



Chorley into 2016: Sustainable Resources

Preferred Options Development Plan Document

March 2006

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આ માહિતીનો અનુવાદ આપની પોતાની ભાષામાં કરી શકાય છે. આ સેવા સરળતાથી મેળવવા માટે કૃપા કરી, આ નંબર પર ફોન કરો: 01257 515822

ان معلومات کا ترجمہ آپکی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون کیجئے: 01257 515823

Sustainable Resources
Preferred Options Development Plan Document
March 2006

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About this document

1. This document is the Preferred Options edition of the Sustainable Resources Development Plan Document. A draft accompanying Supplementary Planning Document is the subject of simultaneous consultation and community involvement.
2. This is one of the first policy documents within Chorley's new Local Development Framework the new style local development plan. It relates to one specific topic and will, as other Development Plan Documents are produced, result in a folder of planning policies relating to spatial development in the Borough. The other Local Development Framework document being produced at this time is:- Chorley Town Centre Action Plan and Retail and Leisure Policies.
3. It sets out what is considered to be the Preferred policy options to enable the Council to undertake its responsibility to promote sustainable development in relation to reducing carbon emissions, and to managing water supplies, the use of construction materials and enabling waste recycling.
4. The Sustainability Appraisal Report accompanying this document tests a variety of options that were considered before arriving at this Preferred approach.
5. These documents were approved at the Council meeting on 13 December 2005 for consultation for six weeks from the 15 March 2006.
6. Following the six week period of consultation and community involvement on the content of the Preferred Options, the Council will consider all the comments received in the context of national and strategic planning policy and produce a further version of this document for submission to Government. This document will then be the subject of further consultation and may result in an Examination in Public with a Planning Inspector setting out his or her views on the soundness of the Development Plan Document. The Council would have no choice but to accept the recommendations made by the Inspector.
7. The time table for the whole preparation process set out in the March 2005 edition of Chorley Borough's Local Development Scheme is as follows:
 - Public participation on preferred options March/April 2006
 - Submission to Secretary of State- September 2006
 - Pre- examination meeting – January 2007
 - Examination in Public- March 2007
 - Adoption – October 2007.

How to Make Representations

This draft document has been prepared for consultation and community involvement.

Representations can be made in any of the following ways:

- By post** Planning Policy Section
 Chorley Borough Council
 Council Offices
 Gillibrand Street
 Chorley
 Lancashire
 PR7 2EL
- By fax** 01257 515211
- By e-mail** planning.policy@chorley.gov.uk

For representations to be considered they must be received by the Planning Policy Team no later than 5pm, 25 April 2006.

Background

8. This is the second stage in the production of Sustainable Resources planning policies. The completed policies are to be submitted to the Secretary of State in September 2006.
9. In September 2004 wide ranging public consultation took place on the Issues and Options of the Local Development Framework under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.
10. Renewable energy, and recycling were amongst the wide-ranging issues and options considered during this public consultation. Detailed relevant results are set out in Appendix 1.

Natural Resources and Constraints facing the area

11. In order to reduce carbon emissions and to tackle climate change it is important to minimise resource demand, cut unnecessary use, increase efficiency and generate renewable energy.
12. Management and design issues such as energy reduction, water management and energy efficiency are important and require planning policy consideration together with Building Control Regulations consent.

13. However the generation of electricity from renewable sources is partly dependent on the physical environment specific to Chorley Borough. This provides both **opportunities and restrictions**.
14. In the east of the Borough are sparsely populated upland areas forming part of the West Pennine Moors. On the lower slopes are stone built villages. The central part of the District between the M6 and M61 motorways is more built up, with the principal market and former mill town of Chorley and to the south the industrial/former mining townships of Adlington and Coppull. To the north of Chorley town are the settlements of Clayton-le-Woods, Euxton and Whittle-le-Woods, which have expanded considerably through suburban developments since the 1960s. The west of the Borough is typically lowland countryside which becomes flatter further to the west as it becomes part of the Lancashire Plain. Here, red brick villages are characteristic, the largest being Ecclestone and Croston, which experienced some suburban growth in the second half of the 20th century. However the Borough is considered to be a predominantly urban Borough.
15. In total around 70% of the Chorley Borough is within the Green Belt. There are no Areas of Outstanding Natural Beauty within the Borough but there are 9 designated Conservation Areas, 422 Listed Buildings, and 2 designated Sites of Special Scientific Interest.
16. The accompanying draft Supplementary Planning Document includes maps of those parts of the Borough where a variety of different renewable energy sources would be most appropriately developed. This does not preclude such development in other areas of the Borough.

These energy sources include:

- Wind
 - Hydro power
 - Landfill gas
 - Biomass
 - Solar
 - Anaerobic Digestion
 - Ground Source Heat
17. The maps were taken from the July 2005 report, Opportunities for Renewable Energy in Chorley¹. These were the result of a joint project undertaken by Renewables Northwest, Sustainability Northwest, GONW and the Council and also involving two workshops attended by the public, interested amenity groups and developers.

¹ Opportunities for Renewable Energy in Chorley – 2005- Renewables Northwest, Sustainabilitynorthwest and GONW

18. The conclusions of the report were that given the natural resources of the Borough, in particular wind, there are many opportunities for renewable energy generation feasibly available to be integrated into new and existing developments and as stand alone schemes. The Opportunities for Renewable Energy in Chorley is a technical document to this Preferred Options Document.
19. However, a sole reliance on renewable energy generation to reduce carbon dioxide emissions would be flawed. For example, a building could be constructed of materials that take a lot of energy to be made, have poor energy efficiency, and be designed so that future recycling of materials would be inconvenient, yet generate 10% or more of its energy requirements on site.
20. Following on from the workshops that related specifically to renewable energy a group of about 40 interested people and organisations wished to continue to be involved in evolving a wider policy ambit for using Sustainable Resources in the Borough in the Borough. The group were consulted on how to move forward and a link was set up on the Council's website www.Chorley.gov.uk.
21. Therefore, arising out of these considerations, the Council is producing this Development Plan Document so as to ensure that the sustainable use of resources is embedded in all new development in the Borough and that planning applications for stand alone renewable energy generation schemes are considered in both the local and national context. Transport is a major user of fossil fuels and contributor to global warming. Issues of the location of developments, and accessibility by different types of transport will be considered in the policies to be contained within the forthcoming Core Strategy.

National Context

22. Planning Policy Statement 22-Renewable Energy 2004 sets out the Government's objective to cut the United Kingdom's carbon emissions by 60% by 2050 with real interim progress towards this by 2020.

Strategic Context

23. At the time of writing there are three strategic planning documents that are relevant to Chorley in both the Borough Council and the wider community undertaking its responsibilities to help achieve the above objective through the development of renewable energy alongside improvements in energy efficiency and the development of combined heat and power.
24. The Regional Planning Guidance for the North West adopted March 2003. This will be replaced by a new Regional Spatial Strategy that is due to go to formal Public Consultation in March 2006. The Joint Lancashire Structure Plan was adopted in March 2005. Together these contain the relevant strategic context for the preparation of policy. (Once the draft RSS has been adopted the Joint Lancashire Structure Plan will no

longer be part of the development plan.) In the interests of brevity Appendix 2 refers to the relevant policies.

25. These strategic policies and the Planning Policy Statement provide pointers to the detailed policy considerations that should be contained within the Local Development Framework, under the umbrella term of Sustainable Resources, and fully support the spatial objectives set out below including the objective of setting site specific targets for renewable energy generation.
26. In October 2004 the North West Regional Assembly produced a consultation draft Advancing Sustainable Energy - A Sustainable Energy Strategy For the North West. The finished version has been completed but has not yet been published. (It is hoped that by March that this position may have been changed and this document updated accordingly.)

Relationship with the Community Strategy

27. The Council has aimed to ensure that there is considerable mutual support between the Community Strategy and the Local Development Framework. The public participation that took place on the Community Strategy in 2004 prepared the ground for the involvement in work that took place in the autumn of 2004 on the Issues and Options Paper of the Local Development Framework.
28. The Community Strategy 2005-2025 was published in October 2005. The related actions arising from Chorley Borough's Community Strategy Action Plan 2005-2008 set out in Appendix 3 are relevant when considering the preferred options in the Development Plan Document, and illustrate the wide range of stakeholders and partners that are required in the implementation of the spatial planning of the Borough.

Other Relevant Strategies/Regulations

29. Normally built developments require at least two types of approval- planning permission and Building Regulations consent. The latter is more concerned with ensuring that buildings are well built in terms of meeting construction standards and are safe to use. However, the scope of building regulations is expanding. Part L of the Building Regulations will come into force in April 2006. This will considerably increase the requirement for energy efficiency albeit not necessarily requiring the integration of renewables. It will also introduce the concept of an energy certificate similar to that displayed on new 'white' electrical goods setting out how efficient a building is. This Development Plan Document is primarily concerned with planning requirements but while some of these will be backed up through the implementation of the Building Regulations developers will be encouraged to exceed these standards.
30. It is likely that an energy certificate and an associated energy report will be introduced for all home sales in 2007.

Spatial vision for Chorley for the use of sustainable resources.

31. ***“That by 2016, the principles of sustainable development and, in particular, a positive attitude to reducing carbon emissions, will run through all development activity, with Chorley Borough acknowledged as a leading authority with residents and businesses reaping economic, social and environmental benefits.”***

The following objectives are derived from this vision:

- Increase year on year installed renewable energy capacity in the Borough
- Impose year on year targets for the energy requirements of Buildings to be met on site by renewable energy provision
- Promote the reduction of energy requirements in new developments
- Require the use of construction materials which have been re-used or come from sustainable sources
- In new developments, minimise waste production and encourage the recycling of waste products
- Manage water in a sustainable manner, reducing consumption and making greater use of recycled water in new developments.

Sustainability Appraisal

32. From 27 June to 29 July 2005 a Scoping Report for the Sustainable Resources Documents was sent out for consultation to the four statutory bodies nominated for this purpose (English Nature, English Heritage, Environment Agency and Countryside Agency), and other bodies considered appropriate. The Scoping Report sets out the objectives of the Sustainable Resources Documents, possible options to achieve each objective and a framework to test each option including sustainability objectives.
33. Testing of the options was carried out in September 2005 to identify how each performed against social, economic and environmental objectives in the Sustainability Appraisal Framework. The Preferred Options for this document were then selected based on the testing and recommendations made in the Sustainability Appraisal.
34. The Preferred Options were then tested further in the Sustainability Appraisal in order to predict and assess their effects both individually and cumulatively.
35. The original options for each objective are set out in Appendix 4.

Preferred Options – Development Plan Document Broad outline of Policies for Sustainable Resources.

36. The following outline policies set out an outline of the preferred policy approach for sustainable resources. Following the extensive consultation that will take place on this document in addition to the considerable publicity and work with stakeholders, business and the public already, each policy will have clear objectives in order to monitor the effectiveness of the policies and will have separate indicators. Delivery of the policies will be assessed through the Local Development Framework Annual Monitoring Report.
37. Supporting text will be produced following representations made to the broad outline and principles set out below.

Policy SR1: Incorporating Sustainable Resources into New Development

Outside of conservation areas and excluding listed buildings permission will be granted for development where;

- a) evidence is set out to demonstrate that the design and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change and;
- b) at least 20% of the building materials used are recycled so as to minimise the energy costs of production, all other materials to be sustainably sourced and;
- c) appropriate renewable energy power generation equipment is installed and implemented to provide at least 10% of predicted energy requirements. (This figure is to increase to 15% for any applications received from 2010 onwards) and;
- d) the use of non-grey water is minimised, rainwater is recycled and all hard surfaces are designed to prevent water run off and;
- e) appropriate storage space is made for recyclable waste materials and composting.

SR2: Renewable Energy

Proposals for renewable energy schemes that contribute towards achieving national and regional targets to increase existing capacity for renewable energy generation will be supported and planning permission granted where the following criteria are met:

- a) The proposal would not have an unacceptable impact on the landscape character and visual appearance of the local area, including the urban environment.
- b) The objectives of sites with national or local designations are not compromised by the development.
- c) Any noise, odour, traffic or other impact of development is mitigated so as not to cause unacceptable detriment to local amenity.
- d) No significant harm is caused to local nature, ecology and biodiversity.
- e) The development is located in close proximity to the grid network or an end user.
- f) Any significant adverse affects of the proposal are clearly outweighed by wider environmental, social and economic benefits.

Consultation

- 38. Consultation will take place in line with the procedures set out in Chorley Borough's Statement of Community Involvement, Submission to the Secretary of State edition September 2005.

Existing Policies within the Adopted Chorley Borough Local Plan Review 2003.

- 39. The proposed two outline policies would replace policies EP 18- Surface Water Run Off, EP22- Energy Conservation; EP23- Energy from Renewables; EP24- Wind Farms.

Chorley into 2016: Issues and Options was published in September 2004.

The Report was publicly exhibited at 22 locations across the Borough over a six week period between 27 September and 4 November 2004. The Report was made readily available at the Council Offices and upon the Council's web page. Copies were also sent to a large number of relevant groups and organisations. Three forums took place involving local businesses, the Housing Development Forum and the Chorley Civic Society.

The results were as follows:

Under the heading of whether local planning policies should do more to encourage the provision of **renewable energy generation** of those who responded positively to the various options set out ;

75% of those who expressed an opinion **supported** the production of policies, *“which are positive about renewable energy schemes (including preferred locations) but which also provide protection from negative impacts upon the local environment, landscape and homes”*.

45% supported the application of, *“**very tight restrictions** on the development of sources of renewable energy such as wind turbines because of the potential negative impact on local environments. However, this approach is likely to conflict with Government Planning Guidance”*

57% supported the identification of, *“**areas** where renewable energy proposals such as wind farms might be acceptable”*.

80% supported the encouragement of *“**small scale renewable** energy schemes on new and existing developments”*.

In relation to **recycling**, **78%** of those who expressed a positive opinion supported the requirement for, *“employment and housing developments to **make provision** for the storage of wheelie bins and other recycling bins/containers”*.

81% supported a, *“positive policy for the development and relocation of “bring” recycling sites, which emphasises that their provision should not have **an adverse impact** upon the neighbouring environment or surrounding properties.”*

46% supported giving, *“priority to the wider environmental benefits of “bring” recycling sites rather than **their impact upon the neighbouring** environment or surrounding properties”*.

Relevant Strategic Policies.

The Regional Planning Guidance adopted March 2003.

Relevant policies: DP1- Economy in the use of Land and Buildings, DP3- Quality in New Development, SD8- Development in the Wider Countryside, EC5- Regional Investment Sites; RU2- Diversification of the Rural Economy; EQ5- A Regional Approach to Waste Minimisation, ER1- Management of the North West's Natural and Built and Historic Environment; ER2- Landscape Character, ER5- Biodiversity and Nature Conservation; ER7- Water Resources; ER8- Development and Flood Risk; ER11- Secondary and Recycled Aggregates; ER13- Renewable Energy and Energy Efficiency.

Emerging policies in the emerging interim draft Regional Spatial Strategy.

Policies that are relevant; CS2- Core Development Principles; EM4- Integrated Water Management; EM8- Secondary and Recycled Aggregates; EM10- Waste Management and New Development; EM11- A Framework or Sustainable Energy in the NW; EM12- Energy Conservation and Efficiency and Policy EM13: Renewable Energy.

Policies in the Joint Lancashire Structure Plan adopted March 2005. Policy 20; Lancashire's Landscapes; Policy 21- Lancashire's Natural and Man-Made Heritage; Policy 24- Flood Risk; Policy 25- Renewable Energy; Policy 27- Development and Waste Minimisation.

**Chorley Borough’s Community Strategy 2005-2025 and Action Plan 2005-2008
Priority 2- Reducing “Pockets of Inequality”**

Goal 2- To achieve a balanced housing market with good quality housing and more attractive neighbourhoods.

Improve energy efficiency in the private sector (SAP rating)	Reductions in CO2 emissions and reductions in annual fuel costs	420 tonnes £28,000	2006	Chorley Borough Council General Fund, Supporting People, Private Investment	Lead Partner Chorley Borough Council Other Partners Home Improvement Agency/energy suppliers
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Priority 5- To Develop the Character and Feel of Chorley as a Good Place to Live and Visit.

Goal 1- Improve our urban and rural surroundings and enhance the wildlife of the borough to provide an attractive environment for residents, visitors and investors.

Promotional campaign to encourage local businesses to recycle waste	Recycled business waste as % of business waste arising.	10%	2008	Landfill Tax Fund bid	Lead Partner Chorley Borough Council Other Partners LLC. Env. Chorley Civic Society/NWDA/Chamber of Commerce/local businesses
To develop a sustainable energy strategy for the borough	Production of the strategy	Development and completion of the strategy.	2008	Existing resources	Lead Partner Chorley Borough Council Other Partners LLC. / Renewables nw/ SNW
Promote waste minimisation in local businesses	Number of businesses adopting waste minimisation in local businesses	50	2008	Existing Resources	Lead Partner Chorley Borough Council Other Partners LLC/EA/local businesses/LCDL

Sustainable Resources DPD and Sustainable Resources SPD Objectives and Options

- A. Increase year on year installed renewable energy capacity in the Borough;
- *Do nothing (retain current policies)*
 - *Produce criteria based policies that are favourable to renewable energy schemes, giving priority to wider environmental benefits of renewable energy.*
 - *Put forward specific sites for renewable energy schemes and refuse proposals outside these areas.*
- B. Impose increased year on year targets for the energy requirements of buildings to be met on-site by renewable energy provision;
- *Do nothing (retain current policies)*
 - *Impose minimum on-site renewable energy provision requirements for all new developments.*
 - *Impose minimum on-site renewable energy provision requirements for new developments over a certain size.*
 - *Implement policies which are favourable to micro-scale renewable energy technologies.*
 - *Encourage renewable energy provision through negotiation and other means.*
- C. Promote the reduction of energy requirements in new developments;
- *Do nothing (retain current policies)*
 - *Permit only developments where the principles of good site layout and building design minimise energy use and maximise efficiency.*
 - *Require developers to show how they have considered site layout and building design and applied these principles where practical.*
 - *Require energy efficiency of new build units to exceed those required by building control regulations.*
 - *Encourage good site layout and building design by other methods.*
- D. Require the use of construction materials which have been re-used or come from sustainable sources;
- *Do nothing (retain current policies)*
 - *Only allow the use of reused, recycled and/or sustainably sourced materials in construction.*
 - *Where possible encourage the use of reused, recycled and/or sustainably sourced materials in construction.*
- E. In new developments, minimise waste production and encourage the recycling of waste products;
- *Do nothing (retain current policies)*
 - *Require employment and housing developments to make adequate provision for the storage of recyclable material and for composting.*
 - *Ensure new development is adequately served by 'bring' recycling sites.*
 - *Where possible reuse waste products on-site.*
 - *Encourage the processing of recycled waste within the Borough*
- F. Manage water in a sustainable manner, reducing consumption and making greater use of recycled water in new development.
- *Do nothing (retain current policies)*
 - *Require all large developments to utilise Sustainable Drainage Systems (SUDS) to manage rainwater drainage.*
 - *Encourage rainwater collection and grey-water recycling systems to be incorporated in new development and extensions.*
 - *Set targets for reduced consumption of water and increased use of recycled water.*