

Employment Land Monitoring Report 2023

May 2023



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1. Executive Summary

- 1.1 This document identifies a range of employment sites (use classes B1, B2, B8 and A2, as well as the new use class E), either with planning consent or allocated in the emerging Chorley Local Plan 2012-2026, on offer to potential developers on April 1st 2023. At April 2023, **62.30 hectares** of employment land was available in the borough for development.
- 1.2 88.74 hectares of land was allocated for employment use in the adopted Chorley Local Plan 2012-2026. At April 2023, **57.47 hectares** of this land remains available for employment use, of which **13.65 hectares** has planning permission for employment use.
- 1.3 In addition, **4.83 hectares** of non-allocated land has planning permission for employment development including **3.83 hectares** at existing business and industrial areas, and **1 hectare** outside of existing employment areas.
- 1.4 In the 2022/23 monitoring year **4.83 hectares** was developed. It is estimated that some **38.22 hectares** of land within the Borough has been developed for employment purposes between April 2010 and March 2023.
- 1.5 During 2022/23, **2.67 hectares** of land, which was previously in use as employment premises, has been lost to other uses. There is currently planning approval for the loss of **6.84 hectares**. It is estimated that between 2010 to 2023, **28.87 hectares** of land, which was previously in use as employment premises, has been lost to other uses.

2. Introduction

- 2.1 This report identifies land within Chorley which is considered to be appropriate or available for employment use at 1st April 2023. The report monitors planning consents and development constructed for employment use.
- 2.2 The report relates solely to land considered appropriate for Classes B1 (B1a: offices; B1b research and development and B1c light industry), B2 (general industry), B8 (storage and distribution) and A2 (financial and professional services) of the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments. It is recognised that other uses, such as tourism and retailing contribute towards job creation, however these are not included within the scope of this report.
- 2.3 The use classes applicable to offices and light industry have recently been amended through the Town and Country Planning (Use Classes) (Amendment)(England) Regulations 2020. The use classes identified in this report reflect the time at which the planning permission was granted. Use classes in effect pre and post the Amendment Regulations are therefore referred to.

Development Type	Use Classes up to 31 st August 2020	Use Classes from 1 st September 2020
Offices	B1(a) and B1(b)	E(g)(i) and E(g)(ii)
Industry and warehousing	B1(c), B2 and B8	E(g)(iii), B2 and B8
Financial and professional services	A2	E(c)

3. Employment Land Requirement and Supply

3.1 The Central Lancashire Core Strategy sets out an employment land requirement target of 112ha for Chorley for B1, B2 and B8 uses over the period 2010-2026.

3.2 Policy EP1 of the Chorley Local Plan 2012-2026 identifies and protects 15 sites for employment uses totaling 88.74 hectares.

Residual Employment Land Requirement

3.3 At April 2023 there was a residual employment land requirement of 74.02 hectares to 2026 as identified below.

Chorley Employment Land Requirement 2010-2026	112 ha
Completions (B1, B2, B8 & E(g) uses) 2010-2023	37.98 ha
Residual Requirement to 2026	74.02 ha

Employment Land Supply

3.4 At April 2023 there was an employment land supply of 62.20 hectares. This is made up of sites with planning permission for B1, B2, B8 and E(g) uses on both allocated and unallocated sites which have not yet been developed, and remaining employment allocations without planning permission.

Commitments on allocated sites	13.65 ha
Commitments on non-allocated sites	4.82 ha
Allocated sites without planning permission	43.82 ha
Total Supply	62.20 ha

4. Employment Land Availability

4.1 The market needs a variety of sites in order to provide choice and to meet a range of needs and uses of different types of employer. How attractive to the market the Local Plan sites are will be influenced not only by their size but also their quality. This relates to factors such as ease of access (in particular location in relation to the motorway network), adjacent development, environmental setting, economics of developing the site, existing infrastructure and services, as well as planning status.

4.2 This document identifies a range of employment sites on offer to potential developers. At April 2023 **62.30 hectares** of employment land was available in the borough. This includes land identified in the Chorley Local Plan 2012-2026 for employment use, and non-allocated employment land with planning permission for employment use. It does not include existing employment sites forming part of the supply. Table 1 shows available employment land by use class (including A2 use).

Table 1: Available Employment Land (hectares), April 2023

	E(g)	B1	B2	B8	MU	A2/ E(c)	Total
Allocated land	0	0.26	0	0	57.21	0	57.47
Non-allocated land with planning permission	0.52	0.31	2.73	0.57	0.69	0.01	4.83
Total Land Available	0.52	0.57	2.73	0.57	57.90	0.01	62.30

Allocated Employment Land

- 4.3 The adopted Chorley Local Plan 2012-2026 allocated a total of **88.74 hectares** of land for employment use. At April 2023, **57.47 hectares** of Local Plan allocations remained available for employment use in the Borough. Table 2 identifies the availability of Local Plan sites within Policy EP1. Table 3 identifies planning permissions on these sites.
- 4.4 Of the **57.47 hectares** of allocated employment land available, **13.65 hectares** has planning permission for a range of employment uses. Two of the planning permissions in Table 3 cover a larger area than the employment allocation.

Table 2: Availability of Chorley Local Plan 2012-2026 Employment Allocations, April 2023

Site Ref	Site Location	Site Size (ha)	Use Class	Completed to 1 April 2023 (ha)	Completed/ Under Construction for Other Uses (ha)	Remaining Employment Land (ha)
EP1.1	Great Knowley, Chorley#	14.10	B1, B2	0	0	14.10
EP1.2	Botany Bay, Chorley#	5.90	B1, B2, B8, C1	0	0	5.90
EP1.3	Land to North East of M61 Junction (Gale Moss), Chorley	6.90	B1, B2, B8	0	0	6.90
EP1.5	North of Euxton Lane, Chorley	13.10	B1, B2, B8	4.63	5.63	2.84
EP1.6	Cowling Farm, Chorley#	3.50	B1, B2, B8	0	0	3.50
EP1.7	Land at Ackhurst Business Park, Chorley	0.50	B1, B2, B8, A2	0	0.50	0
EP1.8	Lyons Lane Mill, Townley Street, Chorley	0.50	B1, B2	0.17	0	0.33
EP1.9	Woodlands Centre, Southport Road, Chorley	0.80	B1, A2	0	0	0.80
EP1.10	Stump Lane, Chorley	0.28	B1, B2	0.28	0	0
EP1.11	The Revolution, Buckshaw Village	13.80	B2, B8	10.54	0	3.26
EP1.12	Group 1, Buckshaw Village	5.40	B1, B2	0	3.10	2.30 ¹
EP1.13	Southern Commercial, Buckshaw Village	7.76	B1, B2, B8	2.45	3.27	2.04
EP1.14	Fairport, Market Place, Adlington#	0.60	B1, B8	0.36	0	0.24
EP1.15	Land east of Wigan Road, Clayton-le-Woods#	15.0	B1, B2, B8	0	0	15.00
EP1.17	Rear of New Street, Mawdesley	0.60	B1	0	0.34	0.26
TOTAL		88.74		18.43	12.84	57.47

forms part of a mixed-use site

¹ A planning application is under consideration for 80 dwellings

Table 3: Available Chorley Local Plan 2012-2026 Employment Allocations with Planning Permission for Employment Use (hectares), April 2023

Site Ref	Site	Application No.	Development	B1 (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2 (ha)	Total (ha)	Completed (ha)	Left to be Built (ha)
EP1.2 ²	Botany Bay, Chorley	21/00439/FULMAJ	Hybrid planning application – outline planning permission for blocks A and B and detailed planning permission for block C - J	0	0	0	8.60	0	8.60	0	8.60
EP1.5	North of Euxton Lane, Chorley	22/00402/REMMAJ	Erection of mixed industrial/employment units	0	0	0	2.84	0	2.84	0.00	2.84
EP1.8	Lyons Lane Mill, Townley Street, Chorley	12/00045/FULMAJ	Mixed development with 6 new starter industrial units remaining	0.50	0	0	0	0	0.50	0.17	0.33
EP1.12 ³	Group 1, Buckshaw Village	08/00910/OUTMAJ	Outline planning application for the redevelopment of land at Group One	0	0	0	2.30	0	2.30	0	2.30
EP1.13	Southern Commercial, Buckshaw Village	09/00659/REMMAJ	Erection of 5 office buildings	2.60	0	0	0	0	2.60	0.56	2.04
EP1.14 ⁴	Fairport, Market Place, Adlington	21/00013/FULMAJ	Erection of 4 industrial buildings	0	0	0	1.10	0	1.10	0.36	0.74
TOTAL				3.10	0	0	14.84	0	17.94	1.09	16.85⁵

² Planning application covers a larger area than the employment allocation on the site. The total site area of EP1.2 is 8.8ha. 5.9ha is allocated for employment with the remainder allocated for retail/leisure. This application includes 8.6ha of employment uses and 0.2ha of non-employment uses.

³ Planning application under consideration for 80 dwellings (20/01141/FULMAJ)

⁴ Planning application covers a larger area than the employment allocation on the site. The site is a mixed-use allocation with a total site area of 1.5ha, 0.6ha of which is allocated for employment with the remaining 0.9ha allocated for housing. This application includes 1.1ha of employment uses.

⁵ 13.65ha of which falls within the employment allocations.

Non-Allocated Employment Land

- 4.4 The Council has granted planning permission for many employment generating developments outside of employment land allocations identified in the Local Plan, which contribute to the amount of employment land available.
- 4.5 Table 4 shows the amount of non-allocated employment land with existing planning permission at April 2023. Where a site is partly complete, the completed area has been deducted and only the available/undeveloped site area is identified.
- 4.6 In total, 4.83 hectares of non-allocated land has planning permission for employment development including 3.83 hectares at existing business and industrial areas, and 1 hectare outside of existing employment areas.

Table 4: Available Non-Allocated Employment Land (ha) with Planning Permission for Employment Use, April 2023

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/E(c) (ha)	Total (ha)
Existing Defined Business & Industrial Areas												
17/00914/FUL 18/00480/DIS 18/00690/DIS 18/00753/DIS	Adlington	Pincroft Dyeing and Printing Company Limited, Market Street	Extensions to factory (B2 Use Class), demolition of existing 2 storey workshop building (including stores and ancillary office), replacement workshop office	0	0	0	0	0.03	0	0	0	0.03
21/00196/FUL	Adlington	Fairport Engineering Adlington Mill, Market Place	Erection of infill extension to south west side of existing industrial buildings for use within Use Classes E(g), B2 and/or B8	0	0	0	0	0	0	0.04	0	0.04
14/00912/FUL	Chorley	Land adjacent Weir Mill, Crosse Hall Street	Erection of new B1c industrial unit	0	0	0	0.26	0	0	0	0	0.26
20/00282/FULMAJ 20/01091/DIS	Chorley	International Fire Training Centre, Washington Hall, West Way	Hybrid planning application (part full application/part outline application) seeking full planning permission for a fleet garage extension and outline approval (all matters reserved) for a number of new buildings, proposed car parking areas and modification to internal site roads	0	0	0	0	0	0	0	0	TBC
15/00383/FULMAJ 16/00672/DIS	Chorley	Former Forensic site, Land Opposite Chancery Road, West Way	Erection of a vehicle storage and maintenance workshop and offices	0	0.04	0	0	0	0.23	0	0	0.27
20/00048/FUL	Chorley	Buckingham Central Bodyshop Unit 12 - 14 Buckingham Street Chorley PR6 0HD	Side extension to existing workshop	0	0	0	0	0.01	0	0	0	0.01
22/01254/FUL	Chorley	NIS Engineering Common Bank Industrial Estate, Ackhurst Road	Erection of 1no. logistics building and 2no. portacabins to accommodate office space (following demolition of existing storage building)	0.01	0	0	0	0	-0.02	0.03	0	0.02
22/01254/FUL	Chorley	Land South of Red Bank Scout Hut, Little Carr Lane	Erection of two storey replacement building (use class B2/B8)	0.01	0	0	0	0	0	0	0	0.01

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/E(c) (ha)	Total (ha)
20/00573/FUL	Coppull	Blainscough Works, Blainscough Lane	Erection of extension to existing industrial units	0	0	0	0	0.05	0	0	0	0.05
21/00178/FUL	Coppull	Blainscough Works, Blainscough Lane	Erection of 4no industrial buildings (Use Class B2) with associated parking areas	0	0	0	0	0.70	0	0	0	0.70
21/01017/FUL	Coppull	Blainscough Works, Blainscough Lane	Industrial development comprising 17no. 'start up' units (Use Classes B2 and B8)	0	0	0	0	0	0	0.50	0	0.50
95/00426/FUL	Croston	Twin Lakes Ind Estate, Brickcroft Lane	Erection of 27 industrial units (7 units completed)	0	0	0	0	1.72	0	0	0	1.72
21/00579/FUL 22/00967/FUL	Whittle-le-Woods	Leyland Leisure Sales Trailer Centre, 314 - 316 Preston Road	Demolition of two workshops and erection of an extension to the main building to create new workshop areas	0	0	0	0	0.01	0	0	0	0.01
21/01133/FUL	Whittle-le-Woods	Crosses Farm, Shaw Brow	Extension to existing office following the demolition of existing link building	0	0.01	0	0	0	0	0	0	0.01
21/00459/FUL	Withnell	X & P McGuigan Civil Engineering Ltd, The Old Pump House, Railway Road	Erection of two storey office extension to existing company offices (revision to previously approved application 18/01024/FUL)	0.20	0	0	0	0	0	0	0	0.20
Sub Total				0.22	0.05	0	0.26	2.52	0.21	0.57	0	3.83
Employment Uses Outside Existing/Defined Areas												
19/00872/FUL	Adlington	Zalzala Fusion Lounge, 1 - 3 Market Street	Change of use of nos. 1 to 3 Market Street from restaurant (Use Class A3) to 1no. retail unit (Use Class A1) and 1no. office unit (Use Class A2) across the ground floor and 3no. 1 bedroom flats (Use Class C3) across the whole first floor.	0	0	0	0	0	0	0	0.01	0.01
22/01063/FUL	Adlington	T And B Anderson, The Forge, Westhoughton Road	Erection of office and storage building with associated infrastructure and the re-cladding of existing workshop	0.01	0	0	0	0	0	0	0	0.01

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/E(c) (ha)	Total (ha)
20/00295/FUL 20/00449/FULMAJ 21/00317/FULMAJ 21/00141/DIS 22/00821/FUL	Bretherton	Golden Acres Ltd, Plocks Farm, Liverpool Road	Erection of buildings, engineering operations & related development to create: larder (finished product), ingredients kitchen, meat kitchen, fridge, combined heat and power plant (CHP), water storage tanks, odour abatement plant comprising wet scrubber and bio bed anaerobic digestion plant, and offices. Extension of water treatment works. Erection of maintenance building.	0.08	0	0	0	0.19	0	0	0	0.27
20/01393/FUL 21/01221/DIS	Brindle	High Cop Farm, Denham Lane	Conversion of existing buildings to three dwellings and four workshop units (Use Class E(g))	0.08	0	0	0	0	0	0	0	0.08
20/01117/FUL	Chorley	Haslem Printers Ltd, Standish Street	Erection of building comprising 6no. industrial units following demolition of existing buildings.	0	0	0	0	0	0.05	0	0	0.05
21/01259/OUT	Chorley	The Parkers Arms Hotel, Park Road	Outline planning application for the erection of a three-storey showroom / office building with associated storage facility	0	0	0	0	0	0.02	0	0	0.02
21/01065/FULMAJ	Chorley	Botany Bay Boatyard	Erection of 10no. mixed-use employment development units (for occupation within Use Classes E(g)iii: light industrial and/or B2: general industrial and/or B8: storage and distribution and E(a) and (b) sandwich shop and/or café), access, car parking and servicing areas and associated works	0.04	0	0	0	0.02	0.04	0	0	0.10
21/01379/P3PAM	Croston	Midge Hall Farm, Moss Road	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of an agricultural building to a flexible use falling within Class B8 (storage or distribution) for caravan storage	0	0	0	0	0	0.05	0	0	0.05

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/E(c) (ha)	Total (ha)
22/00003/P3PAM	Mawdesley	Wood Lane Farm, Wood Lane	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of 3no. agricultural buildings to a flexible use falling within Class B8 (storage or distribution) for materials and vehicle storage	0	0	0	0	0	0.10	0	0	0.10
19/01134/FUL	Ulnes Walton	Ash Lea Farm, Dawbers Lane	Erection of replacement building (following demolition of existing buildings) and extension to southern elevation of steel portal frame building (B1(b), B1(c), B2 and B8 Use Classes).	0	0	0	0	0	0	0.03	0	0.03
20/00832/FUL	Ulnes Walton	Ash Lea Farm, Dawbers Lane	Erection of extension to an existing commercial building (Unit 8 & 9) to be used as rural enterprise workshop/s (Use Class B1, B2 and B8)	0	0	0	0	0	0	0.01	0	0.01
22/00603/FUL	Ulnes Walton	Ash Lea Farm, Dawbers Lane	Demolition of existing commercial units and the construction of a replacement building to be used as rural enterprise workshops (Use Classes E(g), B2 & B8)	0	0	0	0	0	0	0.07	0	0.07
21/01159/P3PAM	Wheelton	Land 310M South of Brinscall Hall, Dick Lane	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of 2no. agricultural buildings to a flexible use falling within Class B8 (storage or distribution) for storage units and caravan storage	0	0	0	0	0	0.05	0	0	0.05
21/00402/FUL	Whittle-le-Woods	Land to the Rear of Bargain Booze, 348 Swansey Lane	Erection of single storey building for use by businesses falling within Use Class E(c)(i), (ii),(iii), e and g(i)) or beauty salon/nail bar	0	0	0	0	0	0	0.01	0	0.01

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/E(c) (ha)	Total (ha)
22/01253/P3PAM	Withnell	Brandwood Fold Farm, Chorley Road, Withnell	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use at ground floor level of 10no. agricultural buildings to a flexible use falling with Use Class B8 (storage or distribution) for the storage of building materials	0	0	0	0	0	0.05	0	0	0.05
21/01473/FULMAJ	Withnell	The Boatyard, Bolton Road, Hoghton	Demolition of the former Grill & Grain Public House and erection of a two storey office building and change of use of the former annex building from ancillary accommodation to commercial use (falling within Use Classes E(a) display or retail sale of goods, other than hot food, E(b) sale of food and drink for consumption (mostly) on the premises, E(c) i financial services, E(c)ii professional services (other than medical services) and/or E(g)i office) with associated car parking, landscaping and works	0.09	0	0	0	0	0	0	0	0.09
Sub Total				0.30	0	0	0	0.21	0.36	0.12	0.01	1.00
TOTAL				0.52	0.05	0	0.26	2.73	0.57	0.69	0.01	4.83

Employment Land Take-Up

- 5.1 It is estimated that some **38.22 hectares** of land within the Borough has been developed for employment purposes between April 2010 and March 2023 as shown in Table 5.
- 5.2 During 2022/23, **4.83 hectares** of employment land was developed. Each development completed during the year is shown in Table 6.

Table 5: Total Employment Land Take-up, 2010 to 2023

Year	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/E(c) (ha)	Total (ha)
2010/11	0	0.25	0	0.03	0.12	0.04	2.19	0.04	2.67
2011/12	0	1.52	0	0.11	0.06	0.69	0	0.02	2.40
2012/13	0	2.34	0	0	2.13	1.95	0.07	0.01	6.50
2013/14	0	0.42	0	0.44	0.35	0.54	2.17	0.02	3.94
2014/15	0	0.05	0	0.27	0.28	1.11	0	0.1	1.81
2015/16	0	0.91	0	0.08	0.002	0	4.80	0	5.79
2016/17	0	0	0	0.02	0.05	0.53	0	0.01	0.61
2017/18	0	0.06	0.01	0.07	0.18	0.24	0.07	0.02	0.65
2018/19	0	0.00	0.00	0.09	2.69	0.01	0.50	0.02	3.31
2019/20	0	0.16	0.00	0.01	0.07	0.04	3.31	0.00	3.59
2020/21	0	0.12	0.00	0.03	0.01	0.01	0.04	0.00	0.21
2021/22	0.03	0.6	0	0	0.05	1.19	0.04	0	1.91
2022/23	0.04	0.01	0	0.01	3.92	0.23	0.62	0	4.83
TOTAL	0.07	6.44	0.01	1.16	6.74	6.58	13.81	0.24	38.22

MU = Mixed Use Development

- 5.3 The location, age, condition and suitability of the Borough's industrial premises are important factors in contributing to the economic prosperity of Chorley. Industrial premises are located in many parts of the Borough and fall into a range of types. These are purpose-built modern industrial/ business parks, free standing traditional style/mill buildings often in predominantly residential areas, and pockets of industrial premises where buildings are of a mixed type and age in various uses and locations.

Table 6: Employment Land Completions, 1st April 2022 to 31st March 2023

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/ E(c) (ha)	Total (ha)
Allocated Employment Site												
21/00013/FULMAJ 21/00680/MNMA	Adlington	EP1.14/HS1.26 – Fairport, Market Place	Erection of 4 industrial buildings	0	0	0	0	0	0	0.36	0	0.36
15/00224/OUTMAJ 19/01099/REMMAJ 18/01115/MNMA 21/01182/MNMA 20/01307/OUTMAJ 22/00402/REMMAJ 20/00861/CB3MAJ 21/00546/CB3MAJ	Chorley	EP1.5 – North of Euxton Lane	Erection of mixed industrial/employment units	0	0	0	0	2.97	0	0.26	0	3.23
Sub Total				0	0	0	0	2.97	0	0.62	0	3.59
Existing/Defined Business & Industrial Areas												
20/00282/FULMAJ	Chorley	International Fire Training Centre, Washington Hall, West Way	Hybrid planning application (part full application/part outline application) seeking full planning permission for a fleet garage extension and outline approval (all matters reserved) for a number of new buildings	0	0	0	0	0	0.05	0	0	0.05
21/00714/FUL	Chorley	Unit 6 Moorland Gate Business Park, Moorland Gate	Change of use of the existing undercroft area to enclosed storage with accompanying elevational amendments	0	0	0	0	0	0.09	0	0	0.09
18/00410/FULMAJ 21/00655/FULMAJ	Chorley	Pasquill, Wigan Lane	Demolition of existing unit and construction of new manufacturing and warehousing facility	0	0	0	0	0	0.06	0	0	0.06
18/00471/FUL 18/00571/FUL	Withnell	Brinscall Plumbing and Building Supplies, 17 Hartington Road	Change of use from builders and plumbers merchants to office suites, erection of part single storey rear extension and erection of workshop/garage building	0	0.01	0	0.01	0	0	0	0	0.02
Sub Total				0	0.01	0	0.01	0	0.20	0	0	0.22

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/ E(c) (ha)	Total (ha)
Employment Uses Outside Existing/Defined Areas												
20/00819/FUL 20/01353/MNMA	Adlington	Land at Market Street, Part of Adlington South Business Park, Huyton Road	Erection of industrial unit	0	0	0	0	0.01	0	0	0	0.01
15/00888/FULMAJ 17/00829/FULMAJ 18/00162/FULMAJ	Bretherton	Golden Acres Ltd, Plocks Farm, Liverpool Road	Erection of recycling building	0	0	0	0	0.12	0	0	0	0.12
20/01012/FUL 21/01032/FUL	Charnock Richard	Scrap Yard, Town Lane	Erection of two buildings comprising industrial units following demolition of existing buildings and removal of onsite containers, plant and machinery	0	0	0	0	0.82	0	0	0	0.82
22/00949/FUL	Euxton	Dower House, Dawbers Lane	Change of use from a dwelling to offices	0.02	0	0	0	0	0	0	0	0.02
21/00362/FUL	Heapey	Wheulton Health Care Centre, 209 Blackburn Road	Change of use to offices and erection of single storey rear extension	0.02	0	0	0	0	0	0	0	0.02
21/00569/P3PAM	Mawdesley	30 Acres, Gouldings Farm, Hall Lane	Prior approval application under Part 3, Class R of The Town and Country Planning (General Permitted Development) (England) Order 2015 for the proposed change of use of an agricultural building and its curtilage to a use falling within Class B8	0	0	0	0	0	0.03	0	0	0.03
Sub Total				0.04	0	0	0	0.95	0.03	0	0	1.02
TOTAL				0.04	0.01	0	0.01	3.92	0.23	0.62	0	4.83

6. Loss of Employment Land

- 6.1 Throughout the Borough there are many established long-standing industrial sites, which provide valuable sources of local employment. To ensure an adequate supply of employment land Core Strategy Policy 10: 'Employment Premises and Sites' aims to protect existing employment premises and sites last used for employment. This will ensure that the Borough continues to provide a suitable and attractive range of employment sites.
- 6.2 It is estimated that from 2010 to 2023, **28.87 hectares** of land, which was previously in use as employment premises, has been lost to other uses through redevelopment and change of use as identified in Table 7. Of this, **2.67 hectares** has been lost during 2021/23, Table 8 identifies these developments.

Table 7: Loss of Employment Land to Other Uses, 2010 to 2023

Year	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/E(c) (ha)	Total (ha)
2010/11	0	-2.85	0	0	-0.03	0	-0.43	0	-3.31
2011/12	0	-1.35	0	0	-3.13	-2.19	-1.57	-0.30	-8.54
2012/13	0	-0.05	0	-0.80	-0.92	0	-1.39	0	-3.16
2013/14	0	-0.76	0	-0.03	0	-0.04	0	0	-0.83
2014/15	0	-0.52	0	0	0	-0.02	-1.7	-0.29	-2.53
2015/16	0	-0.17	0	-0.07	-0.05	0	-0.34	0	-0.63
2016/17	0	-0.27	0	0	-1.00	-0.01	0	-1.22	-2.48
2017/18	0	-0.36	0	0	-0.23	-0.01	-0.10	-0.00	-0.70
2018/19	0	-2.54	0	0	-0.40	-0.09	0	-0.06	-3.09
2019/20	0	-0.13	0	-0.02	-0.02	0	0	-0.03	-0.2
2020/21	0	-0.07	0	0	0	-0.05	0	-0.01	-0.13
2021/22	0	0	0	-0.02	0	0	-0.56	-0.02	-0.6
2022/23	0	-0.02	0	0	-0.78	0	-1.86	-0.01	-2.67
TOTAL	0	-9.09	0	-0.94	-6.56	-2.41	-7.95	-1.94	-28.87

- 6.3 There is currently planning approval for the loss of **6.84 hectares** of employment land as identified in Table 9, this has yet to be either developed or fully completed. Table 9 takes account of permitted development changes through the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended).

Table 8: Loss of Employment Land to Other Uses, 1st April 2022 to 31st March 2023

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/ E(c) (ha)	Total (ha)
20/01362/P3PAJ	Adlington	76A Railway Road	(General Permitted Development) Order 2015 (as amended) for a change of use from existing office (Class B1a) to 1 dwelling	0	0.01	0	0	0	0	0	0	0.01
19/00969/FUL 20/00497/MNMA	Bretherton	Stoat Hall Fisheries, Back Lane	Demolition of existing buildings and structures and erection of new dwelling and a storage/workshop building to be used as a fishery store/office	0	0	0	0	0.01	0	0	0	0.01
15/00028/FUL 14/707/FUL 13/000993/FULMAJ	Chorley	Former Initial Textile Services, Botany Brow	Erection of 43 dwellings	0	0	0	0	0.76	0	0	0	0.76
17/00875/DEMCON	Chorley	Cowling Mill, Cowling Brow	Application for prior determination for the proposed demolition of mill building and various attached workshops and a gatehouse	0	0	0	0	0	0	1.86	0	1.86
19/00081/P3PAJ	Chorley	Watch Home Care Services, Smith Cottage, 2 West Bank	Prior approval application under Part 3, Class O of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a change of use from offices (Use Class B1a) to 1 dwelling	0	0.01	0	0	0	0	0	0	0.01
19/01119/FUL	Croston	The Royal Bank of Scotland, 23 Town Road	Change of use from RBS Bank (Use class A2) into a coffee shop/bar (Use class A4)	0	0	0	0	0	0	0	0.01	0.01
22/01008/FUL	Euxton	Lynear Technical Services, Unit 29 Roundhouse Court, Barnes Wallis Way	Change of use from general industrial use (Class B2 Use) to beauty, aesthetics and training centre	0	0	0	0	0.01	0	0	0	0.01
TOTAL				0	0.02	0	0	0.78	0	1.86	0.01	2.67

Table 9: Planning Consents for the Loss of Employment Land yet to be Developed/Completed, April 2023

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/ E(c) (ha)	Total (ha)
21/00067/P3PAJ	Adlington	35 Castle House Lane	Prior approval application under Part 3, Class O of The Town and Country Planning (General Permitted Development) Order 2015 (as amended) for a change of use from offices (Class B1a) to 1 dwelling	0	0	-0.01	0	0	0	0	0	-0.01
21/00152/FUL	Adlington	Trades 4 Jobs, 9 Market Street	Alterations to front elevations to include new shop fronts and co-joining both properties at 7-9 Market St	0	0	0	0	-0.02	0	0	0	-0.02
21/00084/FUL	Adlington	The Royal Bank of Scotland, 22 Market Place	Change of use from bank premises to business centre with ground floor cafe	-0.03	0	0	0	0	0	0	0	-0.03
18/00704/OUT 22/00826/REM	Charnock Richard	Lancaster House Farm, Preston Road	Erection of 6no. detached dwellings following demolition of existing buildings	0	0	0	0	-0.42	0	0	0	-0.42
20/01244/FUL	Chorley	The Royal Bank of Scotland, 56 Market Street	Change of use from offices to form young persons living accommodation pods (Class C2 residential institution)	0	0	0	0	0	0	0	-0.04	-0.04
12/00407/FUL 13/00130/FUL	Chorley	The Courtyard, 13-17 Anderton Street	Change of use of Units 13, 15/17 and 19 from office/storage accommodation to 3no. dwellings	0	0	-0.01	0	0	-0.01	0	0	-0.02
22/00119/P3PAN	Chorley	1 West Bank	Prior approval application under Schedule 2, Part 3, Class M(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of an office to 1no. dwelling	-0.01	0	0	0	0	0	0	0	-0.01

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/ E(c) (ha)	Total (ha)
22/00441/P3PAN	Chorley	3 Queens Road	Prior approval application under Schedule 2, Part 3, Class M(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of an office to 3no. residential apartments	-0.02	0	0	0	0	0	0	0	-0.02
20/01134/FULMAJ	Chorley	Haslem Printers Ltd, Standish Street	Change of use from former 'printworks' to 30no. residential apartments, including partial demolition and extension	0	0	0	0	0	0	-0.14	0	-0.14
21/00669/FUL	Chorley	Pasquill, Wigan Lane	Demolition of existing buildings, construction of a showroom building and a gymnasium building	0	0	0	0	0	0	-0.40	0	-0.40
20/00444/FUL	Chorley	Haslem Printers Ltd, Standish Street	Demolition of existing building and erection of new commercial buildings	0	0	0	0	-0.11	0	0	0	-0.11
20/01074/OUT	Euxton	Land to the Rear of 33 Washington Lane	Erection of up to 2no. dwellings, following the demolition of existing buildings	0	0	0	-0.09	0	0	0	0	-0.09
15/00058/FUL	Euxton	The Barn, Dean Hall lane	Change of use of offices (vacant) to 1 dwelling	0	-0.01	0	0	0	0	0	0	-0.01
20/01083/FUL	Mawdesley	Gorse Villa, 43 Gorse Lane	Demolition of existing timber framed, steel clad storage building and steel framed, steel clad industrial unit and erection of a single residential dwelling	0	0	0	-0.02	0	0	0	0	-0.02
21/00622/LBC 20/01087/FUL 21/01290/FUL	Ulnes Walton	Roecroft Farmhouse, Ulnes Walton Lane	Redevelopment of the site, including the demolition and conversion of existing buildings to create 5no. residential dwellings	0	0	0	0	0	-0.30	0	0	-0.30
19/00505/FUL 21/01077/FUL	Wheelton	Workshop Adjacent to 1A Victoria Street	Conversion of workshops into 1 dwelling	0	0	0	0	-0.01	0	0	0	-0.01

Application No.	Parish	Site	Development	E(g) (ha)	B1(a) (ha)	B1(b) (ha)	B1(c) (ha)	B2 (ha)	B8 (ha)	MU (ha)	A2/ E(c) (ha)	Total (ha)
21/01436/P3PAN	Withnell	The Workshop, 2 Churchill Road	Prior approval application under Schedule 2, Part 3, Class M(a) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the proposed change of use of a studio (Use Class E) to 1no. dwelling	-0.01	0	0	0	0	0	0	0	-0.01
12/00084/FULMAJ	Withnell	Withnell Fold Mill	Refurbishment & restoration of chimney & associated building to form office (class B1), demolition of remaining buildings & erection of 37 dwellings	0	0	0	0	-2.07	0	0	0	-2.07
19/00522/FUL	Withnell	Woods Fold Saw Mill, Dole Lane	Erection of dwelling following demolition of existing storage building	0	0	0	0	-0.01	0	0	0	-0.01
21/01480/OUT	Withnell	Workshop, Edge End Terrace, Bolton Road	Outline planning application with all matters reserved for the erection of up to 2no. dwellings, following demolition of workshops	-0.08	0	0	0	0	0	0	0	-0.08
21/01475FULMAJ	Euxton	DXC Technology, Euxton Lane	Erection of 108 dwellings	0	0	0	0	0	0	0	-3.02	-3.02
TOTAL				-0.15	-0.01	-0.02	-0.11	-2.64	-0.31	-0.54	-3.06	-6.84