

Report of	Meeting	Date
Director of Development and Regeneration (Introduced by the Executive Member for Economic Development and Regeneration)	Local Development Framework and Community Strategy Working Group Executive Cabinet	07 February 2007 22 February 2007

SUSTAINABLE RESOURCES- PREFERRED OPTIONS DOCUMENT

PURPOSE OF REPORT

- To seek Members approval for consultation of the attached draft of the Preferred Options Document on Sustainable Resources that will form part of the Local Development Framework..

CORPORATE PRIORITIES

- This Preferred Option document falls within Strategic Objective 5 to, “*Develop the character and feel of Chorley as a good place to live.*” In particular it is part of the Key Project to “Develop a Sustainable Resources Development Plan “which in turn relates to outcome 5.3 that a, “*basket of measures and targets for carbon emission reductions in the Borough to be developed*”.

RISK ISSUES

- The issues raised and recommendations made in this report involve risk considerations in the following categories:

Strategy		Information	
Reputation	■	Regulatory/Legal	■
Financial	■	Operational	■
People		Other	

- Members will be aware that the previous Preferred Options document was abandoned. This was due to procedural problems shared by the majority of local planning authorities in implementing the new spatial planning system and the fundamental changes involved in the presentation and content of Local Development Framework documents. Therefore, it is vitally important that the timetable for this Key Project in the Corporate Strategy be met (and the milestones to be set out in the revised Local Development Scheme) through progressing this further attempt at completing the Preferred Options stage.

BACKGROUND

- The original Preferred Options document for Sustainable Resources was consulted upon in March 2006, together with the Chorley Town Centre Action Area and Retail and Leisure

Policies Preferred Options Development Plan Document. Further Addendum documents were consulted on in June, in response to serious concerns by the Government Office for the North- West. These concerns were about the inclusion of only one option for each proposed policy area, as well as a number of other presentational considerations that could all lead to the Inspectorate finding the Plan “unsound”. This would have resulted in having to prepare the documents all over again, as has happened to a number of Councils.

6. Unfortunately the addendum documents did not adequately resolve the issues that had been raised. Following a number of meetings with representatives of the Government Office it was decided to produce the now third version of the Preferred Options document for Sustainable Resources attached as Appendix A. This does include the use of policy area alternatives and a detailed discussion of the advantages and disadvantages of these different options plus an invitation to consultees to suggest their own alternatives. The Preferred Options document for Retail, Leisure and the Town Centre is currently on hold. Even with the delay in progressing the Preferred Options documents Chorley is still further ahead than many Councils in its plan production.
7. I am confident following liaison with GONW that procedurally we are now on the right track in the way the options are presented. After forthcoming consultation on the Preferred Options document the representations received will be analysed, considered, and reported to Members. The next step will be for fully pledged policies to be drawn up, consulted upon and sent to the Planning Inspectorate at what will be the Submission stage of preparation. The Inspector will consider any representations received at this point and following an Examination in Public a binding report will be sent to the Council setting out in what form the finalised document should be for adoption.
8. There is an increased body of government guidance and policy on how local authorities should address the challenges of Climate Change. In December the Government published two documents for consultation Planning and Climate Change- Supplement to Planning Policy Statement 1; and Building a Greener Future; Towards Zero Carbon Development. It has also published the Code for Sustainable Homes- A Step Change in Sustainable Home Building Practice, and another consultation document Water Efficiency in New Buildings. These demonstrate that the use of renewable energy, and materials enabling low carbon developments, will increasingly be the “norm”. This is particularly the case for housing. These documents, together with the reference in the Government’s White Paper on the importance of local authorities taking a lead on climate change, make clear that the Council’s approach of a taking a wide ranging approach to reducing carbon emissions is in the forefront of national policy.
9. The Council has an element of discretion as to how and when it reacts to, and responds to its responsibilities. The Preferred Options document sets out the national and regional constraints, links to a number of local strategies, including the Community Strategies and then has a number of policy options that could be the basis for draft policies at Submission Stage.
10. It is vital to understand that the new Planning system does not just relate to land use issues. Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.
11. A Sustainability Appraisal Report will accompany the publication of the Preferred Options Document.

THE CONTENT OF THE PREFERRED OPTIONS

12. The Preferred Option Document is required to set out national and regional policy, linkages to both the County’s and the Council’s Community Strategy and to the special

characteristics of the Borough. This Preferred Options document has been produced to explore, through a number of alternatives ways, how the Borough with its significant natural resources could deliver its potential to reduce carbon emissions and mitigate climate change. The spatial vision contained in the Preferred Options document is,

“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:

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

13. The two policy areas considered are SR1: Incorporating Sustainable Resources Into Development and SR2: Renewable Energy. These directly relate to national and regional policy imperatives. Each policy option area has alternatives that are considered in detail exploring the positive and negative aspects of each policy option. It is then explained why a particular option has been chosen to be the Council’s preferred option for the purposes of the consultation.
14. Members may find the way in which both the negative and positive impacts are discussed unusual. However, to ensure that considered consultation takes place it is important that all aspects of the options are explored which may in turn increase genuine debate and dialogue with stakeholders and the public during the consultation period. This level of detail and approach is important to ensure that the Development Plan is not considered procedurally unsound.
15. I have set out the policy options below but would urge members to consider the document as a whole. It is particularly important to make clear that the Council’s preferred options will not necessarily become the policies presented at Submission stage. This is to ensure that the Council is seen to be, and is, open to alternative options as well as being receptive to comments made during the consultation process.

Option One- SR1-Incorporating Sustainable Resources into Development (Preferred Option)

- That all developments be designed to take a holistic approach to sustainability encompassing design, materials, energy efficiency, climate proofing, waste management including composting.

And;

- That all developments, including changes of use and extensions will include on site energy production at least 10% of predicted energy requirements, to increase on year on year basis.

Option Two- SR1 Incorporating Sustainable Resources into Development

- That all developments be designed to take a holistic approach to sustainability encompassing design, materials, energy efficiency, climate proofing, waste management including composting.

And;

That all new development for housing over 3 dwellings and other uses over 500m sq will include on site energy production at least 10% of predicted requirements, to increase on year on year basis

Option Three- SR1 Incorporating Sustainable Resources into Development

- **That all developments be designed to take a holistic approach to sustainability encompassing design, materials, energy efficiency, climate proofing, waste management including composting.**

And;

- **That all new development for housing over 10 dwellings and other uses over 1000 sq m will include on site energy production at least 10% of predicted requirements, to increase on year on year basis.**

Option One- SR2-Renewable Energy (Preferred Option)

- **That renewable energy developments satisfy local amenity criteria; the objectives of sites with national or local designations are not compromised; noise; odour or traffic impact is mitigated; local nature or ecological assets are not harmed, it is located close to the grid network or end user and any significant adverse effects are clearly outweighed by wider environmental, social and economic benefits.**

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Option Two- SR2-Renewable Energy

- **That renewable energy developments satisfy local amenity criteria but landscape and visual amenity considerations are discounted; the objectives of sites with national or local designations are not compromised; noise; odour or traffic impact is mitigated; local nature or ecological assets are not harmed, it is located close to the grid network or end user and any significant adverse effects are clearly outweighed by wider environmental, social and economic benefits.**

COMMENTS OF THE HEAD OF HUMAN RESOURCES

16. This report has no apparent HR implications.

COMMENTS OF THE DIRECTOR OF FINANCE

17. There will be an additional cost associated with extending the consultation but this will be contained within the budget set aside for work on the Local Development Framework.

RECOMMENDATION

18. That the Executive Cabinet endorse the draft document and approve it for consultation and community involvement purposes with any necessary minor amendments delegated to the Director of Development and Regeneration.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

19. The whole process of preparing a Sustainable Resources document could have been abandoned but this is such an important policy area which local research has shown has great potential to help address climate change that it is considered it should be pursued in the way recommended to Members.

REASONS FOR RECOMMENDATION

- ❑ To fulfil the Council's Corporate Strategy commitment.
- ❑ The implementation of the plan will have a positive environmental impact, it will help those vulnerable to fuel costs and would help give local businesses a competitive advantage in the growth area of renewable technologies.
- ❑ It would enhance Chorley's reputation as a forward acting Borough.

JANE E MEEK
DIRECTOR OF DEVELOPMENT AND REGENERATION

Background Papers			
Document	Date	File	Place of Inspection
Addendum to Sustainable Resources Preferred Options Document	June 2006		Gillibrand Street Office*
Sustainable Resources Preferred Options Document	March 2006		
Opportunities for Renewable Energy in Chorley	July 2005	***	
Draft Supplementary Planning Document	November 2005		
Preferred Options Report-Sustainable Resources	November 2005		

Report Author	Ext	Date	Doc ID
Louise Nurser	5281	08 February 2006	Tdrive/louise/reports/preferredoptions1