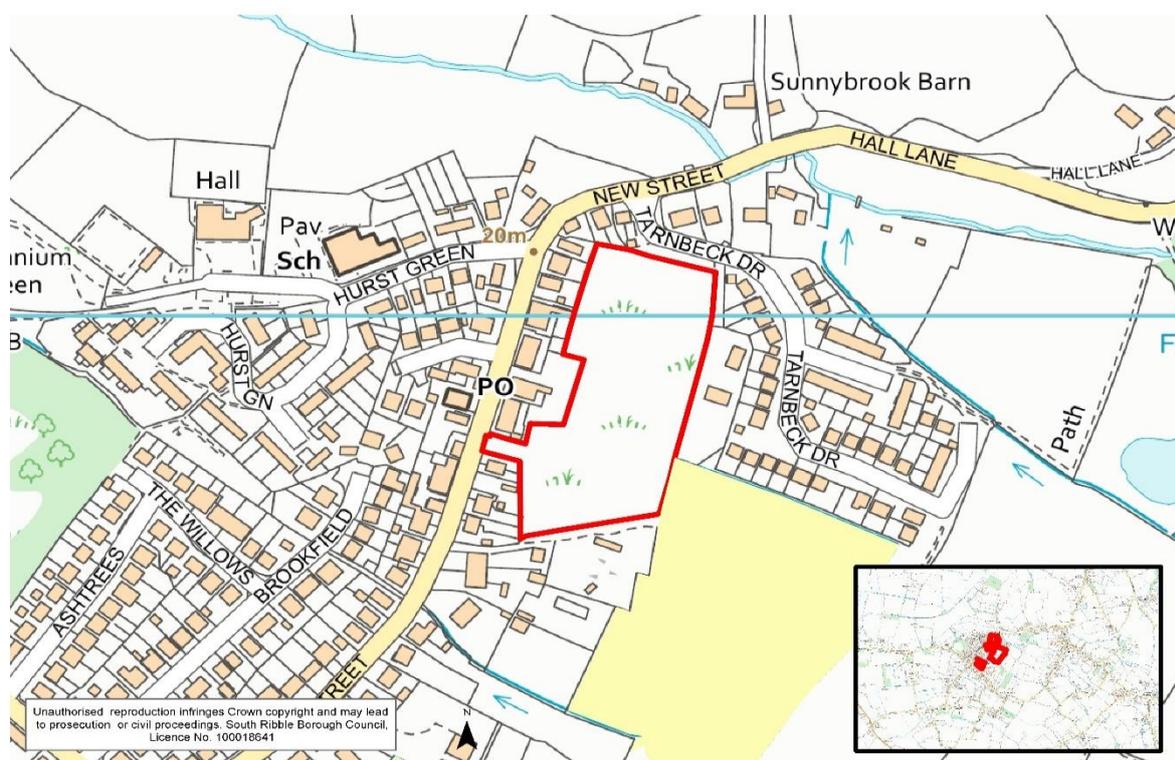
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 34

Site Details

SHELAA Reference(s)	19C274x, 19C127
Local Authority	Chorley Council
Site Name	Land to the east of New Street
Settlement	Mawdesley
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	1.50
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Mawdesley (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The development is small scale.
Allocation reference	HS2.26
Proposed use	Housing
Proposed number of dwellings	41
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2029-2032

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Highways/transport - Transport Statement required at the planning application stage.
- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – FRA required at planning application stage.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.
- Environment - trees with Tree Preservation Order on site boundary.

Highways/Transport

LCC access comments

Likely to require public transport improvements. A Transport Statement would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for five of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation C – progress to developer led FRA.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and resources and potential minor negative effects identified in relation to social infrastructure, sustainable transport, biodiversity and landscape however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

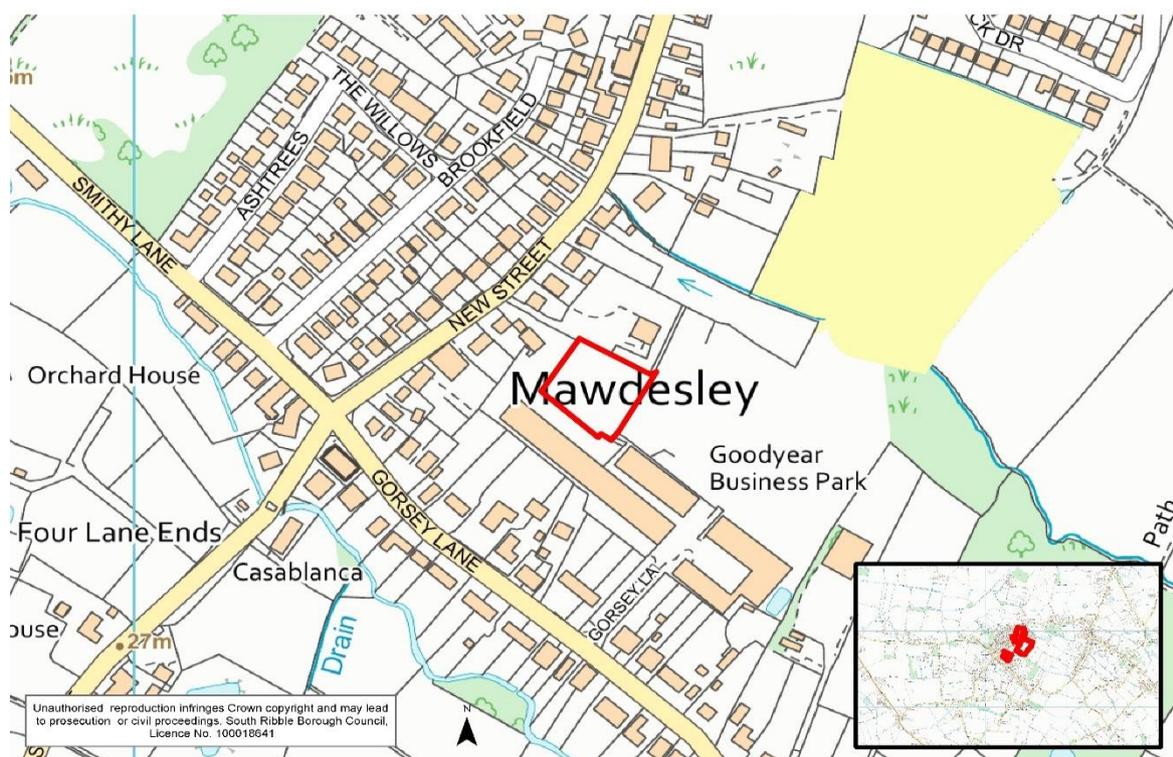
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 35

Site Details

SHELAA Reference(s)	19C275x, 19C170, 19C339
Local Authority	Chorley Council
Site Name	Rear of New Street
Settlement	Mawdesley
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	0.25
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Mawdesley (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The development is small scale.
Allocation reference	HS2.30
Proposed use	Housing
Proposed number of dwellings	7
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2029-2030

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – site at risk of surface water flooding. An FRA should be submitted at the planning application stage in line with the requirements of the Level 2 SFRA.
- Environment – Environment Agency advise that the site is adjacent to or on a historic landfill or other site with suspected contamination. Needs to be addressed at planning application stage.

Highways/Transport

LCC access comments

Small scale development likely to be supported.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for five of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

The site is not required to pass part b) of the exception test as it is located within Flood Zone 1. However, it must still be proven that development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be possible to allocate this site. An FRA should be carried out at the planning application stage.

Environment Agency

Advise there are no flood risk constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and resources and potential minor negative effects identified in relation to social infrastructure and biodiversity however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

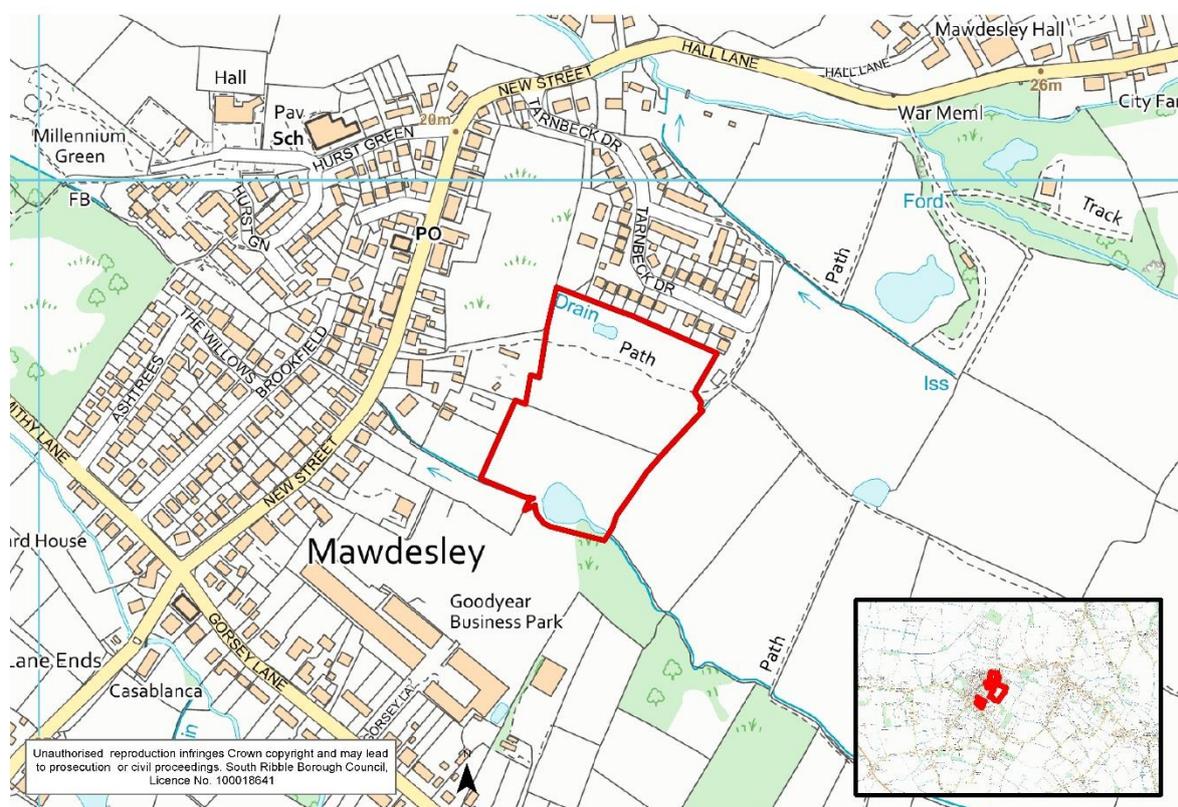
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 36

Site Details

SHELAA Reference(s)	19C276x, 19C182, 19C338
Local Authority	Chorley Council
Site Name	Land off Gorsey Lane
Settlement	Mawdesley
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	2.47
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Site has planning permission.
Allocation reference	HS2.27
Proposed use	Housing
Proposed number of dwellings	55
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2025-2027

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 55 dwellings
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – the site has planning permission, design work and feasibility assessments have been undertaken and a development partner is involved

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – at risk of surface water flooding. Addressed through planning application.
- Environment - Tree Preservation Orders on part of site boundary. Landfill within 150-250m however anticipated likelihood of significant contamination issues low. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for five of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 3 ordinary watercourses on the site and 2.04% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to social infrastructure and landscape however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

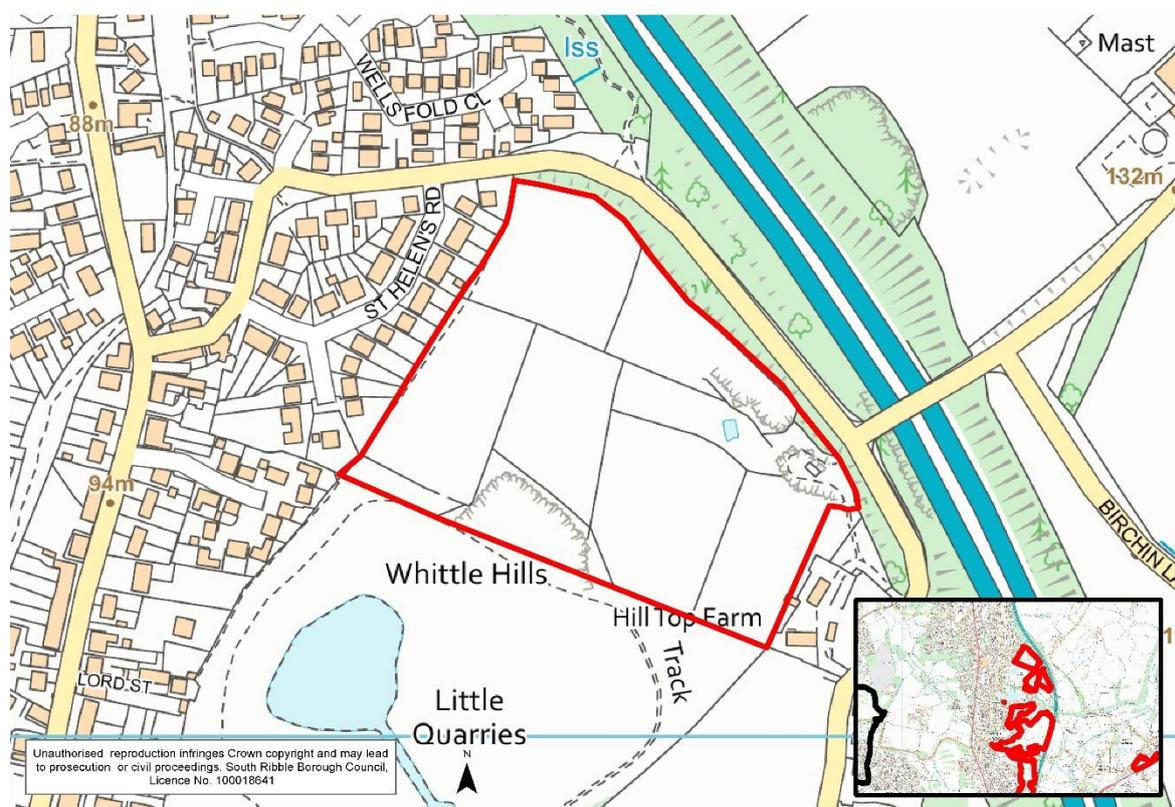
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 37

Site Details

SHELAA Reference(s)	19C277x, 19C027, 19C040, 19C151, 19C331
Local Authority	Chorley Council
Site Name	West of M61 – Land North of Hill Top Farm
Settlement	Whittle-le-Woods
Ward	Buckshaw & Whittle
Size (Ha)	4.81
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Whittle-le-Woods (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.34
Proposed use	Housing
Proposed number of dwellings	55
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2027-2030

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – design work and feasibility assessments have been undertaken, a development partner is involved and a planning application is being prepared

Summary of Constraints

- Highways/transport – issues with pedestrian access, poor footway provision and restricted road width. LCC exploring solutions with potential developers. A Transport Statement would be required alongside any planning application.
- Flood risk – site at risk of surface water flooding. Development should avoid the small area at risk of flooding. An FRA and drainage strategy required alongside any planning application in line with the requirements of the Level 2 SFRA.
- Heritage/archaeology - the site provides no contribution to the significance of the adjacent heritage asset and its setting. The site requires further archaeological investigation to fully determine any constraints at the planning application stage.
- Environment - contamination of infilled quarry; adjacent quarry. Anticipated likelihood of significant contamination issues is medium. Planning condition, Phase 1 & 2 investigation as a minimum.

Highways/Transport

LCC access comments

Issues with pedestrian access, poor footway provision and restricted road width. Exploring solutions with potential developers. A Transport Statement would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site does not have access to gas or foul sewer.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

The site is not required to pass part b) of the exception test, as it is located within Flood Zone 1. However, it must still be proven that development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be appropriate to develop this site for more vulnerable uses. A limited area of the site is shown to be at flood risk in the low-risk climate change event, however this area should be able to be avoided in development layout plans. A drainage strategy will be required to manage surface water flood risk. Site runoff should be maintained at greenfield rates and, where possible, betterment should be achieved. Opportunities for NFM features to reduce flood risk to the site and surrounding areas should be explored at the site-specific FRA stage. Ground investigation will be required through the site-specific FRA to ascertain groundwater levels and conditions, with the majority of the site shown to be at risk from groundwater emergence. Infiltration based

SuDS may be viable in the northwest area of the site. An FRA should be carried out at the planning application stage.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Adjacent to a Grade II Listed Building.

Heritage Impact Assessment

The site provides no contribution to the significance of the heritage asset and its setting. Changes to the setting do not affect the significance of the asset or the appreciation of it. The site requires further archaeological investigation to fully determine any constraints.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

The HRA Screening also identified potential adverse effects from the development of this site allocation in relation to physical damage and loss of functionally linked land. An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a wintering bird survey is required for this site to assess the presence of any winter bird species, determine whether these bird species or their food sources are at risk, and where necessary identify mitigation measures. In response to this recommendation, this

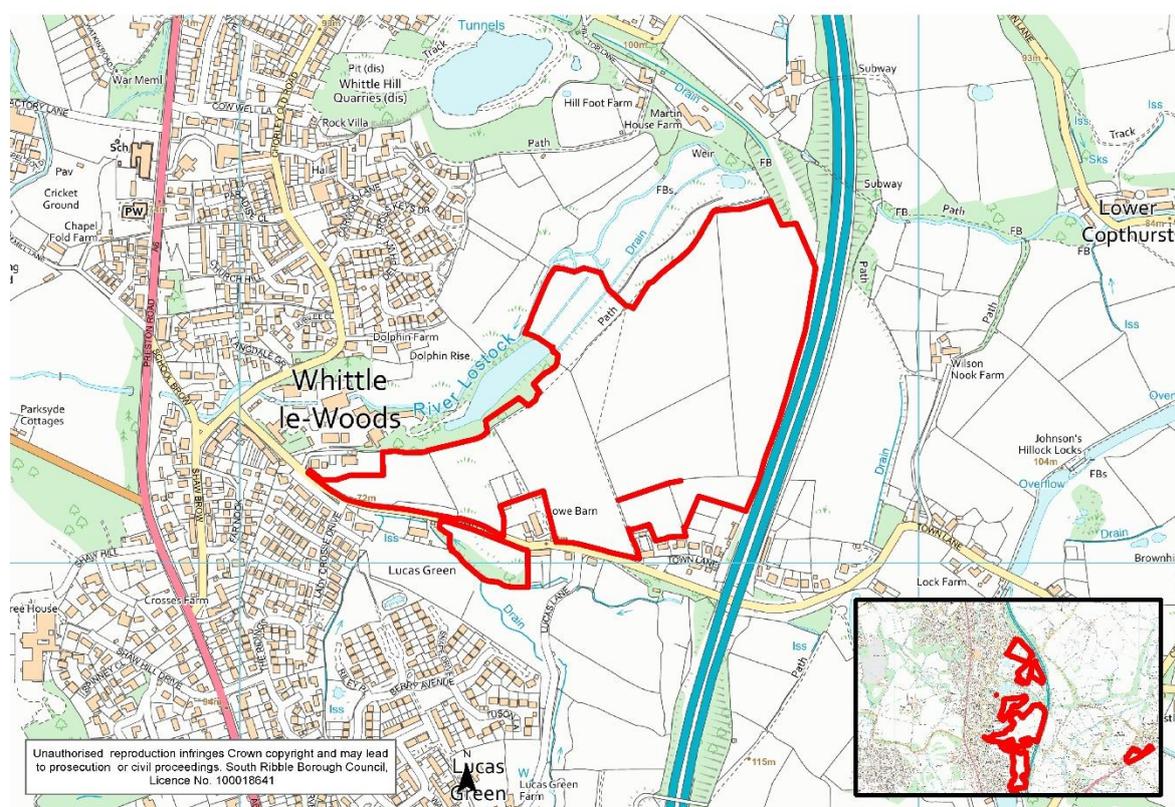
requirement has been added to Policy EN7 and will apply to any future planning applications on this site.

Site Profile 38

Site Details

SHELAA Reference(s)	19C281x, 19C001
Local Authority	Chorley Council
Site Name	West of M61 - Town Lane
Settlement	Whittle-le-Woods
Ward	Buckshaw & Whittle
Size (Ha)	18.58
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. Majority of site has planning permission. Remainder has a planning application under consideration.
Allocation reference	HS2.35
Proposed use	Housing
Proposed number of dwellings	289
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2027-2033

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 280 dwellings
Suitable	Yes
Available	Yes – the site is owned by the developer
Achievable	Yes – majority of the site has planning permission

Summary of Constraints

- Flood risk – within flood zone 3b, addressed through planning application.
- Heritage/archaeology – the development will likely require a level of archaeological mitigation and is the setting of a Grade II listed building. Addressed through planning application.
- Environment - contamination of infilled reservoir, landfill within 25-250m, and adjacent industrial use. Anticipated likelihood of significant contamination issues is low – medium, planning condition and likely phase 1 & 2 site investigation.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 1: Average commuter travel split mode. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

Not required as the site already has planning permission.

Environment Agency

Request that a Level 2 SFRA is undertaken. They also advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 7 ordinary watercourses on the site and 0.2% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be

put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Setting of a Grade II Listed farmhouse.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

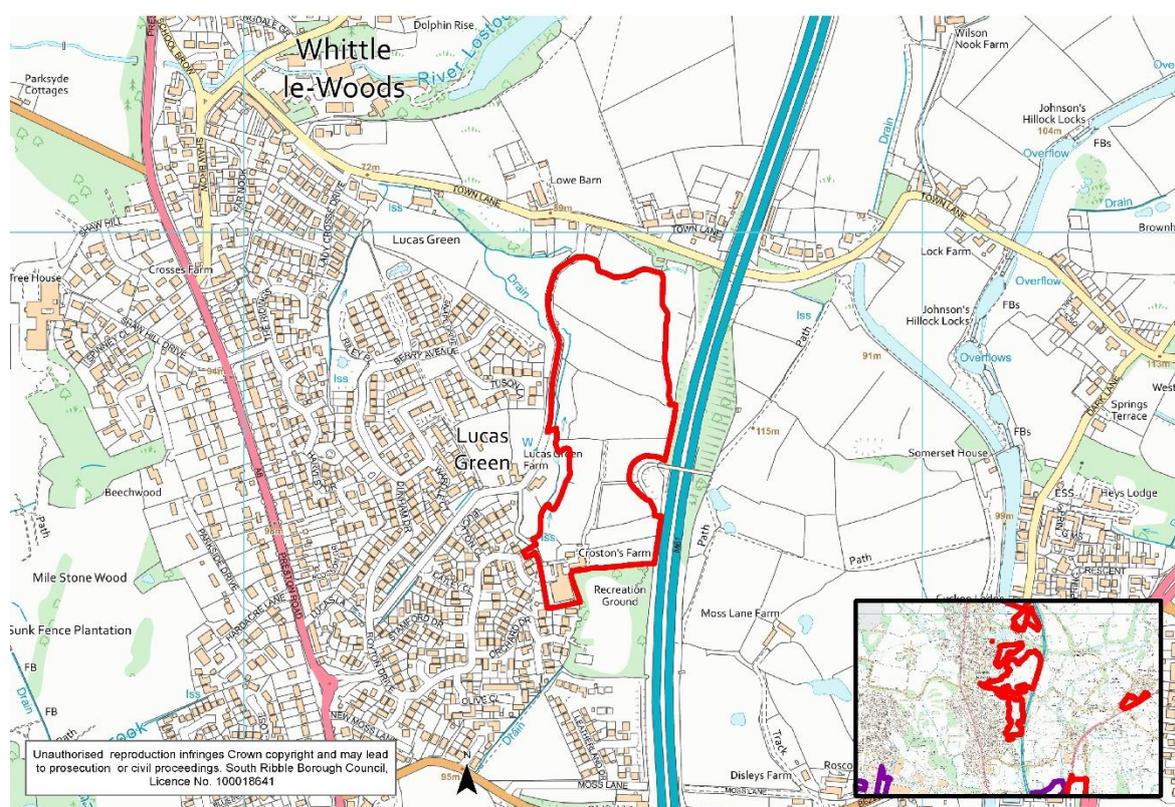
The HRA Screening also identified potential adverse effects from the development of this site allocation in relation to physical damage and loss of functionally linked land. An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a wintering bird survey is required for this site to assess the presence of any winter bird species, determine whether these bird species or their food sources are at risk, and where necessary identify mitigation measures. In response to this recommendation, this requirement has been added to Policy EN7 and will apply to any future planning applications on this site.

Site Profile 39

Site Details

SHELAA Reference(s)	19C282x, 19C180
Local Authority	Chorley Council
Site Name	Land bounded by Town Lane and Lucas Lane
Settlement	Whittle-le-Woods
Ward	Chorley North East
Size (Ha)	7.28
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available – site is under construction and likely to be completed prior to Local Plan adoption
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 53 dwellings
Suitable	Yes
Available	No – under construction
Achievable	No – under construction

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. Addressed through planning application.
- Flood risk – at risk of surface water flooding, addressed through planning application.
- Heritage/archaeology – two Grade II listed buildings on site, addressed through planning application.
- Environment - Tree Preservation Orders. Landfill within approx. 25-250m. Anticipated likelihood of significant contamination issues is low-medium, Planning condition and likely phase 1 & 2 site investigation. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 2: Proximity to current sustainable transport services. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 4 ordinary watercourses on the site and 1.03% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Two Grade II Listed Buildings on site.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to education, historic environment and landscape however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

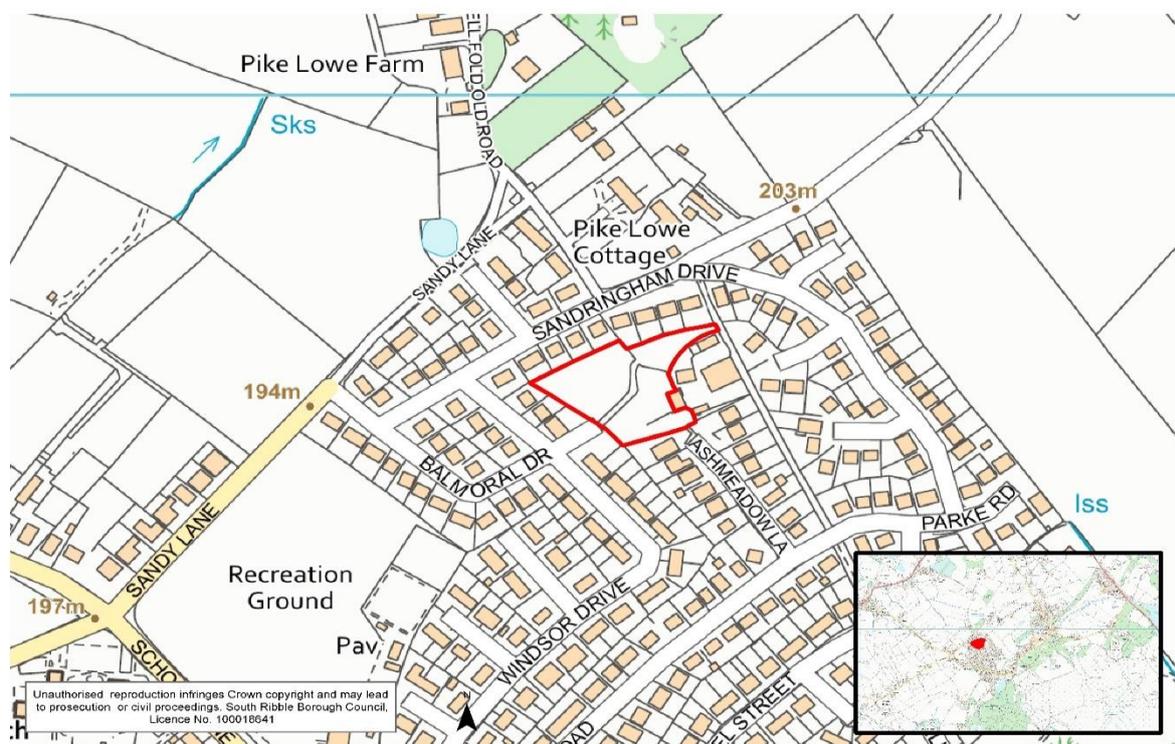
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 40

Site Details

SHELAA Reference(s)	19C283x, 19C082
Local Authority	Chorley Council
Site Name	Land at Drinkwater Farm, Windsor Drive
Settlement	Brinscall
Ward	Chorley North East
Size (Ha)	0.43
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Brinscall (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The development is small scale.
Allocation reference	HS2.7
Proposed use	Housing
Proposed number of dwellings	12
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2029-2030

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Flood risk – site at low risk of surface water flooding. An FRA should be submitted alongside any planning application.
- Environment - contamination of infilled pond / reservoir. Anticipated likelihood of significant contamination issues is low – medium. Planning condition and likely phase 1 & 2 site investigation.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale and the only proposed allocation in Brinscall. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments

Small scale development likely to be supported.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is located in Flood Zone 1. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA it should be possible to allocate this site given that it is at low risk of flooding from all sources of flood risk. An FRA should be prepared at the planning application stage.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects in relation to health and wellbeing and potential minor negative effects identified in relation to social infrastructure, sustainable transport, biodiversity and resources however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

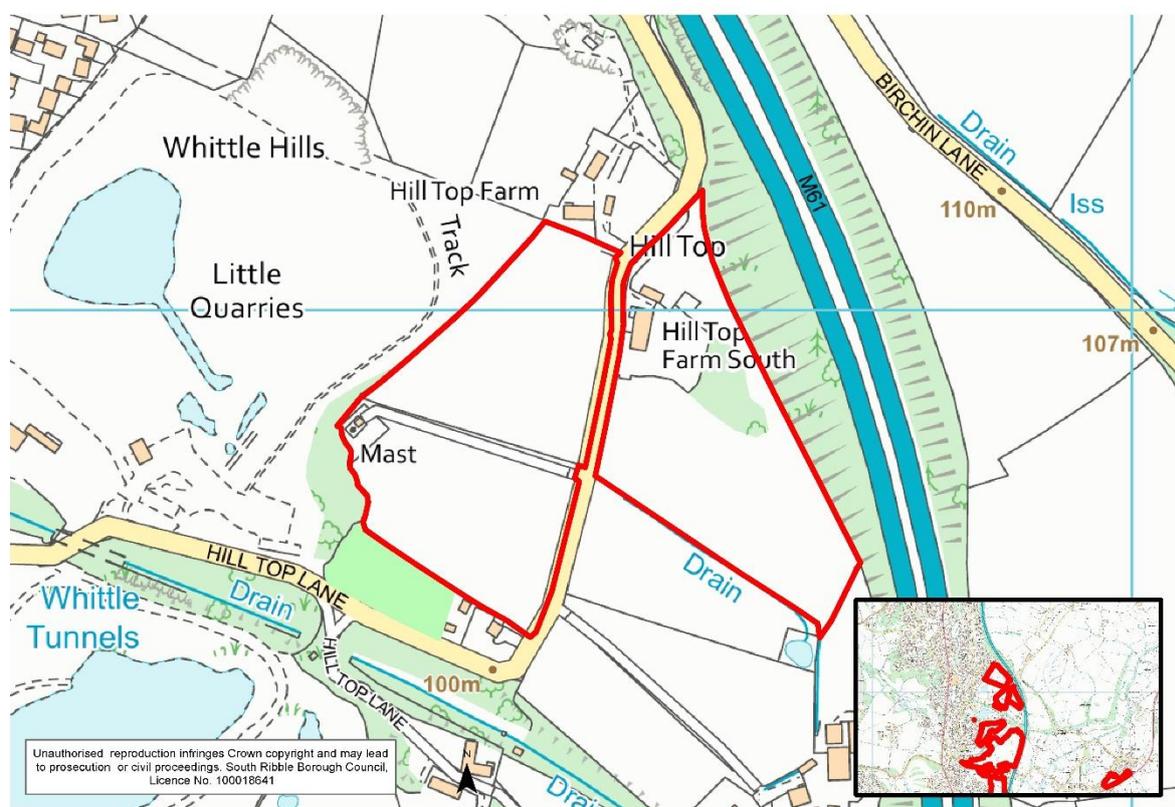
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 41

Site Details

SHELAA Reference(s)	19C285, 19C285x
Local Authority	Chorley Council
Site Name	Hill Top Farm
Settlement	Whittle-le-Woods
Ward	Buckshaw & Whittle
Size (Ha)	4.61
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Whittle-le-Woods (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.37
Proposed use	Housing
Proposed number of dwellings	75
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2031-2035

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	Yes – planning application under consideration

Summary of Constraints

- Highways/transport – issues with pedestrian access. LCC exploring solutions with potential developers. Transport Statement required at planning application stage.
- Flood risk – site at risk of surface water flooding. Development should avoid the part of the site at risk of surface water ponding in the east of the site. FRA required in line with the requirements of the Level 2 SFRA at the planning application stage.
- Heritage/archaeology - the site provides a moderate contribution to the significance of the adjacent heritage asset and its setting. If the mitigation measures are implemented the impact on the heritage asset will be negligible.
- Environment - site has steep topography. Landfill within approx. 250m, adjacent quarry and infilled pond features. Anticipated likelihood of significant contamination issues is low - medium. Phase 1 desk study as a minimum; possibly phase 2 site investigation. Priority Habitat within the site, development must avoid that area.

Highways/Transport

LCC access comments

Issues with pedestrian access, poor footway provision and restricted road width. Exploring solutions with potential developers. A Transport Statement would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

The site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA this site could be allocated if development avoids a topographic low point at risk of surface water ponding in the east of the site. Ground conditions particularly in the northwest of the site should be investigated further to inform development design and determine suitability for infiltration SuDS. Development plans are recommended to avoid placing basements or other significant sub-surface structures in areas to the west of the site where shallow groundwater depths are indicated to occur. In addition, infiltration-based SuDS may not be viable in shallow groundwater depth areas. FRA required at planning application stage.

Environment Agency

Have not identified any constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 0.29% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Adjacent to a Grade II asset and farmhouse.

Heritage Impact Assessment

The site provides a moderate contribution to the significance of the heritage asset and its setting. If the mitigation measures are implemented the impact on the heritage asset will be negligible.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, this will be addressed through the SFRA. Potential significant negative effects also identified in relation to biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

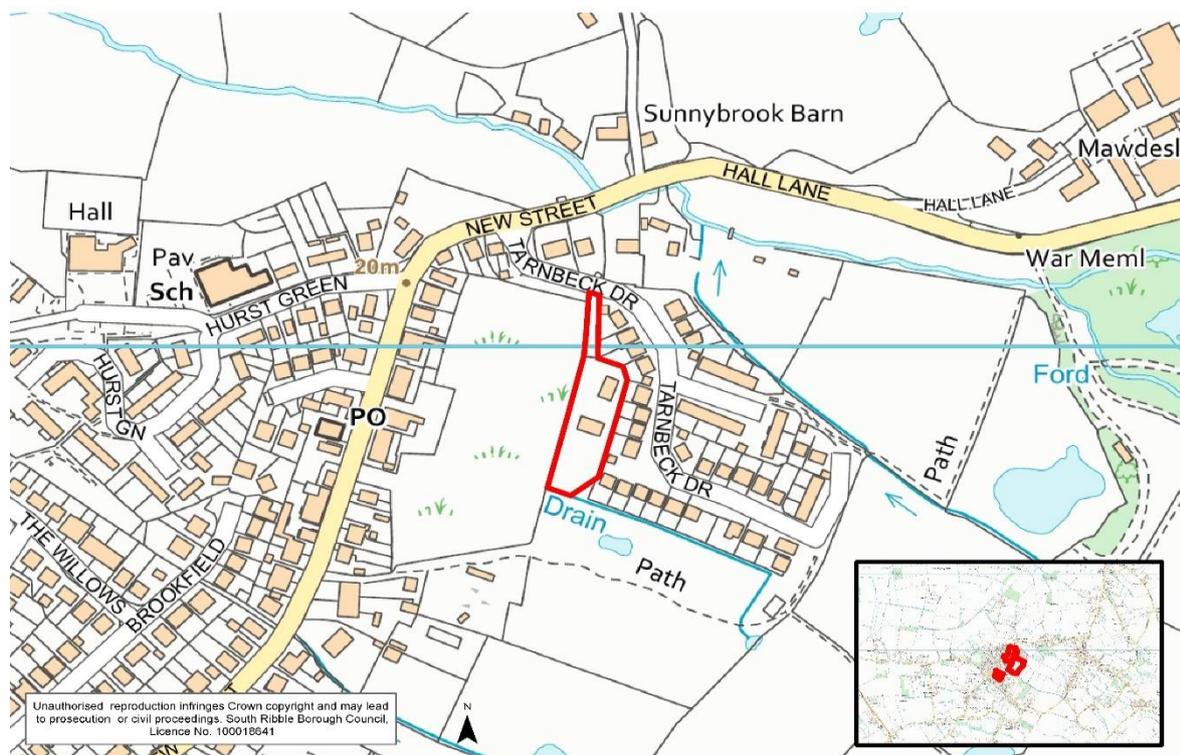
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 42

Site Details

SHELAA Reference(s)	19C346
Local Authority	Chorley Council
Site Name	Crow Nest Cottage
Settlement	Mawdesley
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	0.28
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Mawdesley (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The development is small scale.
Allocation reference	HS2.28
Proposed use	Housing
Proposed number of dwellings	8
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2037-38

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Environment - Tree Preservation Orders within site. Landfill within 250m and contamination of former adjacent land use - road haulage. However anticipated likelihood of significant contamination issues is low.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments
Small scale development likely to be supported.

Central Lancashire Highways and Transport Strategy
The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for five of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA
Strategic Recommendation D – development could be allocated on flood risk grounds.

Environment Agency
Have not identified any constraints.

Lead Local Flood Authority
Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and potential minor negative effects identified in relation to social infrastructure, sustainable transport and biodiversity however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

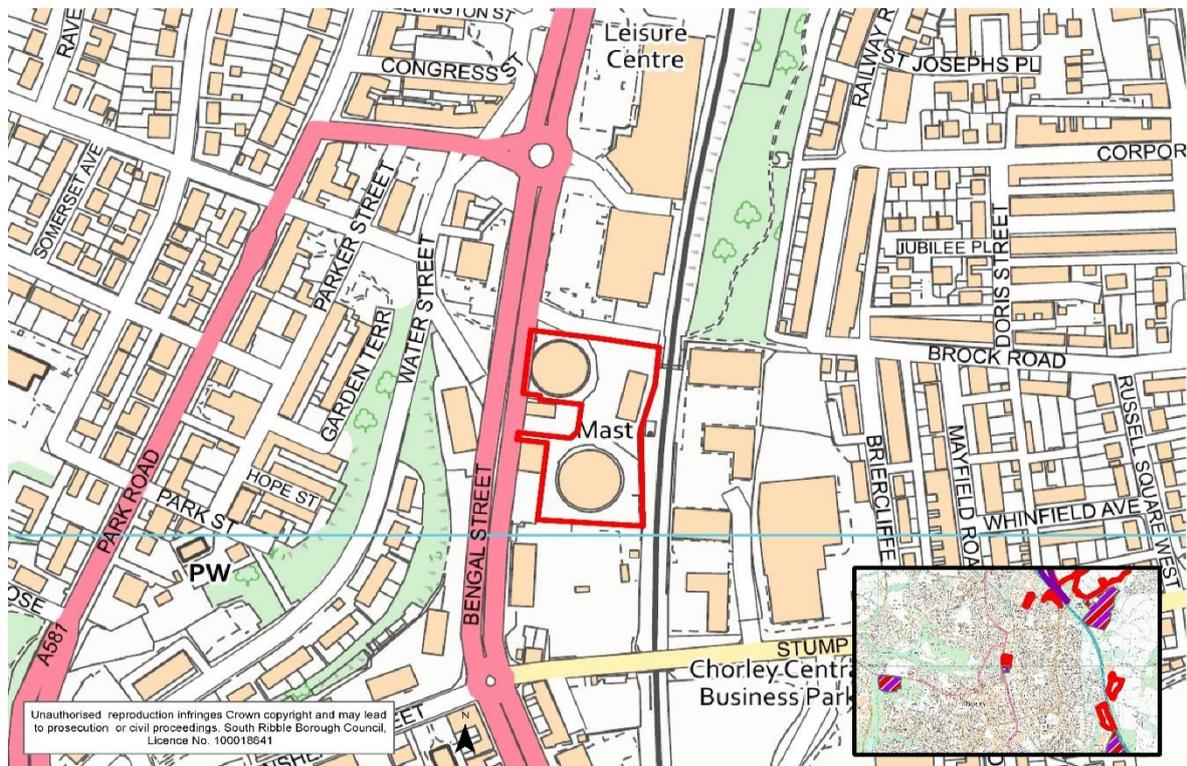
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Site Profile 43

Site Details

SHELAA Reference(s)	19C350, 19C350x
Local Authority	Chorley Council
Site Name	Former Gasworks, Bengal Street
Settlement	Chorley
Ward	Chorley North West
Size (Ha)	0.76
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities. Site has good access to the strategic road network.
Allocation reference	EC2.2
Proposed use	Employment
Proposed number of dwellings	0
Proposed hectares of employment land	0.76
Proposed hectares for other uses	0
Anticipated delivery	2026-2027

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – design work and feasibility assessments undertaken, development partner involved, planning application is being prepared

Summary of Constraints

- Flood risk – at risk from reservoir flooding and surface water flooding. FRA and drainage strategy required at the planning application stage addressing the requirements of the Level 2 SFRA.
- Environment - contamination of industrial use. Anticipated likelihood of significant contamination issues medium - high. Phase 1 & 2 investigation as a minimum, possible remediation required.

Highways/Transport

LCC access comments

Small scale development likely to be supported.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 5: High level analysis trip rates. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on current information, it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1. Ideally development would avoid the area at modelled surface water risk in the medium risk event. A wider drainage strategy for the area should look to reduce risk on and offsite. Surface water should be retained onsite which may reduce units. Surrounding access routes drainage capacities should also be assessed. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated. Any FRA should be carried out in line with the NPPF; FRCC-PPG; EA guidance; Central Lancashire Local Plan and LLFA policies; and national and local SuDS policy and guidelines.

Environment Agency

Have not identified any constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to biodiversity however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

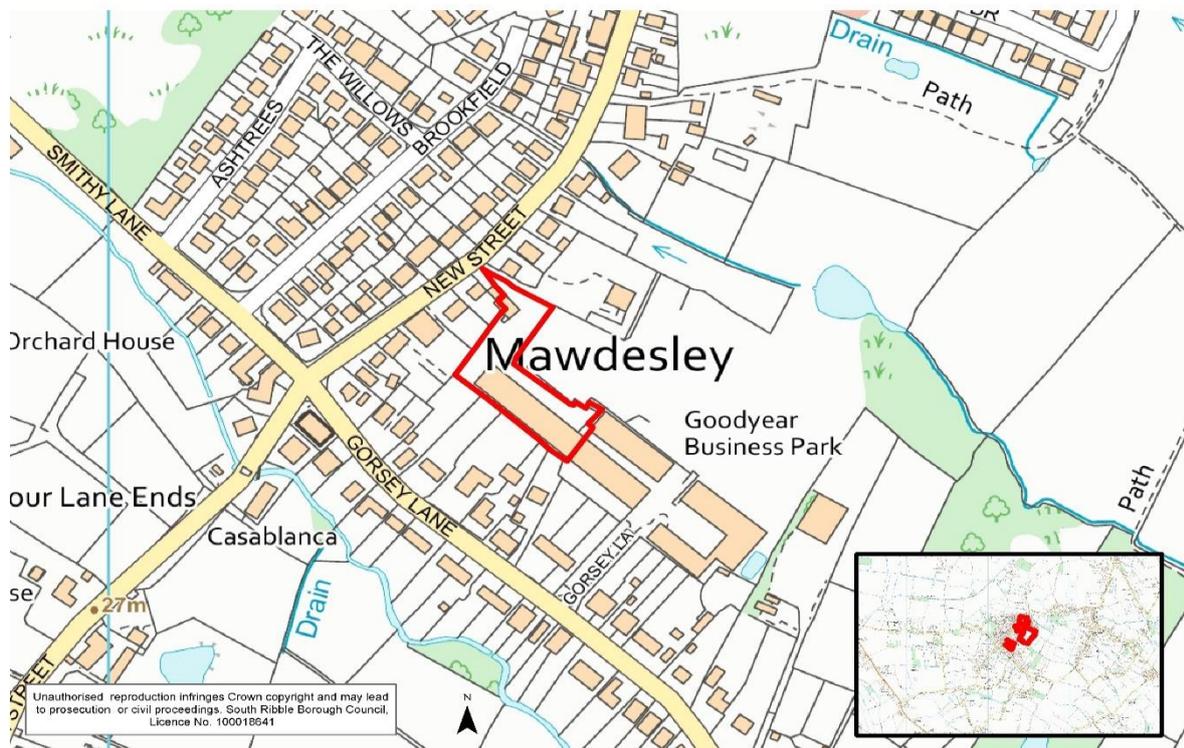
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Site Profile 44

Site Details

SHELAA Reference(s)	19C359
Local Authority	Chorley Council
Site Name	East of New Street
Settlement	Mawdesley
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	0.39
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Mawdesley (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The development is small scale.
Allocation reference	HS2.29
Proposed use	Housing
Proposed number of dwellings	11
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2036-2037

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – site at risk of surface water flooding. FRA and drainage strategy required at the planning application stage in line with the requirements of the Level 2 SFRA. Development should avoid areas at risk of surface water particularly along the southern boundary.
- Environment - contamination of industrial use- factory/works and infilled ground feature. Anticipated likelihood of significant contamination issues Low-medium. Phase 1 desk study as a minimum; possibly phase 2 site investigation. Within ecological network.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments

Small scale development likely to be supported.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for five of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site does not have access to gas. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that development can be safe for its lifetime, which is 100 years for residential development and 75 years for non-residential development. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA this site could be allocated if development avoids areas at risk of surface water particularly along the southern boundary. An FRA and drainage strategy will be required for any new development. The use of infiltration SuDS should be investigated as part of this. The site is noted to be in close proximity to site 19C275x, and a coordinated

approach should be considered when providing surface water management strategies at the site to maximise opportunities for shared benefits. The Council highways department should be consulted, along with United Utilities and the LLFA regarding existing highway drainage networks, surface water sewers and LLFA assets, and whether increased capacities may be required to enable sustainable development in the long term.

Environment Agency

Have not identified any constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and potential minor negative effects identified in relation to social infrastructure, sustainable travel and biodiversity however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

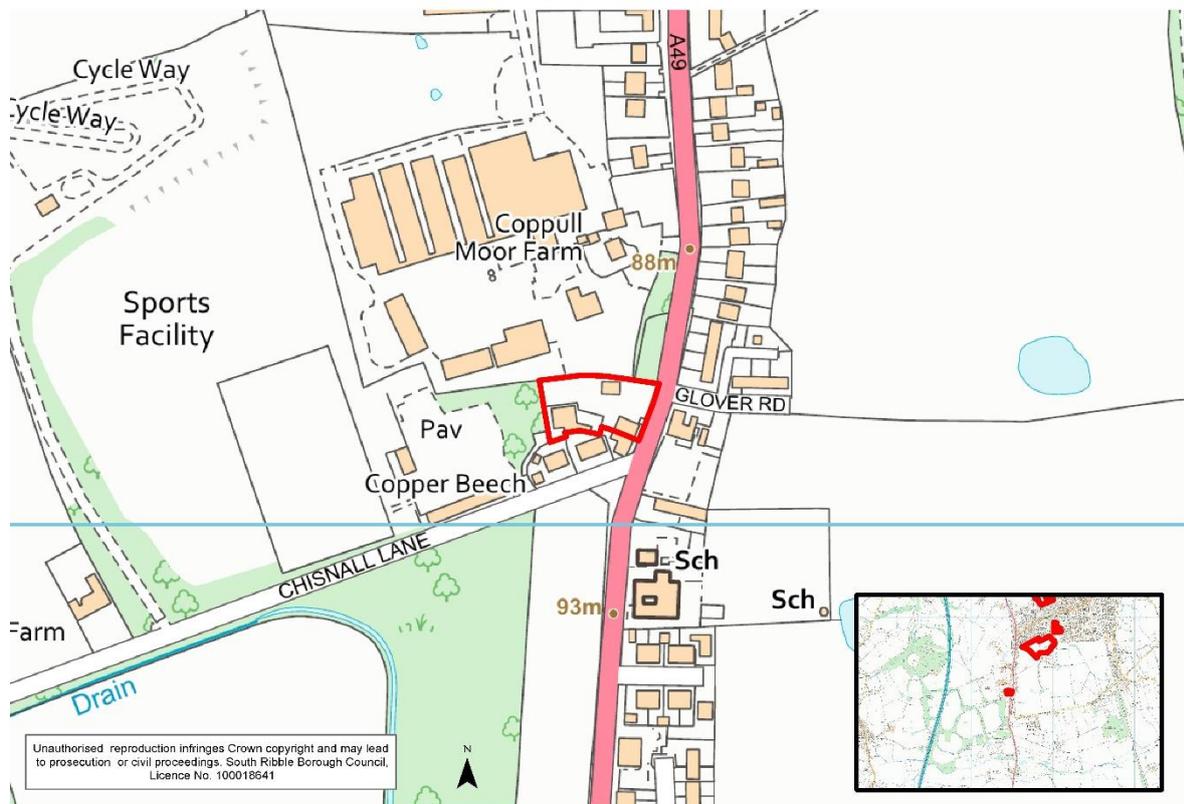
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Site Profile 45

Site Details

SHELAA Reference(s)	19C369
Local Authority	Chorley Council
Site Name	270 Preston Road
Settlement	Coppull
Ward	Coppull
Size (Ha)	0.23
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available or achievable
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	No – site promoted by previous landowner. No response to letters from current landowner.
Achievable	No

Summary of Constraints

- Environment - contamination of adjacent industrial use - brick works and infilled ground. Anticipated likelihood of significant contamination issues is medium. Phase 1 & 2 investigation as a minimum.

Highways/Transport

LCC access comments

Small scale development likely to be supported provided turning provided within curtilage. Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for three of the metrics – Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation D – development could be allocated on flood risk grounds.

Environment Agency

Have not identified any constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects in relation to health and wellbeing and potential minor negative effects identified in relation to landscape however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 46

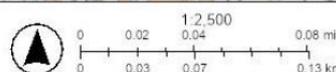
Site Details

SHELAA Reference(s)	19C383
Local Authority	Chorley Council
Site Name	Brookfields, Chancery Road
Settlement	Chorley
Ward	Euxton
Size (Ha)	0.75
Current Use	Greenfield

Location Map



9/18/2024



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. The site has planning permission.
Allocation reference	HS2.15
Proposed use	Housing
Proposed number of dwellings	16
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2027-2028

Site Assessment

Overview

Existing planning permission?	Yes – outline for up to 16 dwellings subject to s106
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – feasibility assessment undertaken and a development partner is involved

Summary of Constraints

- Flood risk – at risk of surface water flooding. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for three of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

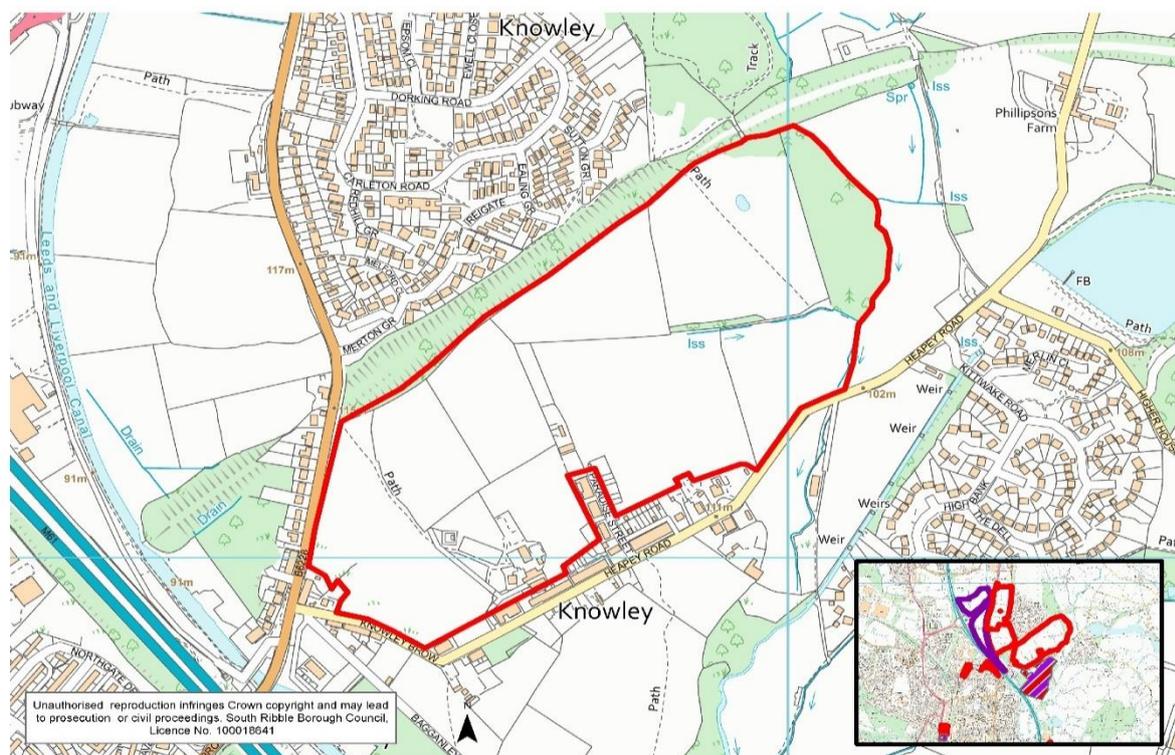
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 47

Site Details

SHELAA Reference(s)	19C393a, 19C069, 19C109, 19C120, 19C393ax
Local Authority	Chorley Council
Site Name	Little Knowley Farm
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	24.42
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Key Service Centre of Chorley (Tier 2 of the settlement hierarchy) where there is a good range of services and facilities. Site area has been significantly reduced to mitigate impact on landscape character.
Allocation reference	HS2.10
Proposed use	Housing
Proposed number of dwellings	150
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2031-2035

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Flood risk – the site is at risk from reservoir flooding. This site could be allocated if more vulnerable development avoids the area within the functional floodplain. Any planning application must be accompanied by an FRA and detailed drainage strategy addressing the requirements of the Level 2 SFRA. Site area has been reduced with the part of the site at risk of flooding being removed.
- Heritage/archaeology - the site (as amended) provides no contribution to the significance of the nearby heritage asset and it's setting therefore development of the site will have no impact on the heritage asset.
- Environment - landfill within 150-250m however anticipated likelihood of significant contamination issues low. Recent appeal decision on part of the site was dismissed at appeal due to impact on landscape character. Site boundary has been amended to significantly reduce the site area and exclude the part of the site subject to the planning appeal. It is considered that the proposed allocation will have limited impact on landscape character.

Highways/Transport

LCC access comments

Highways comments provided and addressed through recent planning application. This application was dismissed on appeal on other grounds.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on current information, this site could be allocated if more vulnerable development avoids the area within the functional floodplain and the area to the south of the site modelled to be at risk in the 1% AEP event + 47% climate change following detailed modelling of the reach of Black Brook adjacent to the site. There should be no development within 8m of Black Brook. Any planning application must be accompanied by an FRA addressing the requirements set out in the Level 2 SFRA. A detailed drainage strategy will be required for any new

development given the large area of this site being converted from open space to development.

Environment Agency

Request that a Level 2 SFRA is undertaken. They also advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 2 within 100m of the site, there are 4 ordinary watercourses on the site and 0.22% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

The site (as amended) provides no contribution to the significance of the heritage asset and its setting therefore development of the site will have no impact on the heritage asset.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, biodiversity and landscape and potential minor negative effects identified in relation to historic environment and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

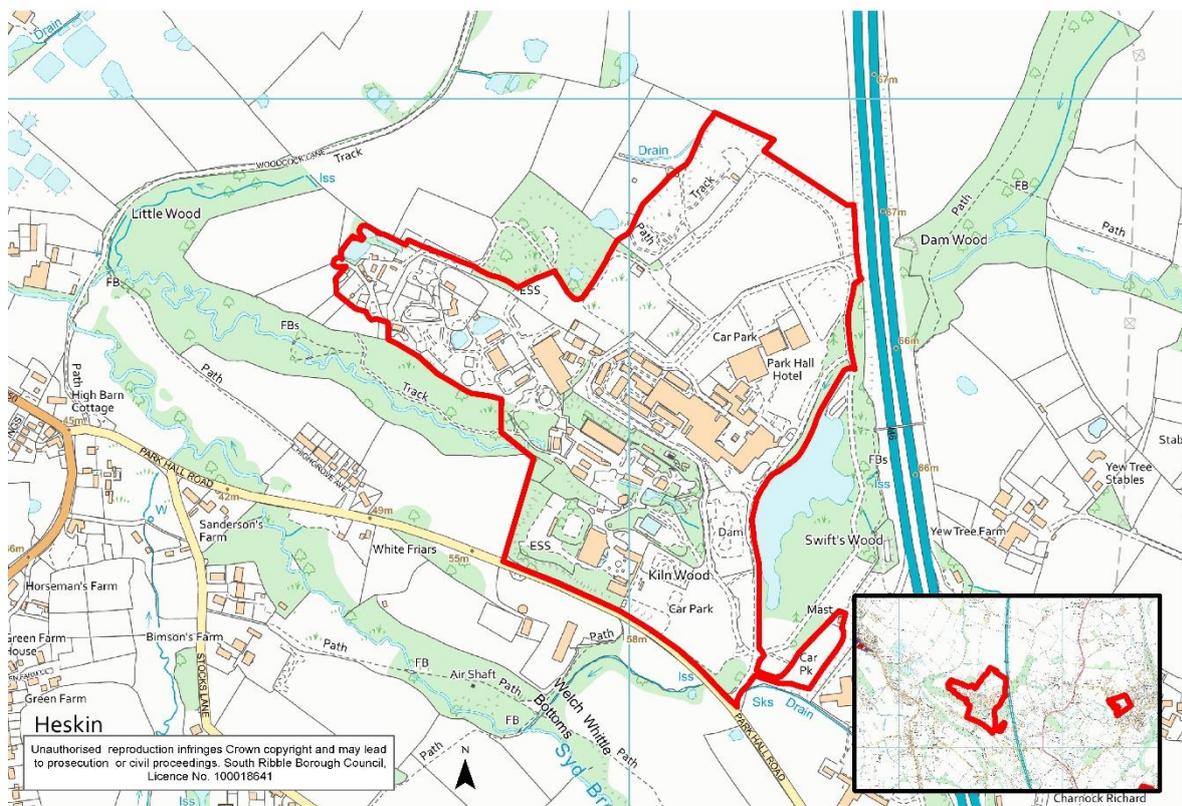
The HRA Screening also identified potential adverse effects from the development of this site allocation in relation to physical damage and loss of functionally linked land. An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a wintering bird survey is required for this site to assess the presence of any winter bird species, determine whether these bird species or their food sources are at risk, and where necessary identify mitigation measures. In response to this recommendation, this requirement has been added to Policy EN7 and will apply to any future planning applications on this site.

Site Profile 48

Site Details

SHELAA Reference(s)	19C394a
Local Authority	Chorley Council
Site Name	Camelot Theme Park
Settlement	Chorley
Ward	Eccleston, Heskin & Charnock Richard
Size (Ha)	26.87
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not achievable as exceptional circumstances for Green Belt release cannot be demonstrated
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	No
Available	Yes
Achievable	No – exceptional circumstances for Green Belt release cannot be demonstrated

Summary of Constraints

- Highways/transport – public transport improvements necessary. Transport Assessment and Travel Plan required at planning application stage.
- Utilities – there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – the site is required to pass the exception test. The site cannot be developed until the required information detailed in Level 2 SFRA on existing and future flood risk from the unnamed tributary of Syd Brook is fully ascertained and set out in an updated Level 2 SFRA. There should be no development within the functional floodplain. Any planning application must be accompanied by an FRA and detailed drainage strategy.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation.
- Environment - several Tree Preservation Orders across the site. Part of ancient woodland within south west of site. Contamination of industrial use - former theme park and infilled ponds. Anticipated likelihood of significant contamination issues is medium-high. Phase 1 & 2 investigation as a minimum; possible remediation required.
- Sustainability – site is located in the Green Belt some distance away from the key service centre or any urban local service centres. The nearest settlements are in Tiers 4 and 5 of the settlement hierarchy.

Highways/Transport

LCC access comments
Public transport improvements necessary. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy
The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b.

Level 2 SFRA required.

Level 2 SFRA

To pass part b) of the exception test, it must be proven that the development can be safe for its lifetime, which is 75 years for non-residential development and 100 years for residential development. This site should be able to pass the exception test if development avoids the area of the site within the functional floodplain and modelled to be at risk in the Flood Zone 3a plus climate change event. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA updated flood modelling for the present day and with the impacts of climate change of the unnamed tributary of Syd Brook should be used to update this Level 2 SFRA at the earliest opportunity to provide a robust strategic assessment of flood risk to this site and surrounding areas in order to allocate the site. Were this site to be allocated based on the information presented in this Level 2 SFRA, the LPA must make it clear that this site cannot be developed until the required information detailed in this report on existing and future flood risk from the unnamed tributary of Syd Brook is fully ascertained. There should be no development within the functional floodplain. A detailed drainage strategy will be required for any new development, given the large area of the site likely to be cleared to make way for new development. This may require surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be to not exceed current rates or betterment on current rates. The use of infiltration SuDS should be investigated. Any planning application must be accompanied by an FRA addressing the requirements in the Level 2 SFRA.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 7 ordinary watercourses on the site and 0.56% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, biodiversity and landscape and potential minor negative effects identified in relation to social infrastructure, sustainable travel, historic environment and resources however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

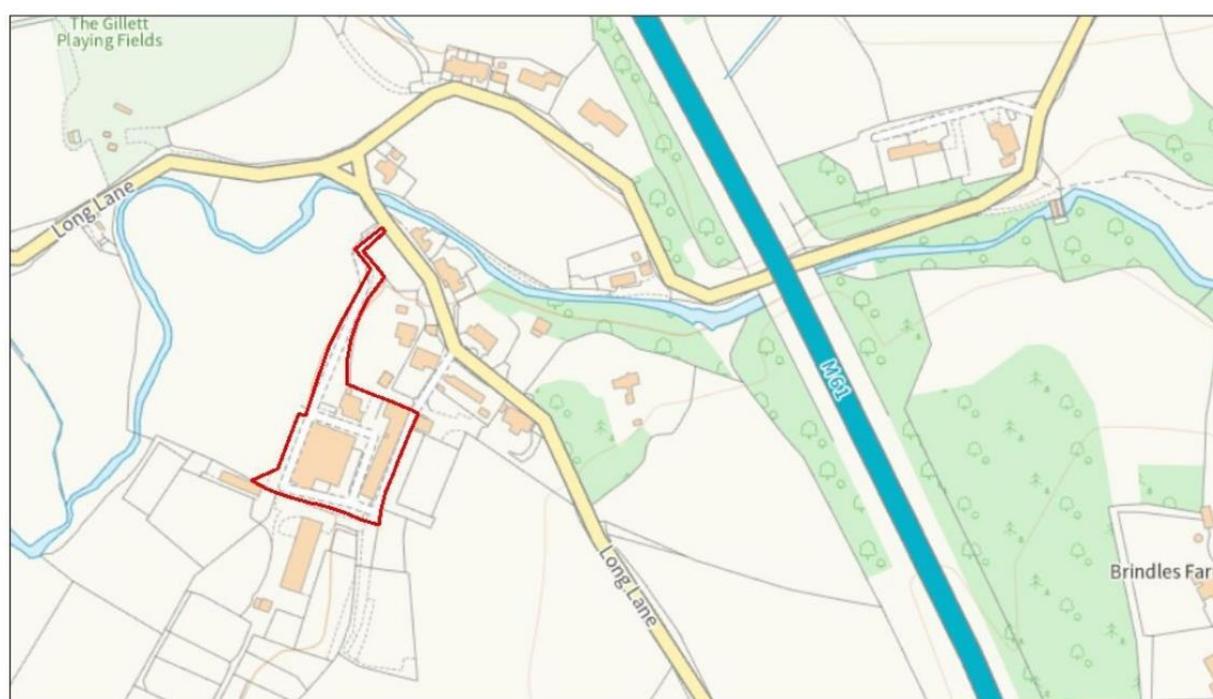
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 49

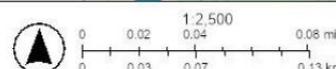
Site Details

SHELAA Reference(s)	19C396a
Local Authority	Chorley Council
Site Name	Cockers Farm
Settlement	Chorley
Ward	Chorley South East & Heath Charnock
Size (Ha)	0.52
Current Use	Brownfield

Location Map



9/18/2024



Proposed Allocation

Selected as allocation?	No
Justification	Not achievable as exceptional circumstances for Green Belt release cannot be demonstrated
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	No – exceptional circumstances for Green Belt release cannot be demonstrated

Summary of Constraints

- Highways/transport – new access needed.
- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – at risk from reservoir flooding.
- Sustainability – the site is located in the Green Belt with limited services/facilities nearby. It is close to the key service centre boundary but not within walking distance of any services/facilities and has poor public transport links.

Highways/Transport

LCC access comments

Small scale development likely to be supported as a replacement to existing employment use. The current access cannot support additional traffic.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for three of the metrics – Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA

Strategic Recommendation D – development could be allocated on flood risk grounds.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, social infrastructure, sustainable travel and biodiversity and minor negative effects identified in relation to education, resources and landscape however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

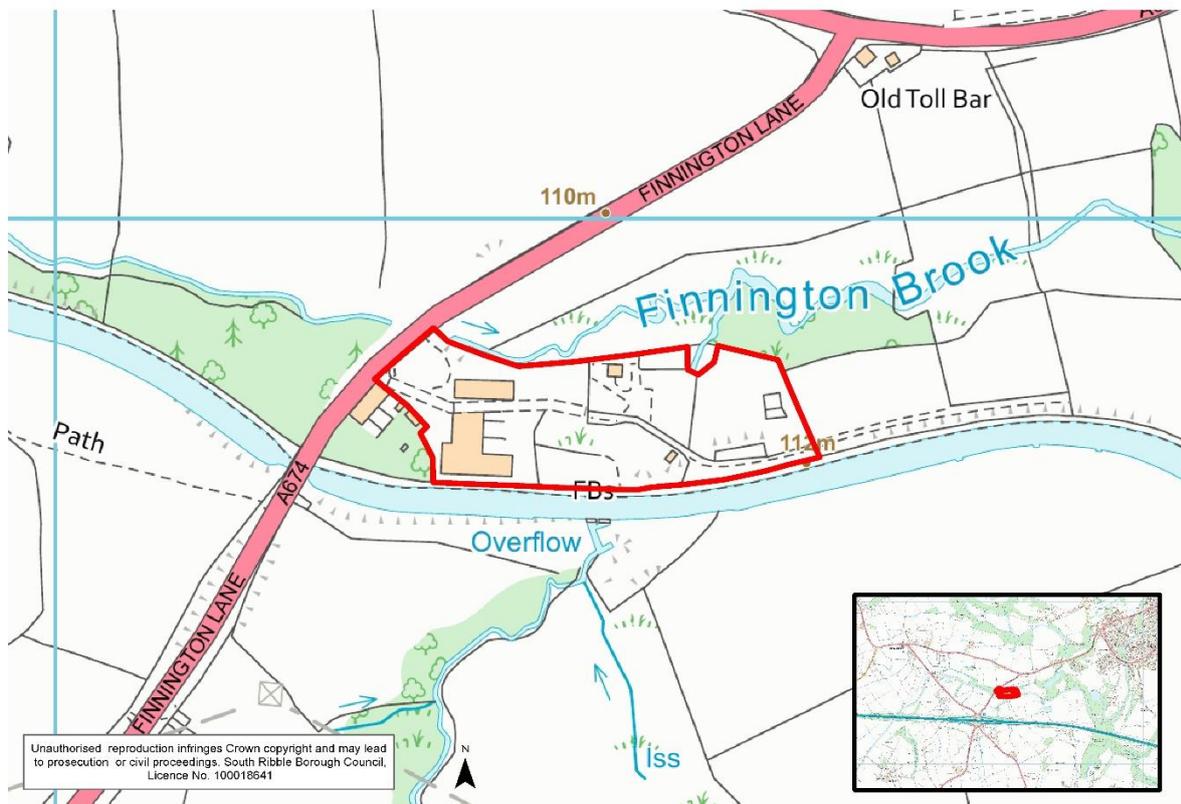
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 50

Site Details

SHELAA Reference(s)	19C397a
Local Authority	Chorley Council
Site Name	Finnington Trading Estate
Settlement	Chorley
Ward	Brindle and Hoghton
Size (Ha)	1.88
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not achievable due to highways access issues. Unable to demonstrate exceptional circumstances for Green Belt release.
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	No – highways access issues

Summary of Constraints

- Highways/transport – Substandard vehicular access and very poor pedestrian access. Unlikely to be able to resolve pedestrian access issue.
- Flood risk – within flood zone 3b
- Heritage/archaeology - The development will likely require a level of archaeological mitigation. Grade II Listed Building nearby, which the site potentially forms part of the wider setting of.
- Environment - contamination of former uses - contagious diseases hospital and industrial uses. Anticipated likelihood of significant contamination issues is medium. Phase 1 & 2 investigation as a minimum.
- Sustainability – site is located in the Green Belt remote from services and facilities.

Highways/Transport

LCC access comments
Substandard vehicular access and very poor pedestrian access. Unlikely to be able to resolve pedestrian access issue.

Central Lancashire Highways and Transport Strategy
The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for six of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 4: Existing high volume movement flows/capacity hot spots, Metric 5: High level analysis trip rates and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site does not have access to broadband coverage.

Flood Risk

Level 1 SFRA
Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA
Not required, site discounted due to access issues.

Environment Agency
Have not identified any constraints.

Lead Local Flood Authority
Advise there have been no flood reports on site or within 100m of the site, there are 2 ordinary watercourses on the site and 0.05% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – One Grade II Listed Building nearby, which the site potentially forms part of the wider setting of.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, social infrastructure, sustainable travel, biodiversity and landscape and potential minor negative effects identified in relation to education, historic environment and resources however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

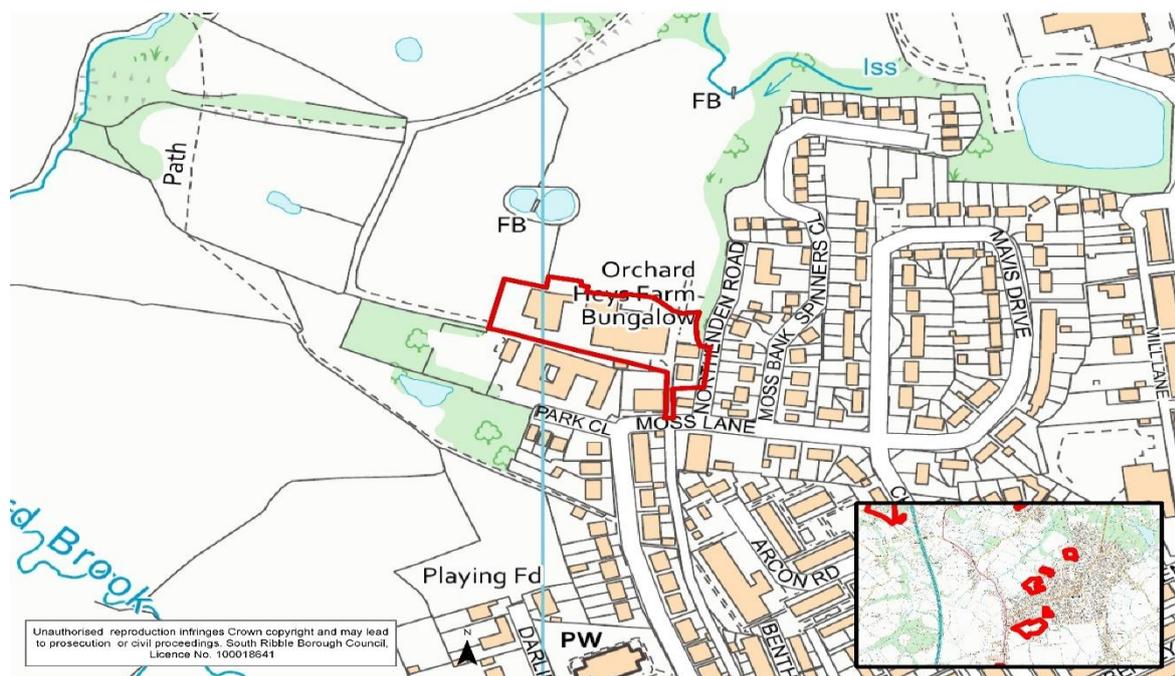
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 51

Site Details

SHELAA Reference(s)	19C399a, 19C067, 19C348
Local Authority	Chorley Council
Site Name	Orchard Heys Farm
Settlement	Coppull
Ward	Coppull
Size (Ha)	0.62
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Coppull (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities. Site boundary has been amended to remove the part of the site located within the Green Belt as unable to demonstrate exceptional circumstances for Green Belt release.
Allocation reference	HS2.21
Proposed use	Housing
Proposed number of dwellings	10
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2029-2030

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Highways/transport – access arrangements need to be made to standard.
- Flood risk – site at low risk of surface water flooding. Detailed surface water modelling required. FRA and detailed drainage strategy required at the planning application stage addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology - with mitigation measures in place, developing the site would result in limited/no harm to archaeological assets.

Highways/Transport

LCC access comments

Limited access width. Small scale development likely to be supported if access arrangements are to standard.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on the evidence in this SFRA, it should be appropriate to develop this site for more vulnerable purposes given its location in Flood Zone 1 and the majority of the site being at very low surface water flood risk. Surface water should be retained onsite which may reduce units. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated. Safe access and escape routes are likely to be challenging to achieve during the medium risk surface water flood event when allowing for climate change. Therefore, any FRA for this site would need to be accompanied with a detailed drainage strategy informed by further pluvial modelling as well as identifying access and escape routes that are safe in all observed events.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 3.75% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

With mitigation measures in place, developing the site would result in limited/no harm to archaeological assets.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, biodiversity and landscape and potential minor negative effects identified in relation to historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Environment - Tree Preservation Orders on site boundary.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments

Small scale development likely to be supported. Access to A674 not supported, access via Ryefield acceptable.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation D – development could be allocated on flood risk grounds.

Environment Agency

Have not identified any constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site but 4 within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and minor negative effects identified in relation to social infrastructure, sustainable travel and resources however it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

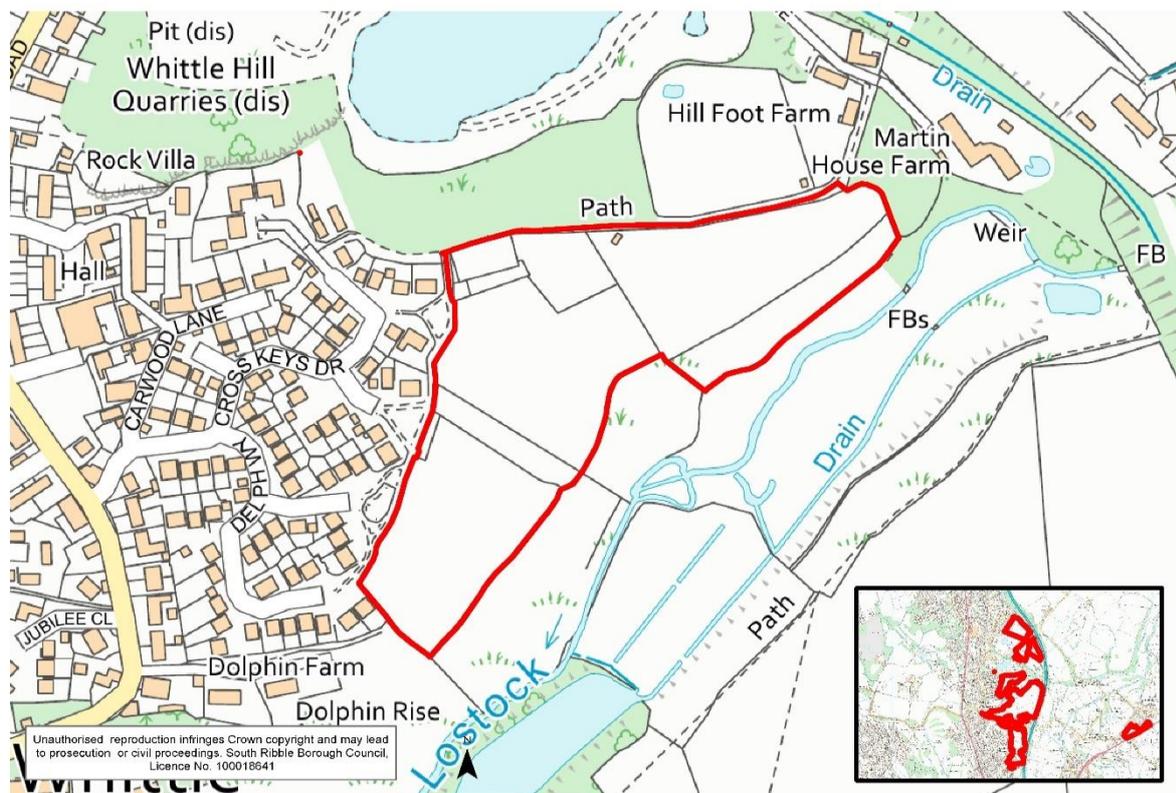
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 53

Site Details

SHELAA Reference(s)	19C401a, 19C280x, 19C366, 19C374
Local Authority	Chorley Council
Site Name	West of M61 - Land adjacent to Delph Way
Settlement	Whittle-le-Woods
Ward	Buckshaw & Whittle
Size (Ha)	3.80
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Urban Local Service Centre of Whittle-le-Woods (Tier 3 of the settlement hierarchy) where there is a reasonable range of services and facilities.
Allocation reference	HS2.36
Proposed use	Housing
Proposed number of dwellings	102
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2032-2035

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Highways/transport - improvements to public transport required. Transport Assessment and Travel Plan required at planning application stage.
- Flood risk – FRA required at planning application stage.
- Heritage/archaeology - the site provides some contribution to the significance of the Whittle Hill Tunnels heritage asset and its setting. Mitigation measures will result in a negligible impact.
- Environment - steep topography. EA have stated there is the possibility that contamination from the adjacent landfill has migrated via groundwater, but they don't know where it might have migrated to as there is no monitoring or assessment to confirm. There is no evidence to say that the site is unsuitable for housing but any future planning application will need to be supported by a comprehensive desk study, site investigation and (if necessary) remediation strategy to demonstrate that any contamination arising from off-site sources can be satisfactorily managed to avoid impacts on controlled waters and human health. The potential number of residential units on site might have to be reduced should mitigation measures be necessary to protect controlled waters and human health.

Highways/Transport

LCC access comments

Improvements to public transport required. A Transport Assessment and Travel Plan would be required alongside any planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 1: Average commuter travel split mode. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation C – progress to developer led FRA.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Numerous Grade II Listed Buildings in the area/setting.

Heritage Impact Assessment

The site provides some contribution to the significance of the Whittle Hill Tunnels heritage asset and its setting. Mitigation measures will result in a negligible impact.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

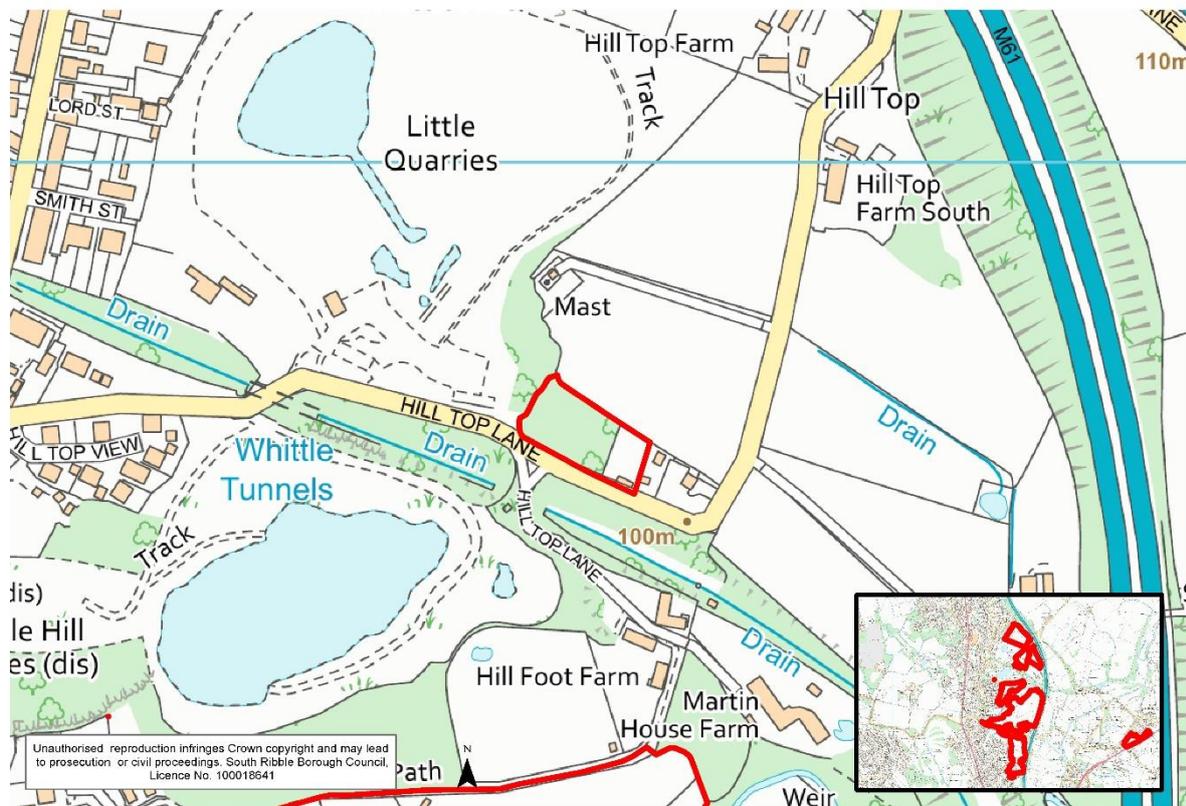
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 54

Site Details

SHELAA Reference(s)	19C402a, 19C034, 19C278x, 19C382
Local Authority	Chorley Council
Site Name	West of M61 - Land off Hill Top Lane
Settlement	Whittle-le-Woods
Ward	Buckshaw & Whittle
Size (Ha)	0.29
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not achievable due to highways access issues
Allocation reference	-
Proposed Allocation	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes
Achievable	No – highways access issues

Summary of Constraints

- Highways/transport - unlikely to be supported by LCC. Unlit single carriageway roads with no pedestrian access provision. Given the scale of issues there is no viable solution.
- Heritage/archaeology - Adjacent to a Grade II Listed Building and two others nearby.
- Environment - Tree Preservation Orders to south and southwest of site boundary. Site has steep topography.

Highways/Transport

LCC access comments

Unlikely to be supported. Unlit single carriageway roads with no pedestrian access provision. Given the scale of issues there is no viable solution.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation D – development could be allocated on flood risk grounds.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Adjacent to a Grade II Listed Building and two others nearby.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to biodiversity and resources and potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 55

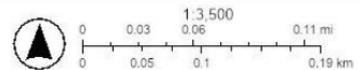
Site Details

SHELAA Reference(s)	19C410
Local Authority	Chorley Council
Site Name	Tithebarn Lane
Settlement	Chorley
Ward	Chorley North East
Size (Ha)	3.70
Current Use	Greenfield

Location Map



9/18/2024



Proposed Allocation

Selected as allocation?	No
Justification	Not suitable due to impact on landscape character and significant distance from settlement boundary.
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	No
Suitable	No – development would have a significant impact on the landscape character of the area as concluded in a recent planning appeal on adjacent land. The site is a significant distance from the settlement boundary.
Available	Yes
Achievable	No

Summary of Constraints

- Highways/transport – will require improvements to public transport. Transport Assessment and Travel Plan required at planning application stage.
- Flood risk – the site could be allocated if more vulnerable development avoids the area within the functional floodplain. Any planning application must be accompanied by an FRA and detailed drainage strategy addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation.
- Environment – recent appeal decision an adjacent site dismissed at appeal due to impact on landscape character. It is considered that this site would have a similar impact.

Highways/Transport

LCC access comments

Will require improvements to public transport. A Transport Assessment and Travel Plan would be required for any planning application. Should be accessed through adjacent site with secondary access onto Heapey Road.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA

This site is not required to pass part b) of the exception test as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. The site is not required to pass the exception test. Based on current information, this site could be allocated if more vulnerable development avoids the area within the functional floodplain and the area to the south of the site modelled to be at risk in the 1% AEP event + 47% climate change following detailed modelling of the reach of Black Brook adjacent to the site. There should be no development within 8m of Black Brook. Any planning application must be

accompanied by an FRA addressing the requirements of the Level 2 SFRA. A detailed drainage strategy will be required for any new development given the large area of this site being converted from open space to development.

Environment Agency

Advise that part of the site is in Flood Zone 2.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are 5 ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

Not required as site has been discounted.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential minor negative effects identified in relation to flood risk however, this will be addressed through the SFRA. Potential significant negative effects identified in relation to health and wellbeing, biodiversity, landscape and resources and potential minor negative effects identified in relation to education and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

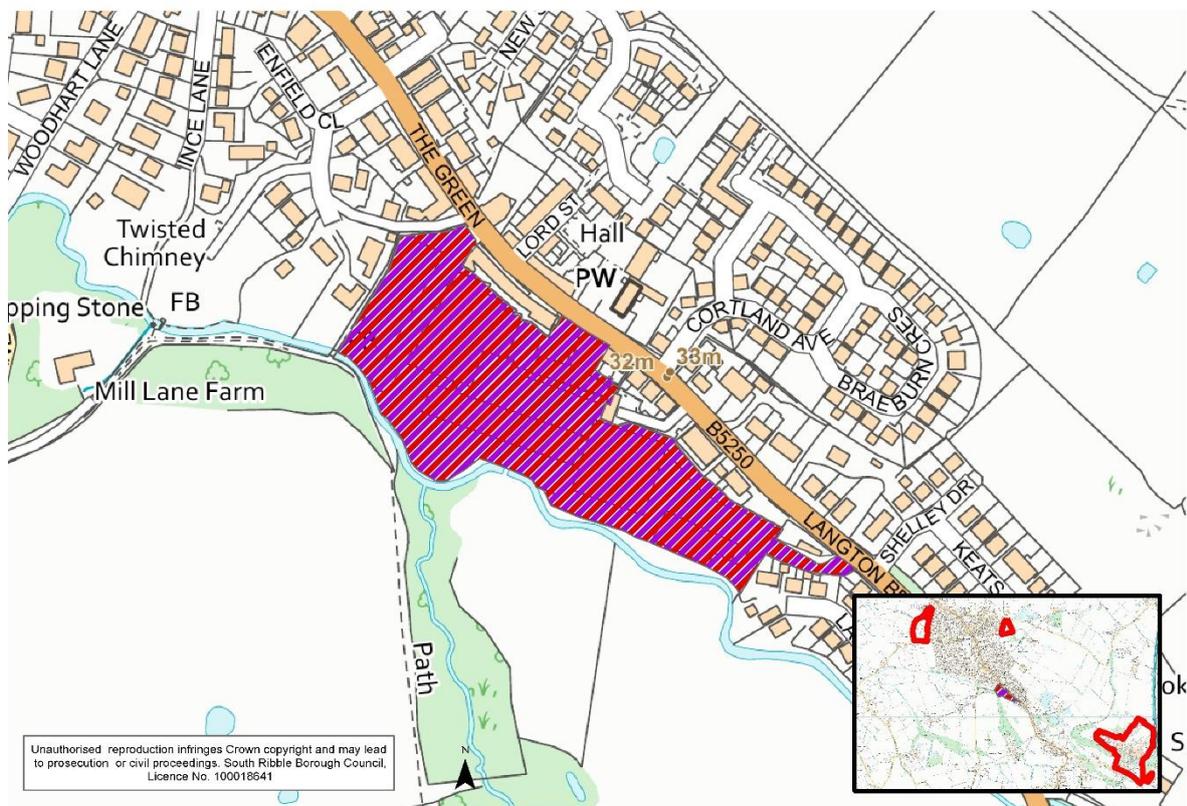
N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 56

Site Details

SHELAA Reference(s)	19C411
Local Authority	Chorley Council
Site Name	Land south west of The Green and Langton Brow
Settlement	Eccleston
Ward	Eccleston, Heskin & Charnock Richard
Size (Ha)	2.38
Current Use	Brownfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the Rural Local Service Centre of Eccleston (Tier 4 of the settlement hierarchy) where there is a limited range of services and facilities.
Allocation reference	EC5.7
Proposed use	Mixed Use
Proposed number of dwellings	32
Proposed hectares of employment land	1.19
Proposed hectares for other uses	0
Anticipated delivery	2028-2030

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes – the Employment Land Review identifies that the site may be suitable for additional employment use assuming site constraints can be addressed.
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – a development partner is involved

Summary of Constraints

- Highways/transport – separate access required.
- Flood risk – an updated Level 2 SFRA or site specific FRA is required to fully ascertain the existing and future flood risk from Syd Brook as set out in the Level 2 SFRA, in order to pass the exception test. There should be no development within the functional floodplain. There should also be no development within 8m of Syd Brook. Any planning application must be accompanied by an FRA and a detailed drainage strategy addressing the requirements of the Level 2 SFRA. The site is previously developed, redevelopment of the site is therefore acceptable provided it addresses the requirements of the Level 2 SFRA.
- Heritage/archaeology - an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation need to be carried out. The development will likely require a level of above and below ground archaeological mitigation.

Highways/Transport

LCC access comments
 A separate access is required for the residential part of the site.
Central Lancashire Highways and Transport Strategy
 The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA
 Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.
Level 2 SFRA
 To pass part b) of the exception test, it must be proven that the development can be safe for its lifetime, which is 100 years for residential development. Given the absence of modelled climate change data and the use of proxies to inform future fluvial flood risk to the site, it cannot be proven that this site can remain safe for its lifetime and therefore the exception test cannot be passed. Based on the evidence presented in the Level 1 SFRA (2024) and this Level 2 SFRA updated present day and climate change modelling of Syd Brook should be used to update this Level 2 SFRA at the earliest opportunity to provide a robust strategic assessment of flood risk to this site and surrounding areas. It would be acceptable to use updated modelling to suitably assess risk through a site-specific FRA, as well as/instead of a Level 2 SFRA update.

There should be no development within the functional floodplain. There should also be no development within 8m of Syd Brook. Were this site to be allocated based on current information, the LPA must make it clear that this site cannot be developed until the required information detailed in this SFRA on existing and future flood risk from Syd Brook is fully ascertained. Any planning application must be accompanied by an FRA addressing the requirements of the Level 2 SFRA. A detailed drainage strategy will be required for any new development. The use of infiltration SuDS should be investigated.

Environment Agency

Request that a Level 2 SFRA is undertaken.

Lead Local Flood Authority

Advise there have been no flood reports on site but 2 within 100m of the site, there are no ordinary watercourses on the site and 0.02% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

An Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation need to be carried out. The development will likely require a level of above and below ground archaeological mitigation.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing and biodiversity and potential minor negative effects identified in relation to landscape, historic environment and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

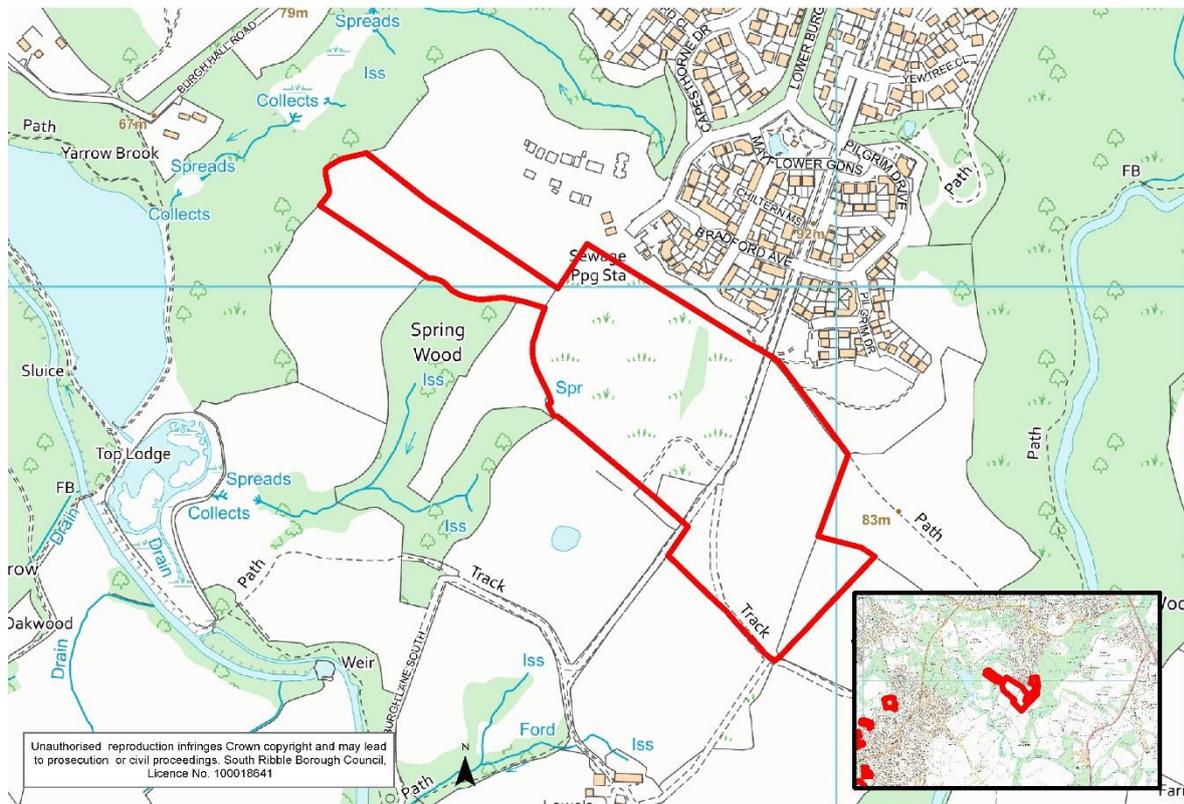
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 57

Site Details

SHELAA Reference(s)	19C413, 19C173
Local Authority	Chorley Council
Site Name	Land 120m South West of 21 Lower Burgh Way
Settlement	Chorley
Ward	Coppull
Size (Ha)	8.00
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. The site has planning permission.
Allocation reference	HS2.14
Proposed use	Housing
Proposed number of dwellings	201
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2024-2030

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 201 dwellings
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

No known constraints

Highways/Transport

<p><u>LCC access comments</u> Site has planning permission. Highways comments provided and addressed as part of planning application.</p> <p><u>Central Lancashire Highways and Transport Strategy</u> The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for five of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes, Metric 4: Existing high volume movement flows/capacity hot spots and Metric 5: High level analysis trip rates. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.</p>

Utilities

The site has access to all utilities

Flood Risk

<p><u>Level 1 SFRA</u> Strategic Recommendation C – progress to developer led FRA.</p> <p><u>Environment Agency</u> Advise there are no constraints.</p> <p><u>Lead Local Flood Authority</u> Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.</p>
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Heritage/Archaeology

<p><u>LCC rating</u> Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.</p> <p><u>Historic England rating</u> Green – No comments.</p>
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Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to health and wellbeing, sustainable travel, biodiversity, landscape and resources and potential minor negative effects identified in relation to education however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

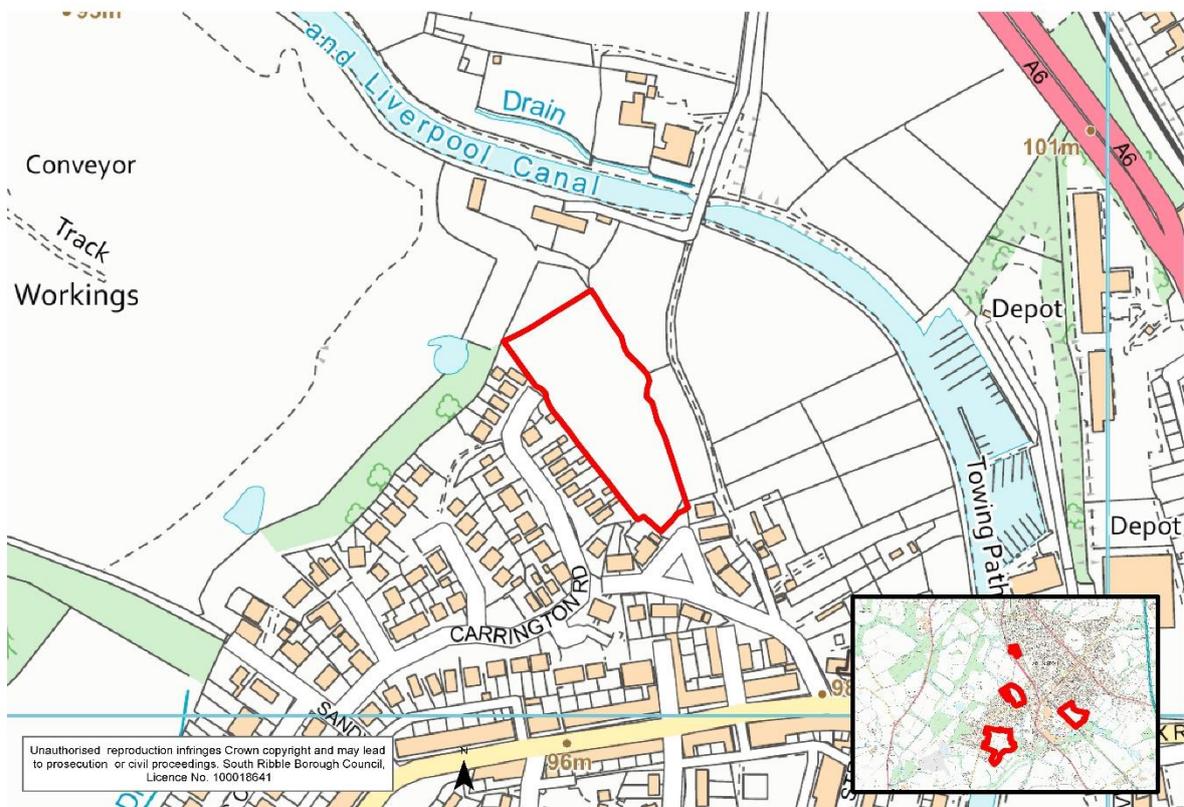
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Site Profile 58

Site Details

SHELAA Reference(s)	19C414, 19C005, 19C132
Local Authority	Chorley Council
Site Name	Land at Carrington Road
Settlement	Adlington
Ward	Adlington and Anderton
Size (Ha)	0.73
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. The site has planning permission.
Allocation reference	HS2.4
Proposed use	Housing
Proposed number of dwellings	24
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2025-2027

Site Assessment

Overview

Existing planning permission?	Yes – reserved matters permission for 25 dwellings
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Flood risk – risk of surface water flooding, addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is on or adjacent to an operational activity regulated by EA. This could have impacts on future occupants in terms of emissions.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 0.18% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to resources and potential minor negative effects identified in relation to landscape however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 59

Site Details

SHELAA Reference(s)	19C415, 19C161
Local Authority	Chorley Council
Site Name	Botany Bay/Great Knowley, Blackburn Road
Settlement	Chorley
Ward	Chorley North & Astley
Size (Ha)	12.14
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. The site has planning permission.
Allocation reference	EC5.5
Proposed use	Mixed use
Proposed number of dwellings	100
Proposed hectares of employment land	6.70
Proposed hectares for other uses	0
Anticipated delivery	2026-2034

Site Assessment

Overview

Existing planning permission?	Yes – outline permission for 333 dwellings, part of the site also has full permission for employment use. The employment permission replaces the outline permission for 233 dwellings.
Suitable	Yes – site has planning permission for housing and employment uses. The Employment Land Review Update identifies that the site is deliverable for employment uses.
Available	Yes
Achievable	Yes

Summary of Constraints

- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. Addressed through planning applications.
- Flood risk – at risk from reservoir flooding and within flood zone 3b. Addressed through planning applications.

Highways/Transport

LCC access comments
Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy
The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for one of the metrics – Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. Site at risk of sewer flooding which will need to be carefully considered in the design and master planning process for any development at this site. The site promoter will be required to engage with United Utilities. Site at risk from reservoir flooding. A detailed assessment will be undertaken.

Flood Risk

Level 1 SFRA
Strategic Recommendation A – recommend for withdrawal as site is within Flood Zone 3b. Level 2 SFRA required.

Level 2 SFRA
Not required as site already has planning permission.

Environment Agency
Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority
Advise there have been no flood reports on site or within 100m of the site, there is 1 ordinary watercourse on the site and 1.03% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity, landscape and resources and potential minor negative effects identified in relation to education however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

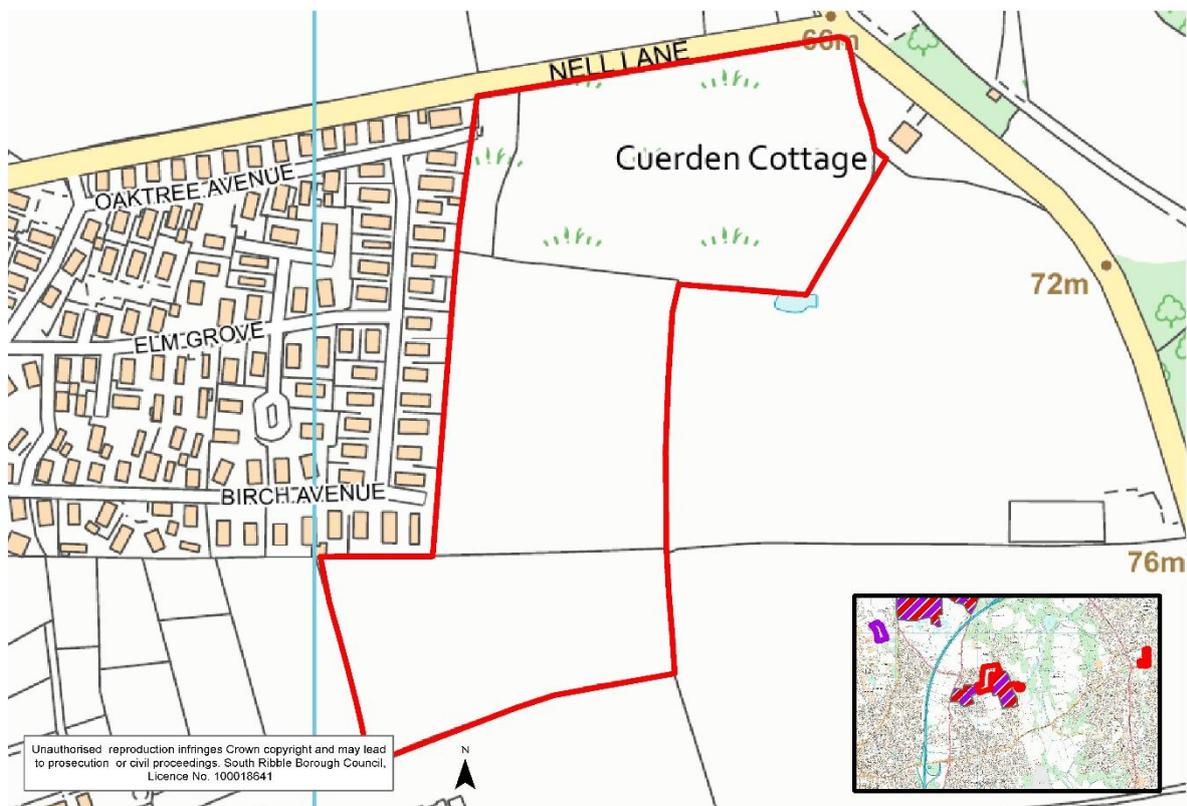
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Site Profile 60

Site Details

SHELAA Reference(s)	19C416, 19C177
Local Authority	Chorley Council
Site Name	Land adjoining Cuerden Residential Park, Nell Lane
Settlement	Clayton-le-Woods
Ward	Clayton West & Cuerden
Size (Ha)	4.53
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. The site has planning permission.
Allocation reference	HS2.17
Proposed use	Housing
Proposed number of dwellings	115
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2031-2034

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 115 dwellings
Suitable	Yes
Available	Yes
Achievable	Yes

Summary of Constraints

- Utilities – there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. Addressed through planning application.
- Flood risk –at risk of surface water flooding. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to landscape and resources and potential minor negative effects identified in relation to air quality and biodiversity however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

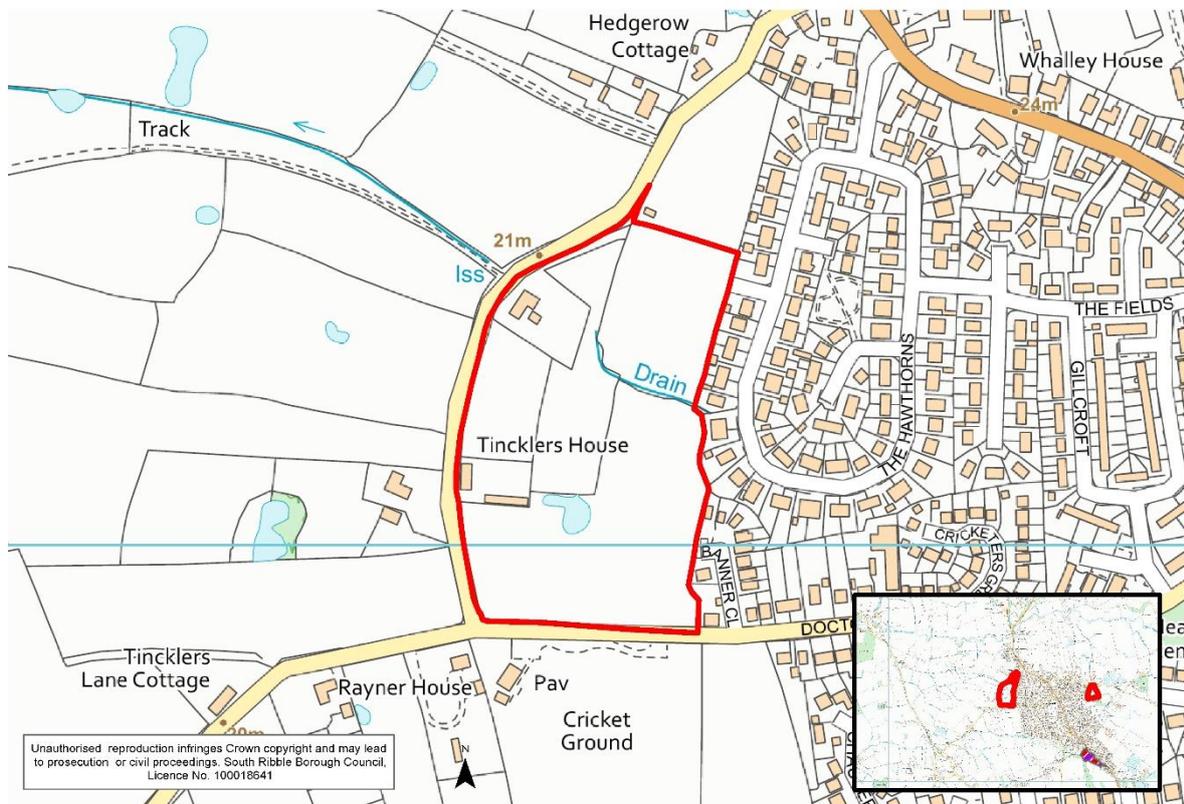
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Site Profile 61

Site Details

SHELAA Reference(s)	19C417, 19C002, 19C076
Local Authority	Chorley Council
Site Name	Land at Tincklers Lane
Settlement	Eccleston
Ward	Eccleston, Heskin & Charnock Richard
Size (Ha)	4.85
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. The site has planning permission.
Allocation reference	HS2.24
Proposed use	Housing
Proposed number of dwellings	66
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2024-2027

Site Assessment

Overview

Existing planning permission?	Yes – reserved matters permission for 80 dwellings
Suitable	Yes
Available	Yes
Achievable	Yes – site has planning permission and site works have started

Summary of Constraints

- Utilities – there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – at risk of surface water flooding and sewer flooding. Addressed through planning application.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 5: High level analysis trip rates. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site but 1 within 100m of the site, there are no ordinary watercourses on the site and 3.01% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Green – No comments.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to resources and potential minor negative effects identified in relation to landscape and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

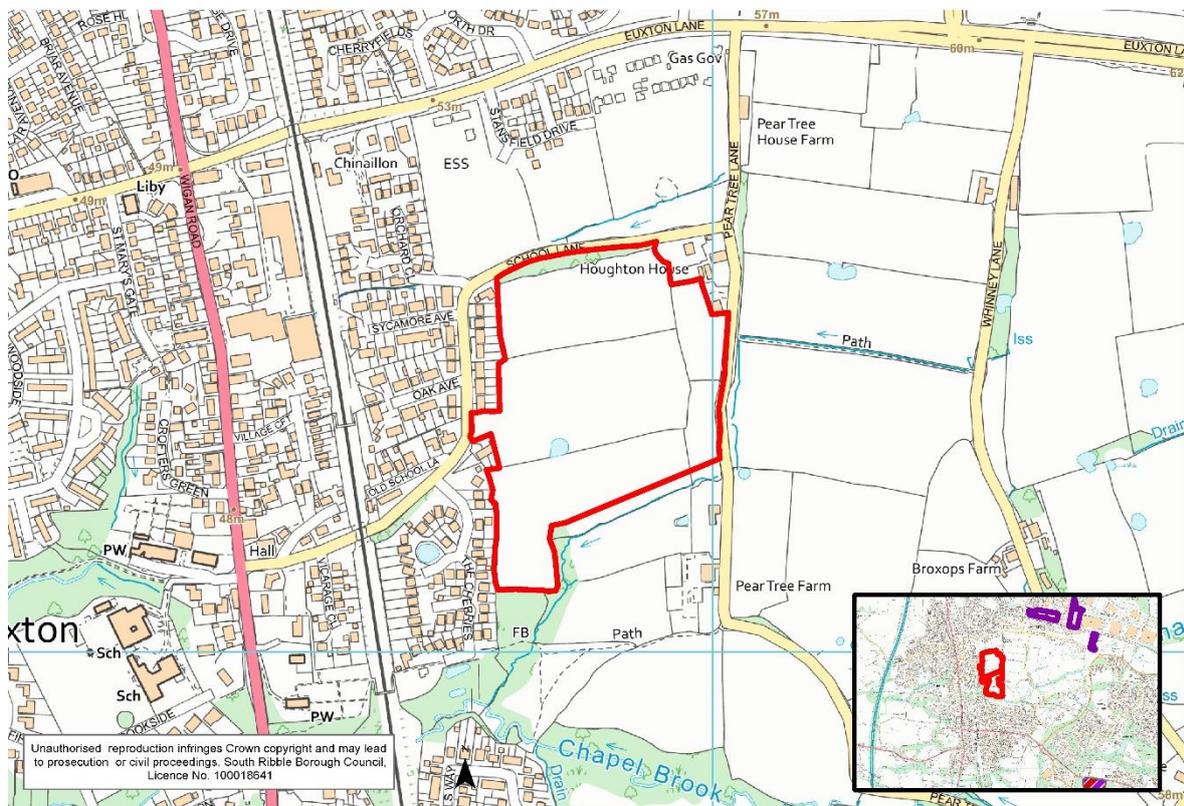
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 62

Site Details

SHELAA Reference(s)	19C418, 19C044
Local Authority	Chorley Council
Site Name	Land between Pear Tree Lane and School Lane
Settlement	Euxton
Ward	Clayton-le-Woods North
Size (Ha)	7.11
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	No
Justification	Not available – site is under construction and likely to be completed prior to Local Plan adoption
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 180 dwellings
Suitable	Yes
Available	No – under construction
Achievable	No – under construction

Summary of Constraints

- Utilities - There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details. Addressed through planning application.
- Flood risk – at risk of surface water flooding. Addressed through planning application.
- Heritage/archaeology - the development will likely require a level of archaeological mitigation and adjacent to a Grade II listed building. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise that the site is adjacent to/on an ordinary watercourse/pond. Aquatic habitats could represent opportunities in relation to BNG.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 3.22% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Amber – On the basis of the information currently held in the HER the proposed allocation site either contains a known site of archaeological interest (of a local or regional significance i.e. a non-designated heritage asset) and therefore is not considered likely to be a constraint to development, or the allocation is considered to have a potential to contain previously unknown archaeological deposits by virtue of its location, close proximity to a site of known archaeological interest, or its size (c.10ha.). The site could be put forward for allocation, but any planning application to develop the site will need to be accompanied by an Archaeological Desk Based Assessment and/or the results of an archaeological field evaluation. The development will likely require a level of archaeological mitigation.

Historic England rating

Amber – Adjacent to a Grade II asset.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing, biodiversity and resources and potential minor negative effects identified in relation to air quality, landscape and historic environment however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

N/A - site not assessed in the HRA as it is not proposed for allocation.

Site Profile 63

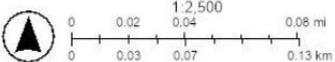
Site Details

SHELAA Reference(s)	19C419
Local Authority	Chorley Council
Site Name	Former DXC Technology, Euxton Lane
Settlement	Buckshaw Village
Ward	Euxton
Size (Ha)	3.02
Current Use	Brownfield

Location Map



9/18/2024



Proposed Allocation

Selected as allocation?	No
Justification	Not available – site is under construction and likely to be completed prior to Local Plan adoption
Allocation reference	-
Proposed use	-
Proposed number of dwellings	-
Proposed hectares of employment land	-
Proposed hectares for other uses	-
Anticipated delivery	-

Site Assessment

Overview

Existing planning permission?	Yes – full permission for 108 dwellings
Suitable	Yes
Available	No – under construction
Achievable	No – under construction

Summary of Constraints

- Flood risk -at risk of surface water flooding. Addressed through planning application.
- Heritage/archaeology – opposite a Grade II listed building. Addressed through planning application.

Highways/Transport

LCC access comments

Site has planning permission. Highways comments provided and addressed as part of planning application.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 1: Average commuter travel split mode and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

Not needed, site already has planning permission.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and 2.36% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Opposite a Grade II asset.

Heritage Impact Assessment

Not required as site has planning permission.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential minor negative effects identified in relation to landscape and historic environment however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

N/A - site not assessed in the HRA as it is not proposed for allocation.
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Site Profile 64

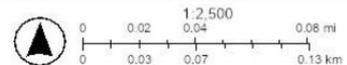
Site Details

SHELAA Reference(s)	19C427
Local Authority	Chorley Council
Site Name	Land at Millbrook Close
Settlement	Wheelton
Ward	Chorley North East
Size (Ha)	1.00
Current Use	Greenfield

Location Map



9/20/2024



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Wheelton (Tier 5 of the settlement hierarchy) where there is a very limited range of services and facilities however some development is required in Tier 5 to meet the housing requirement. The development is small scale.
Allocation reference	HS2.32
Proposed use	Housing
Proposed number of dwellings	9
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2026-2027

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes – design work and feasibility assessments undertaken, a development partner is involved, and a planning application has been submitted

Summary of Constraints

- Highways/transport – no access to be provided via A674.
- Flood risk – site at risk of surface water flooding. Detailed surface water modelling required. FRA and detailed drainage strategy required at the planning application stage addressing the requirements of the Level 2 SFRA.
- Heritage/archaeology – opposite various Grade II listed buildings. The site makes little or no contribution to the heritage assets and therefore development of the site will have no impact on their significance.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments
Small scale development likely to be supported provided there is no vehicle or pedestrian access to the A674.

Central Lancashire Highways and Transport Strategy
The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for four of the metrics – Metric 1: Average commuter travel split mode, Metric 2: Proximity to current sustainable transport services, Metric 3: Access to proposed local transport schemes and Metric 6: Proximity to key attractors. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities

Flood Risk

Level 1 SFRA
Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA
This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on current information, it should be possible to allocate this site given its location within Flood Zone 1. However, there is risk from surface water in the north of the site. A detailed drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Ideally, development would avoid the significant area of ponding within the north of the site. Surface water should be retained onsite which may reduce units. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required runoff rates, likely to be greenfield or

betterment. The use of infiltration SuDS should be investigated. An FRA should be carried out.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site but 2 within 100m of the site, there is 1 ordinary watercourse on the site and 4.5% of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Amber – Opposite various Grade II assets.

Heritage Impact Assessment

The site makes little or no contribution to the heritage assets and therefore development of the site will have no impact on their significance. On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest and is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential significant negative effects identified in relation to flood risk however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to health and wellbeing and potential minor negative effects identified in relation to social infrastructure, sustainable travel, biodiversity and resources however some of the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

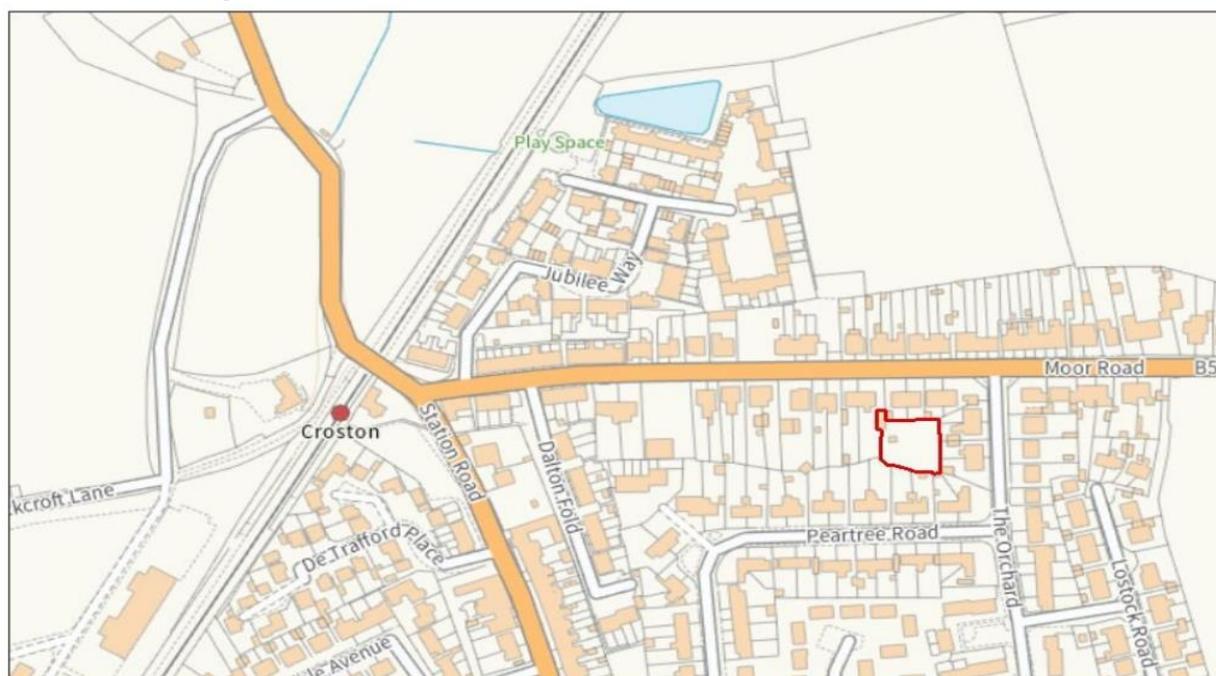
The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.

Site Profile 65

Site Details

SHELAA Reference(s)	19C434
Local Authority	Chorley Council
Site Name	Land to the rear of 62-66 Moor Road
Settlement	Croston
Ward	Croston, Mawdesley & Euxton South
Size (Ha)	0.09
Current Use	Greenfield

Location Map



Proposed Allocation

Selected as allocation?	Yes
Justification	Suitable, available and achievable. All identified constraints are likely to be able to be mitigated. Located in the village of Croston (Tier 4 of the settlement hierarchy) where there is a limited range of services and facilities.
Allocation reference	HS2.22
Proposed use	Housing
Proposed number of dwellings	2
Proposed hectares of employment land	0
Proposed hectares for other uses	0
Anticipated delivery	2028-2029

Site Assessment

Overview

Existing planning permission?	No
Suitable	Yes
Available	Yes – the site is being promoted by the landowner
Achievable	Yes

Summary of Constraints

- Highways/transport – access improvement required.
- Utilities - there is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.
- Flood risk – at risk of sewer flooding and surface water flooding. Detailed surface water modelling required. FRA and detailed drainage strategy required at the planning application stage addressing the requirements of the Level 2 SFRA.
- Sustainability – site is located in a rural settlement (Tier 5 of the settlement hierarchy) where there are limited services and facilities. However the development is small scale and the only proposed allocation in Croston. Allocations in Tier 5 are required to meet the housing requirement as there is insufficient land available in Tiers 1-4 to meet the housing requirement.

Highways/Transport

LCC access comments

Sightline issues due to narrow footway. Width of access must be able to support two vehicle movement and pedestrian access. If access issues can be resolved likely to be acceptable.

Central Lancashire Highways and Transport Strategy

The Stage 0 Transport Assessment undertook a high level RAG assessment of each site against 7 metrics. The site was rated red for two of the metrics – Metric 2: Proximity to current sustainable transport services and Metric 3: Access to proposed local transport schemes. The overall Strategy highlights areas where further investment is needed and presents a framework of improvements needed which will be addressed through the Local Plan.

Utilities

The site has access to all utilities. There is a record of sewer flooding in the vicinity of the site. Applicants must engage with United Utilities to consider the detailed design of the site and drainage details.

Flood Risk

Level 1 SFRA

Strategic Recommendation B – Level 2 SFRA required due to surface water.

Level 2 SFRA

This site is not required to pass part b) of the exception test, as it is not located within Flood Zone 3a. However, it must still be proven that the development can be safe for its lifetime, which is 100 years for residential development. Based on current information, it should be possible to allocate this site given its location within Flood Zone 1. However, there is significant risk from surface water in the southwest of the site. A detailed drainage strategy will be required to ensure there is no increase in surface water flood risk elsewhere as a result of new development. Ideally, development would avoid the significant area of ponding within the southwest of the site. Surface water should be retained onsite which may reduce units. This will require detailed surface water modelling based on layout plans and detailed design and full consultation with the LLFA on required

runoff rates, likely to be greenfield or betterment. The use of infiltration SuDS should be investigated. An FRA should be carried out.

Environment Agency

Advise there are no constraints.

Lead Local Flood Authority

Advise there have been no flood reports on site or within 100m of the site, there are no ordinary watercourses on the site and none of the site is at high risk of surface water flooding.

Heritage/Archaeology

LCC rating

Green – On the basis of the information currently held in the HER the proposed allocation site does not contain any known sites of archaeological interest, or the site is not considered to have an archaeological potential. The site can be allocated without any further archaeological investigation.

Historic England rating

Green – No comments.

Sustainability Appraisal Summary

Overall a mix of positive and negative effects against the IA objectives. Potential minor negative effects identified in relation to flood risk, however this will be addressed through the SFRA. Potential significant negative effects also identified in relation to biodiversity and resources however the effects are uncertain, and it is considered that any impact can be mitigated.

Habitats Regulations Assessment Summary

The HRA Screening identified potential adverse effects from the development of all site allocations in relation to noise, vibration and lighting disturbance of functionally linked land (land that plays a vital role in supporting the biodiversity and ecological processes of nearby internationally protected Habitat Sites). An Appropriate Assessment was undertaken to assess these effects in more detail and recommended in order to provide certainty that there would be no adverse effects, a Construction Environmental Management Plan is required for all site allocations to demonstrate the provision of suitable best practice construction measures. In response to this recommendation, this requirement has been added to Policy EN14 and will apply to any future planning applications on site allocations.