

**SITES FOR CHORLEY
ISSUES AND OPTIONS DISCUSSION PAPER – DECEMBER 2010**

**SITE ALLOCATIONS AND
DEVELOPMENT MANAGEMENT POLICIES DEVELOPMENT PLAN DOCUMENT
LOCAL DEVELOPMENT FRAMEWORK**

**ADLINGTON TOWN COUNCIL RESPONSE & RECOMMENDATIONS
JANUARY 2011**

The Discussion Paper contains eight sections:

- A. Delivering Infrastructure
- B. Catering for Sustainable Travel
- C. Homes for All
- D. Delivering Economic Prosperity
- E. Protecting and Enhancing the Built and Natural Environment
- F. Promoting Health and Wellbeing
- G. Tackling Climate Change
- H. Tables, Lists and Maps

This response will follow that layout although the sub-section numbering may differ and the detail from the tables etc in Section H has been dealt with in the response/recommendations for the relevant sections A – G above.

It was the intention that the Town Council's response be restricted to those areas of the document relating to Adlington, but there are no sites are listed as being within the neighbouring parish of Anderton and certain sites which lie within the boundaries of Anderton and Heath Charnock are listed as Adlington sites. In the latter case this is noted with comments as appropriate.

In several cases it has been difficult to impossible to comment as the information in the Sites for Chorley document is very sketchy and/or inaccurate or incomplete. Corrections have been noted where possible.

A. DELIVERING INFRASTRUCTURE

a) Improvements to Adlington Clinic

Scheduled for 2016 - 21 at a cost of £0.3m, but no details of the nature of the improvements are available at this stage.

[See Section F (a)]

Note: Some changes to management of district nurse teams serving Adlington, Anderton, Heath Charnock and Rivington – covering an overall population of approximately 9,000 – and Coppull to provide an integrated service are to be introduced in 2011. However, district nurse clinic/treatment will remain within Adlington Clinic which is currently undergoing a 16 week refurbishment programme.

b) New Allotment Provision

No provision is shown for Adlington.

There is a clear need for allotments in Adlington and identification of possible sites is required.

Sites that could be considered, either in part or wholly, as suitable for allocation as allotments:

- o Land south of the Cemetery [See Section C, CH0219 and CS0014, but see also Burial Facilities in Section F] ,
- o Land at Brook Mill/Brook Street [See Sections C and D],
- o Land South East of Belmont Road and Abbey Grove [See CH0179 and CH180, Section C]
- o Land immediately east of 43 – 51 Acresfield [See Section C (d)]

c) Education: Adlington half form entry primary places

Scheduled for 2016 -21 at a cost of £2m

No detail of where this is to be allocated.

Note: there are four primary schools located in Adlington and Anderton, servicing both parishes and also Heath Charnock.

LEA confirmed in 2009 that there will be deficit in school places in 2013/4. The provision of primary places will therefore be required before the scheduled delivery date of 2016 – 21.

B. CATERING FOR SUSTAINABLE TRAVEL

Bus – Proposed Bus Schemes for Chorley

a) Smart card integrated ticketing and travel planning programme

No introduction timetable, costs or economic or other benefits are shown.

b) Upgrading all bus stops in the Borough to real time

No introduction timetable or costs are shown.

The benefits and accuracy of such a system have yet to be clearly demonstrated. In rural areas the facility is not required because of the low frequency of services. The Town Council does not view this as a medium term priority

Rail – Proposals

a) A high speed link through the Borough to Preston

It has not been possible to identify what benefits would directly accrue to Adlington from such a proposal.

Following the revision of rail timetables in 2009 the Town Council has sought, and will continue to seek, improvements in rail services serving Adlington, particularly those to Manchester Piccadilly and Manchester Airport.

b) Car and cycle parking at Adlington Station (an existing TR13)

Provision of off-street parking is desirable so as to eliminate parking and resulting congestion on Railway Road and to encourage the utilisation of rail services.

See CH0147, CH0190 and CH0237 in Sections C (a) and D

c) Real time information to passengers at Adlington Station

No introduction timetable or costs are shown

Desirable, as the station is unmanned for part of the hours services operate each day

Road Travel

The document seeks improvements that would enhance road safety.

Recommendation: Extend the implementation and enforcement of 20mph zones, in areas most likely to benefit.

Possible suitable areas, following assessment:

- Highfield Road (with roads leading off)
- Park Road (and roads off)
- Fairview Drive
- Daisy Hill

C. HOMES FOR ALL

The requirement to provide 334 dwellings per annum across the Borough is noted.

Large developments will place a severe burden on local medical and school facilities and other local amenities. GP surgeries in Adlington currently have limited spare capacity but approval of further development will in the very short-term seriously impact on that and also take school places close to their limit. It has already been established that there will not be availability of primary school places by 2013/14 [See Section A]. Adlington has two major A roads (A6 and A673) passing through it, but sections of those roads are heavily congested, particularly at certain times of the day. Secondary roads feeding onto main routes and from which the majority of new housing developments will be served already bear significant traffic and in some cases are close to capacity: the local infrastructure cannot support large developments.

The areas suggested for housing in Section C of the Sites for Chorley document total in excess of 40 hectares, which at a minimum of 35 dwellings per hectare would provide 1400 dwellings. Whilst the Town Council accepts that there must be some housing development within Adlington, clearly to build at this intensity, even over a period of ten

years, is overdevelopment at too extensive and untenable a level. Several of the sites suggested for development must therefore be eliminated from any list of possible sites for housing development.

The 2001 Census showed that the population of Adlington represented 5.25% of the total Chorley Borough population. The 2001 Census showed a -6.8% change in Adlington's population since the 1991 Census. However, since 2001 there have been several significant developments in Adlington which are likely to have reversed that trend and resulted in a net increase in population. Taken against the background of other significant housing developments across the Borough, it is unlikely that Adlington's population will have changed significantly as a percentage of the total Borough population.

The point, made in Section D, that housing development without the in-tandem active encouragement of employment opportunities cannot be considered with any realistic chance of a satisfactory outcome in achieving viable and vibrant communities is reiterated here. There is no wish to move towards Adlington becoming merely a dormitory town.

There is no requirement to make changes to the existing Green Belt designation.

The Town Council therefore sees that further housing development in Adlington should be limited to less than 20 dwellings per annum, and believes that sufficient sites can be identified without infringing the Green Belt or utilising sites allocated for industrial or commercial use to meet that need.

a) Site Suggestions on Existing Local Plan Allocations

CH0064: Remainder of Fairview Farm

Planning Permission 09/00714 FULMAJ granted for 37 (affordable) houses in January 2010. Development commenced with completion estimated December 2011.

Recommendation: Already allocated for housing (1.2h): No further action required.

CH0147, CH0190 and CH0237

Subject of Planning Application 10/00439/OUTMAJ (erection of up to 75 dwellings and park & ride facility) Application refused October 2010, with Appeal against that decision pending.

The site is currently allocated for industrial/commercial/employment use not housing. See Section D

Recommendation: Retain current allocation.

CS0049 – Brook Mill, Brook Street

The site is currently used for commercial purposes. Also mentioned at CH0043, CH0044 and CH0045 - See Sections C (d) where the site is marked as being too small for housing development - and referred to in Section D as a poorly performing employment area.

Access to the site is via Brook Street which is a narrow, un-adopted road in a poor state of repair.

Recommendation: The site is very steeply sloping for most of its area and probably unsuitable for housing redevelopment. Unless it is to be retained, developed and

encouraged for industrial/ commercial purposes, it is difficult to identify other uses for the site with the exception of possible consideration for future use as allotments.

b) New Sites Suggested

CH0036 – Land at Babylon Lane

The site is adjacent to but outside Adlington boundary.

Current use shown as Vacant Land.

Location of Band Room for Adlington & Rivington Brass Band

The site adjoins CH0283

Recommendation: Retain current use. Any housing development would exacerbate the current significant traffic/congestion/parking problems on Babylon Lane, which the use of part of the area as car parking (solely for dwellings on Babylon Lane with perhaps a resident permit scheme) would assist in alleviating.

CH0114 – Red Rose Garage, Westthoughton Road

Currently used for commercial purposes

Recommendation: Allocate for housing (0.5h)

CH0154 – Land adjacent to Market Street

The location of this area is inaccurately designated. It is situated east of the railway line and hence some distance from Market Street from which it cannot be directly accessed.

It is adjacent to and overlaps the other overlapping sites CH0178, CH0179 and CH0180.

Comments regarding this site and CH0178, CH0179 and CH0180 are interrelated and are all dealt with under CH0180

CH0157 – Weldbank Plastics Co Ltd, Eller Brook, Westthoughton Road

Site is outside Adlington boundary.

Currently used as a manufacturing site, surrounded by relatively recent housing developments.

Recommendation: Designate the site for future housing development (0.7h)

CH0179 – Land South East of Belmont Road and Abbey Grove

See comments for CH0180

CH0180 – Land off Bolton Road, Baly Place

Note: "Baly Place" is not shown on Ordnance Survey Maps or LCC MARIO system, but is known of locally.

The site, together with sites CH0154, CH0178, CH0179, forms a general area bounded by properties along Bolton Road (A673) to the east, Belmont Road and Abbey Grove to the north, the railway line to the west and open fields to the south. Further south is Site CH0305 (q.v.), recommended as suitable for a nature conservation area/nature trail.

It appears that the various constituent parts of the overall area overlap and it is difficult to establish from the Sites for Chorley document the boundaries of the different areas. For this reason the sites are treated as one area in this response.

The overall area is currently a mix of "safeguarded land", for agricultural use and within Green Belt adjoining specified settlement. It forms part of the "buffer zone" between the Chorley Borough and Horwich/Bolton/Greater Manchester. It should also be noted that

vehicular access to the area is limited and unsuitable to serve any development; proper access is likely to involve demolition of existing residential properties.

See also Section F - Sites Currently Allocated for Future Play-space

Recommendation: No major changes to the Green Belt boundaries are required. The overall area should remain protected and not allocated to housing development use.

The allocation of part of the overall area as allotments, thus partially maintaining the agricultural features of the land, would be welcomed.

CH0219 – Land off 1 The Common

See also CS0014 which is adjacent to and overlaps with this site. The two areas, currently a mix of "safeguarded land" and for agricultural use, are treated as one site for the purposes of this response.

Recommendation: Retain as protected land. See also Section A – New Allotment Provision

CH0283 – Land off Babylon Lane

Site is outside Adlington boundary and adjoins CH00036.

Current use shown as Vacant Land.

Recommendation: Retain current use.

CH0305 – Land between Bolton Road and Huyton Lodge

Outside Adlington boundary.

The site is a strip of land following parish boundary between A673 Bolton Road and Huyton Lodge in a south westerly direction. It is to the south of CH0154, CH0178, CH0179 and CH0180, which are dealt with at CH0180.

Recommended by Anderton Parish Council as suitable for nature conservation area/nature trail

Recommendation: The Town Council supports the Anderton Parish Council proposal

CH0340 – Fairport, Market Place

The site is currently commercial/industrial premises, offering a significant level of employment. The Town Council is not aware of any plans to seek to change that situation.

Recommendation: Should the site become available for redevelopment an appropriate mix of commercial/industrial, retail, leisure and housing development use to regenerate the area would be supported.

CH0349 – Land at/adjacent to White Bear Marina, Park Road

Note: Planning Application 10/00812/FUL (change of use of existing leisure moorings to 48 residential moorings) approved with conditions, January 2011. This development, involving significant investment, will involve the use of part of the area for the necessary infrastructure to support residential moorings.

Housing development on the site is not seen as desirable, feasible or viable.

Further development for an appropriate mix of commercial/industrial, retail and/or leisure purposes, whilst not adversely affecting the current facilities and employment opportunities, is possible. This could entail seeking to expand the number of moorings with possible expansion opportunities on the opposite side of the canal from existing moorings or in a northerly direction [See Section F (b)]

Recommendation: No housing development. Support future possible commercial/industrial, retail and/or leisure development with resultant employment opportunities.

CS0002 – Land off Westhoughton Road

Site is adjacent to the railway line. Currently used as backlands/garage courts, bounded by existing housing with frontage on the A6.

Recommendation: Allocate to Housing (0.5h)

CS0014 - Land off the Common

See comments at CH0219

CS0015 – Land off Park Road

Currently allocated as "Safeguarded Land"

Recommendation: Allocate to Housing (4.1h)

c) Sites Not Carried Forward

Most of the sites in this section lie within the current designated Green Belt Areas. The Town Council is opposed to any changes to that designation or its boundaries as it sees no compelling reasons to alter the position.

CH0041 – Woodward House Fields, Bolton Road

Outside Adlington boundary.

The area is within the Green Belt

Recommendation: No development should proceed; retain as Green Belt

CH0043 – Brook Mill, Brook Street

Detail and Recommendation: See CS0049, Section C a) and CH0044 and CH0045

CH0044 – Vacant Land at end of Brook Street/Brook Mill

Detail and Recommendation: See CS0049, Section C a) and CH0043 and CH0045

CH0045 – Brook Mill, Brook Street

Detail and Recommendation: See CS0049, Section C a) and CH0043 and CH0044

CH0046 – Hole House Farm

Largely outside Adlington boundary.

The area is within the Green Belt

Recommendation: No development should proceed; retain as Green Belt

CH0178 – Huyton Terrace, Bolton Road

The site is part of the parcel of land covered by CH0154, CH0179 and CH0180, all of which are dealt with at CH0180.

The area is within the Green Belt

Recommendation: No development should proceed; retain as Green Belt

CH0217 – The Common, land part of Rigby House Farm

The area is within the Green Belt

Recommendation: No development should proceed; retain as Green Belt

CH0236 – Allanson Hall Farm, Westhoughton Road

The area is within the Green Belt

Recommendation: No development should proceed; retain as Green Belt

CH0291 – Acresfield

Subject of Planning Application 10/00770/FUL (erection of 5 houses and four apartments)
- refused December 2010.

Recommendation: Retain as Open Space/Recreational use

CH0345 - Land North of Lower Hale Drive

Location should read Land North of Lower Hill Drive

Outside Adlington boundary

The area is within the Green Belt

Recommendation: No development should proceed; retain as Green Belt

d) Other Sites for Consideration for Housing Development

CS001 Land off Railway Road (The Grove)

The 0.6h site, which comprises a substantial private residence built around 1938 and set in its own grounds, appeared in early drafts of the Sites for Chorley document, where its proposed use is shown as "mixed – housing, employment", but is not listed in the December 2010 published version. That proposed use of the site is inaccurate but there is however a case for possible consideration of the site for housing. The house has been vacant for some years.

It was the subject of Planning Applications 09/00513/OUTMAJ (withdrawn) and 09/00866/OUTMAJ for the erection of 12 dwellings (refused January 2010). The site is currently for sale and is advertised as having "potential for development with 12 houses, for which a detailed scheme has been designed, grouped around and without detracting from the existing residence". It is believed that development plans for 12 dwellings are likely to fall within the "garden grab" rules adopted in 2010. Additionally the nature of the site and reasons for refusal of planning permission must be taken into account in the considerations of any future development, which could comprise only a very limited, small number of dwellings, sympathetic to the existing house and surroundings and taking into account the constraints of the site. Ideally, there would be no development of the site.

Recommendation: Include the site for possible future consideration but for housing purposes only.

Ref Unknown – Land immediately east of 43-51 Acresfield

The site is the subject of Planning Application 10/00771/FUL - demolition of garages and erection of 5 bungalows) – application pending.

Recommendation: Allocate for housing. If the current planning application is unsuccessful, allocate area for allotments.

Ref Unknown – Sultan's Palace Indian Restaurant (Formerly Squirrel Pub) site, Bolton Road, Anderton BL6 7RW

Outside Adlington boundary.

The site is currently vacant. The ex-restaurant building on site is derelict after several fires. This is a large site (0.8h), on the Anderton/Chorley boundary, with good transport

links and shopping other facilities on its doorstep (albeit in Horwich): it is suitable for housing development

Planning Application 10/01095/FUL for the demolition of the former pub/restaurant and the erection of 4 detached dwellings with associated works was submitted in December 2010 – under consideration.

Note: The question of whether the planning application is the best use of the site is debatable as further three to five bedroom substantial houses are not seen as required in the area, although the case is made in the application that it is judged that this type of property is the most likely to sell. However, consideration could also take into account the possibility of further currently agricultural land adjacent to the 0.8h site being available and allocated for housing, making a larger site suitable for incorporating open spaces/play areas and including affordable housing, whilst achieving the economies of scale a larger development could bring.

Recommendation: Allocate the site to housing.

D. DELIVERING ECONOMIC PROSPERITY

The Town Council believes that whilst the provision of homes is essential, proactive encouragement and nurturing of business, with incentives for investment, thus providing growth and employment opportunities is as vital a component in ensuring viable communities: the two features must be developed in-tandem. Hence it is essential that various sites, both existing and potential, for commercial and/or industrial use continue to be designated as such and developed for those purposes in the short to medium term.

a) Existing Employment Sites

The Sites for Chorley document identifies Brook Mill, Brook Street (CS0049, CH 0043, CH0044 and CH0045) as no longer performing well. No criteria are shown as evidence for this statement. Whilst it is true that the buildings on site are old, they are still functioning and providing employment. It is unlikely that the site is suitable for housing.

Recommendation: See Section C (a) CS0049.

The Adlington South Business Village is designated as an employment area to be protected.

Recommendation: Protect and actively encourage growth and prosperity of this area. Remove obstacles to businesses where possible and actively seek to encourage new businesses.

Grove Farm, Railway Road

Shown under CH0147, CH0190 and CH0237 [See Section C (a)]

The site is currently designated for industrial/commercial use under Chorley Local Plan.

It was the subject of Planning Application 10/00439/OUTMAJ (erection of up to 75 dwellings and park & ride facility) - Refused October 2010, with Appeal against that decision pending. The Town Council opposed the development of the site for housing.

The site is currently allocated for industrial/commercial/employment use not housing.

As commented at Section A (c) the provision of off-street parking is desirable so as to eliminate parking and resulting congestion on Railway Road. Locating such a facility at the entrance to the Grove Farm site is convenient for the station access. However, the

case for the provision of 50 plus car park spaces has not been established and it is believed that such a large facility is not required.

The site is a prime example of an area allocated for industrial/commercial use but with little being done to attract and encourage the development of businesses necessary to support the population growth resulting for new housing developments.

Recommendation: The site should be retained for commercial use only, with the provision of a limited park and ride facility on part of the site.

b) New (Possible) Employment Sites

Ref Unknown: 109 - 113 Chorley Road

The site - currently disused commercial/retail buildings in deteriorating condition - was the subject of Planning Application 10/00603/FUL (erection of 383m² A1 retail unit) - Application withdrawn August 2010.

Recommendation: The Town Council supports, in principle, the (retail) development of the site as a means of improving the street scene appearance by replacement of deteriorating structures and increased facilities within the village.

(Note: If retail re-development is unavailable, consideration could also be given to allocating the site for housing)

Ref Unknown - Land 400m east of 41 Wigan Lane, Coppull

Entrance to site is in Coppull, but site lies within Adlington boundary. It was the subject of Planning Application 10/00131/FALMAJ (Retrospective application for continued use of land for recreational paintball games, retention of ancillary structures and parking - resubmission of withdrawn application 09/0525/FUL), which was refused in December 2010 but an appeal is pending.

The Town Council and local residents strongly opposed the use of the site for paintballing.

The area is within the Green Belt and inappropriate development should be approved.

[See Section D (b)]

Recommendation: No commercial development should proceed; retain as Green Belt

c) Proposed Changes to Town District and Local Centre Boundaries

Local Centre - Chorley Road

Proposed extension to boundary to include existing supermarket

Boundary extended along Bolton Road to include Co-op and car park.

Recommendation: Support proposal

Local Centre - Market Place

Proposed boundary extensions

Boundary extended to include former chapel (now DIY/plant hire store)

Recommendation: Support proposal. However, if the boundary is to be extended to include the former chapel, there is a case to extend it so that it also includes the petrol station and other commercial premises on the A6 as far as Harrison Road

E. PROTECTING AND ENHANCING THE BUILD AND NATURAL ENVIRONMENT

a) Conservation Areas and Locally Important Buildings

The Ridgway Arms, Chorley Road

The Town Council has sought to have the building listed on the grounds that it is one of the most outstanding examples of Georgian pub architecture in the county. English Heritage has yet (January 2011) to determine the issue.

The property is currently for sale and is unlikely to return to use as a pub. Likely development as a mix of residential/retail/commercial premises with rear car park also developed.

Recommendation: With the preservation of the front exterior appearance of the building appropriate development is likely to be supported.

The Chapel, Cemetery, Chapel Street, Adlington

The Chapel and attached toilet facilities have been allowed to deteriorate to such a state that they are unsafe to use.

Recommendation: Refurbishment of the Chapel and toilet facilities so that they can return to use.

b) The Natural Environment

Area running west of the A6 alongside the River Douglas

Recommendation: Protect and enhance as a nature trail

Adlington Circular Walk

Recommendation: Enhance the circular walk and ensure the footpaths are kept clear

F. PROMOTING HEALTH AND WELLBEING

a) Health Care Facilities

The PCT has identified the following projects over the next 15 years to meet expected demand, included are

Improvements to Adlington Clinic.

Recommendation: See A (a)

b) Sport and Recreation

Sites Allocated for Future Play-space

Rear of 62-76 Bolton Road, Adlington

This falls within the areas covered by CH0154, CH0178, CH0179 and CH0180, which are dealt with at CH0180 [See Section C (b)]

Recommendation: If the need for such a facility is established, allocate part of the overall area as a play-space

Westhoughton Road, Adlington

There is insufficient detail in the Sites for Chorley to identify this site with any certainty. However, it may refer to land north of and adjoining White Bear Marina [See CH0349 – Section C (a)] and could be suitable for consideration as extension to current moorings thus enhancing the leisure facilities of the Marina.

Note - New Site for Recreational Use

Land adjacent to Fairview Youth & Community Centre, Highfield Road North

The area is a former landfill site and therefore unsuitable for housing or commercial properties, although even development for recreational use will involve significant investment.

It would be suitable for a multi-purpose sports pitch or other similar recreational use. It is understood that FY&CC supports a multi-purpose sports pitch proposal and agreement in principle with Chorley Borough to assume responsibility for the area and provide recreational facilities.

Recommendation: Allocate for recreational use

c) Burial Facilities

Chapel Street, Adlington

Cemetery Extension

No detail or timetable is supplied in support of the proposal to extend the cemetery.

Recommendation: If extension does not proceed, the land allocated could be re-designated for allotments

d) Allotments

[See Section A]

There is an identified need for allotment provision in Adlington. Various possible sites have been suggested earlier in this document [See Section C and Section F (c)]

G. TACKLING CLIMATE CHANGE

The Town Council supports moves to encourage the reduction of energy use and the generation and use of energy from renewable and low carbon sources.

To that end it suggests that investigation be undertaken into the viability of small hydro-generation plants on the Rivers Yarrow and Douglas.