

Chorley into 2016:
Sustainable Resources
Preferred Options Development Plan Document

March 2007

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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 2007**

How to Make Comments

This draft document has been prepared for consultation and community involvement. Comments can be made in any of the following ways:

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

For comments to be considered they must be received by the Planning Policy Team no later than 5pm, XXX XX 2007.

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About this Document

1. This document aims to promote sustainable development through reducing carbon emissions; managing water supplies; the use of construction materials; encouraging waste recycling and the promotion of renewable energy capture.
2. It sets out Preferred Options – ways of achieving these aims. It does this by proposing a number of broad policy choices and then gives you the chance to draw conclusions as to which option would be the most suitable. It also gives you the chance to suggest your own alternatives, to deal with the pressing requirement for development to be sustainable.
3. Previous consultation has taken place on this policy area in March and June of 2006. Comments made then will still be considered so they do not need to be repeated now.
4. However, the Government Office for the North West had been concerned that a genuine choice of options had not been set out. Therefore this document is intended to give a wider range of options. It also makes clear that there may be other options that have simply not been considered because the Council has not been aware of them. If this is the case please suggest them now. By broadening out the options it is hoped that a wider range of choices are available and that there will be a wide range of comments made. This “bottoming out” of the issues at this stage gives the Council the chance to resolve many issues in an informal way so that when the draft policies are formally consulted at the next stage of preparation, in the Submission document, they are generally supported.
5. This is one of the first policy documents within Chorley’s new Local Development Framework (the new style local development plan). It covers 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. It builds on the consultation that took place on the Issues and Options of the Local Development Framework¹ in the autumn of 2004.
6. The Sustainability Appraisal Report produced with this document tests a variety of options that were considered before arriving at this Preferred approach.
7. The timetable for the whole preparation process is set out below:
 - Public participation on preferred options March/April 2007
 - Submission to Secretary of State - October – November 2007
 - Pre- examination meeting – February 2008
 - Examination in Public - April 2008
 - Adoption – November 2008.

¹ under Regulation 25 of the Town and Country Planning (Local Development) (England) Regulations 2004.

Background

8. Opportunities to reduce carbon emissions will arise with every planning application for a new building, extension or changes of use. Some developments will be to generate renewable energy such as anaerobic digestion or wind power. These will contribute to Lancashire's renewable energy targets which are linked to international commitments made by Central Government.
9. This document covers the sustainable use of materials and energy in all types of development as well as schemes solely concerned with renewable energy on a large scale. It sets out the inter-relationship between the objectives of relevant local and regional strategies as well as the special characteristics of Chorley Borough.
10. To keep the document short detailed supporting background information is available separately.
11. Given the fast evolving nature of relevant technologies and related legislation, including Building Regulations, a detailed draft Supplementary Planning Document on Sustainable Resources² provides useful background information and technical advice, including useful contacts. This was consulted in March 2006 at the same time as the original Preferred Options document. Much of its content remains relevant. However, it will be amended and updated on adoption of this Development Plan Document to include advice on how to work out the forecast energy use in different types of buildings and how to calculate the contributions that will be required from renewable sources. It will also include a reference to the Code for Sustainable Homes.
12. Transport is a major user of fossil fuels and contributor to global warming, being responsible for 24%³ of the UK's carbon emissions. Issues of the location of developments, and accessibility by different types of transport will be considered in policies to be contained in a separate Core Strategy document to be produced later.

National Context

13. The purpose of the Climate Change and Sustainable Energy Act 2006 is to, "*enhance the United Kingdom's contribution to combating climate change.*" Local authorities will be required to:
 - Improve efficiency in the use of energy
 - Increase the amount of electricity or heat through small scale "micro" generation or other low emission technology or source
 - Reduce the emissions of greenhouse gases – particularly carbon dioxide
 - Reduce the numbers of households living in fuel poverty.

² To be finalised and adopted once the Council has receipt of the Inspector's recommendations following the Examination in Public into the DPD.

³ Source – Climate Change the UK Programme

14. The Government's objective is to cut the United Kingdom's carbon emissions by 60% by 2050 with real interim progress towards this by 2020. National Planning Policy Statement 22 - Renewable Energy sets out how the planning system will contribute to this. Domestic properties produce just under a third of the country's carbon emissions whilst the business sector accounts for another 28%⁴.
15. More specifically Planning Policy Statement 22 sets out the importance the Government attaches to renewable energy in particular that, "*the wider environmental and economic benefits of all proposals for renewable energy projects, whatever their scale, are material considerations that should be given significant weight in determining whether projects should be granted planning permission.*"
16. In a Ministerial Statement of 8 June 2006 Yvette Cooper made clear that all planning authorities are expected to set out policies requiring a percentage of energy to be generated on site where viable and that they are to, "*take account fully of the positive approach to renewables set out in PPS 22...*". The Chancellor in his pre Budget Statement in December 2006 referred to all new homes by 2016 being "zero carbon".
17. A draft Planning Policy Statement: Planning and Climate Change (a supplement to PPS1) was released for consultation in December 2006. This makes it clear that planning has an important role in combating global warming and that this role is central to both producing development plan documents and to assessing planning applications. Due to the importance of climate change the draft PPS states that all substantial developments should include renewable energy capture so as to reduce carbon emissions by at least 10% irrespective of whether there is an adopted planning policy seeking to do this.
18. The Stern report to Government has set out the important role that planning has in combating climate change and that, "*the costs of stabilising the climate are significant but manageable and that delay would be dangerous and much more costly*".
19. Building Regulations which set minimum construction standards, have become increasingly strict and will continue to become more challenging particularly in the use of energy.
20. The Code for Sustainable Homes was published in December 2006. It sets out a standard, easily recognisable rating for sustainable homes. All publicly funded houses will be required to reach Level 3 of the Code which is significantly more stringent than the Building Regulations. The consultation document Building a Greener Future: Towards Zero Carbon Development has as its objective that by 2016 new homes will produce no carbon emissions. That is rated as Code 6 of the Code for Sustainable Homes. This rating does not just relate to the energy efficiency of a building but also to the wider sustainability of the development. By 2008 it would be mandatory for all new homes to have a Code rating. It also sets out a draft time- table as to when each higher Code level is likely to be reflected in the Building Regulations.

⁴ www.defra.gov.uk/environment/climatechange/uk/transport/index.htm

21. Concurrently, a consultation document on Water Efficiency in New Buildings has been released. This stresses the importance of reducing water usage and considers that the best way forward is through amendments to the Building Regulations.
22. By 2007 all new homes will also have to have an Energy Performance Certificate providing key information about the energy efficiency/carbon performance of the home.
23. This Preferred Options document is the local response to these increasingly strong national and global imperatives.

Regional and Local Context

24. When this Sustainable Resources document is adopted it will be part of the Development Plan. Which will also comprise saved policies from the Chorley Borough Local Plan Review, the North West of England Regional Spatial Strategy, and the Lancashire Minerals and Waste Local Plan.
25. Advice set out in Planning Policy Statements are not to be repeated in local documents as under the new planning system it is considered unnecessary to duplicate national policies.
26. Currently the Regional Spatial Strategy for the region is the Regional Planning Guidance for the North West adopted in March 2003. This will be replaced by a new Regional Spatial Strategy whose Examination in Public finished earlier in the year. Until this plan is adopted, the Joint Lancashire Structure Plan (adopted March 2005) remains part of the development plan. Work is taking place on a replacement to the Lancashire Minerals and Waste Local Plan, but until this is completed and the new Joint Lancashire Minerals and Waste Development Framework adopted, this will continue to be the relevant planning document relating to waste issues. In the interests of brevity Appendix 2 refers to the relevant policies.
27. These strategic documents and the Planning Policy Statement provide pointers as to what type of sustainable resources policy options should be considered and consulted on prior to producing the more detailed policies which will be produced at the next – submission – stage of this document.
28. In July 2006 the North West Regional Assembly published Advancing Sustainable Energy - A Sustainable Energy Strategy For the North West. This makes clear that all energy users of the North West have a responsibility to cut their carbon emissions.
29. The Lancashire Economic Partnership's Lancashire Environmental Strategy includes Energy and Environmental Technology as one of its Regional Priorities in the development of the Knowledge Economy,. Therefore the development of a strong local demand for renewable technology and technologies or design skills to cut down on energy use will directly contribute to this regional priority.

Relevant Community Strategy Objectives

30. Ambition Lancashire 2005 – 2025. The Community Strategy for Lancashire sets out a number of actions; of these the following have a direct link to the Preferred Options for this Sustainable Resources Development Plan Document.
31. These are to:
- Promote energy efficiency in the domestic and business sector, especially among the most intensive users.
 - Encourage the development and deployment of renewable energy technology.
32. In developing Chorley Borough's own Community Strategy⁵ there was close liaison with the preparation of the Local Development Framework. Indeed Planning Officers assisted with the consultation on the early stages of the Community Strategy. This joint working prepared the ground for work in the autumn of 2004 on the Issues and Options Paper of the Local Development Framework, which in turn directly influenced options for sustainable resources.
33. One of the related actions in the Chorley Community Strategy of the Community Strategy is to develop a sustainable energy strategy for the Borough by 2008. This falls within its Goal 1 to *"Improve our urban and rural surrounds and enhance the wildlife of the borough to provide an attractive environment for residents, visitors, and investors"*. The Sustainable Resources policy and the additional information that is contained within the draft Sustainable Resources Supplementary Planning Document will be complementary to this.
34. The Chorley Community Strategy also refers to waste minimisation, increased recycling and improvement in the energy efficiency of private sector housing. Reducing waste; ensuring that recycling facilities are designed into all developments at the planning application stage; and requiring that developments are designed to be energy efficient, are all considered as possible options. Appendix 3 taken from the Community Strategy sets out the large number of partners that are working together with the Council on these shared priorities. Partners include the Home Improvement Agency, energy suppliers, Lancashire County Council, Chorley Civic Society, the North West Development Agency, the Chamber of Commerce, local businesses, Renewables Northwest, Sustainability Northwest, the Environment Agency, local businesses and Lancashire Community Development Limited (LCDL).

Issues and Evidence Specific to Chorley Borough

35. There is national and international consensus that global warming is a fact and that one way to prevent the negative impacts of global warming is to reduce carbon emissions.

⁵ Chorley Borough's Community Strategy 2005-2025 was published in October 2005.

36. To do this and for Chorley to play its part in tackling climate change it is important to minimise resource demand, cut unnecessary use, increase efficiency and generate renewable energy.
37. Initiatives such as energy reduction, water management and energy efficiency are important and require planning policy consideration together with Building Regulations consent. It is unlikely that they will have any obvious negative impact on the environment.
38. However, the generation of electricity from renewable sources is dependent on the physical environment. This is self- evidently specific to Chorley Borough. The environment of Chorley, including its climate and topography provides both opportunities and restrictions. The following describes the physical characteristics of the Borough.
39. 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, 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.
40. Around 70% of the Chorley Borough is within the Green Belt. There are no Areas of Outstanding Natural Beauty but there are 9 designated Conservation Areas, 422 Listed Buildings (of architectural or historic interest), and 2 nature conservation Sites of Special Scientific Interest.
41. In 2005 the Council published a report on Opportunities for Renewable Energy in Chorley. This concluded work done by a joint working party made up of representatives from Renewables Northwest, Sustainability Northwest, (sponsored by the GONW) the Council, the public and other stakeholders. The report is part of the evidence base on which the options in this Sustainable Resources Development Plan Document are based.
42. The separate draft Sustainable Resources Supplementary Planning Document includes maps that were taken from this study which identified a variety of different renewable energy sources would be most appropriately developed and the opportunities for these technologies to be implemented.
43. These energy sources include:
 - Wind
 - Hydro power
 - Landfill gas
 - Biomass

- Solar
- Anaerobic Digestion
- Ground Source Heat

44. The maps were presented at the second of two workshops attended by the public, interested amenity groups and developers as part of the study. These maps show the various opportunities for capturing renewable energy, they do not show where generating development will/or will not be permitted. In line with national advice it is considered more appropriate that these maps be contained within a Supplementary Planning Document but they will inform consideration of any planning applications for stand alone renewable energy generation. This work has been complemented by a study undertaken by the Lovejoy Consultancy in a report which sets out landscape sensitivity to wind development. Excerpts from this will be included in the adopted version of the Supplementary Planning Guidance.
45. In addition, it is important to note that the average rainfall at the nearest weather station is 871 mm per year, compared to the national average of 838 mm⁶. Therefore, this is significant in that there is the opportunity to utilise this on site and so save money and resources through not treating water. However high rainfall is also a threat in that surface water run-off needs to be managed effectively to reduce the risk of localised flooding.
46. The conclusions of the Opportunities for Renewable Energy in Chorley were that given the natural resources of the Borough, in particular wind, there are many opportunities for renewable energy generation to be integrated into new and existing developments (micro-generation) and as stand alone renewable energy schemes.
47. The Council has produced this Preferred Options document to consult on how Chorley, with its significant natural resources, can undertake its responsibility to reduce carbon emissions and mitigate climate change.

A Spatial Vision - for the use of sustainable resources in Chorley

48. The following is a positive spatial vision for Chorley;

“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 Council acknowledged as a leading authority enabling residents and businesses to reap economic, social and environmental benefits.”

49. The following objectives are derived from this vision:

- Promote the reduction of energy requirements in new developments
- Minimise waste production and encourage the recycling of waste products in new developments

⁶ www.metoffice.gov.uk/climate/uk/averages/19712000/sites

- Require the use of construction materials which have been re-used 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 capture
- Increase year on year installed renewable energy capacity in the Borough

Sustainability Appraisal

50. 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 original Sustainable Resources Documents, possible options to achieve each objective and a framework to test each option including sustainability objectives.
51. Testing of the options was carried out to identify how each performed against social, economic and environmental objectives in the Sustainability Appraisal Framework. The Preferred Options for this document were then informed by the testing and recommendations made in the Sustainability Appraisal.
52. The options below have been tested through rigorous sustainability appraisal and have helped informed which of the options set out is considered to be the most appropriate. The relevant amended text is attached as Appendix 4.

THE OPTIONS

53. The following policy **OPTIONS** for two policies; Policy SR1: Incorporating Sustainable Resources into New Development and Policy SR2: Renewable Energy Schemes, are considered below. The pros and cons of each option is considered, how each option performs in relation to sustainability and the Council's preferred option is identified.
54. It is important to reiterate that other **ALTERNATIVE** options that have not been considered are welcomed.
55. Following the consultation period the Council will consider the comments made and produce a Submission version of this document with policies, targets, indicators and supporting text.

Policy SR1: Incorporating Sustainable Resources into New Development

56. The options set out here are informed by the national, regional and local context as well as the response from the 2004 Issues and Options consultation. These policy options are intended to relate to applications for a variety of uses to ensure that the opportunity is taken to reduce carbon emissions from the built environment.

Feedback from Issues and Options consultation

- *Under the heading of whether local planning policies should do more to encourage the provision of renewable energy generation of those who responded to the various options set out.*
 - ***80%** supported the encouragement of "**small scale renewable** energy schemes on new and existing developments".*
 - ***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".*
 - *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".*
57. Following from this positive response and taking into account the national requirements the following options are considered.

Option One- SR1

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

And;

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

58. This overall approach is very much in line with the advice set out in the draft Supplement to Planning Policy Statement 1: Planning and Climate Change as it ensures that all aspects of carbon emissions are reduced. It also reflects the methodology set out in the Code for Sustainable Homes but for all types of development not just for dwellings.
59. All development requiring planning permission is intended to be covered by this policy option. This will include use changes and extensions to existing buildings. This is to ensure that as many opportunities as possible are seized to promote energy efficiency, the sustainable use of water resources, the management of waste and to integrate good design and micro renewable energy generation into developments.
60. It may be that there are proposals that are of such a small scale that it would be unreasonable to apply the above policy option. In these cases the onus would be on the applicant to set out why it would be impracticable. This requirement should ensure that developers and architects and builders explore the most sustainable methods.
61. The sustainable management of construction waste would be included within this option to ensure that developers are aware of their responsibility set out in the Lancashire Minerals Waste Local Plan to minimise waste. A draft Supplementary Planning Document on Waste Minimisation has been produced by the Joint Lancashire Planning Authorities that gives greater guidance on this subject.
63. The responsible use of water resources and the ability to cope with extremes of rainfall requires developments to be designed to cope with extremes of heat (drought) and flash flooding. This can include simple methods such as including water butts in gardens.
64. The integration of appropriate Sustainable Urban Drainage Systems (SUDS) is an important way to deal with these challenges. However, in the past there have been issues regarding who is responsible for the maintenance of such systems. Therefore if a SUDS is integrated into a development planning permission will not be granted until a realistic management scheme has been negotiated. An interim Code of Practice for SUDS has been developed by the National SUDS Working Group and can be accessed at www.ciria.org/suds/icop.htm.
65. The increasing year on year targets will be set out clearly in the finalised policy and these are likely to be based on the Government's targets for carbon emissions. By signalling when the targets will increase it will give the development industry adequate warning. If there are likely to be increases in costs associated with renewable energy generation, a staggered approach will make it easier for these costs to be absorbed through changes in working practices, reflections in land values and economies of scale.

66. Given the strong housing market in Chorley it is unlikely that this policy option would prevent housing being built at the rate of provision required by the Regional Spatial Strategy.
67. The Sustainability Appraisal shows this option is broadly positive with a minor consideration being that the cumulative impact of small- scale energy generation features on developments could impact on the quality of the built environment. However, this limited negative impact is more than balanced by the impact on carbon emissions with consequent positive impacts on biodiversity, pollution levels, reducing waste and other environmental issues. If this option were to be carried forward the final policy could be drafted to ensure that the design and integrity of sensitive landscapes, Listed Buildings and Conservation Areas are protected.
68. The evidence from the Opportunities for Renewable Energy in Chorley is that there is considerable opportunity for micro-generation, for example, through wind power, therefore it is likely to be possible to include energy capture devices on small individual properties. Between 2005-2006 42% of all developments in Chorley were for less than 500 square metres in floor area, whilst 66% of all sites were for 1 or 2 dwellings.
69. Importantly, by insisting that all developments, including changes of use and extensions, integrate renewable technology the borough will not only be able to reduce carbon emissions, but ensure that the renewable energy sector, builders and specialist tradespeople in Chorley are familiar with the products available as well as the understanding of the broader sustainability agenda. This will give them a business advantage, over those who have not had this experience, as the requirement for energy capture in developments, and truly sustainable development becomes commonplace nationally.
70. The disadvantage of this option is that it will cause considerable effort for developers, tradespeople, the Council and members of the public to design and assess developments as well as adding what might be perceived as unreasonable red tape to businesses. This strict policy may be considered disproportionate to what positive benefits it may produce.

Option Two- SR1

As Option 1 except....

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

71. Option 2 shares many of the advantages outlined for Option 1. This proposed policy option differs from option 1 in that it does not relate to all developments, nor to extensions and changes of use. It only relates to new developments. This means that the opportunity to improve the quality of the built stock is substantially reduced.
72. This option would have the advantage over options 1 and 3 in that it would be considered more reasonable and cost effective than option 1 but would still result in

considerably more developments contributing to lower carbon emissions than Option 3 (set out below). In Chorley 10% of all developments are for housing over 3 dwellings but fewer than 10 dwellings, with 42 % between 500- 1000 sq.ms.

73. Similarly, to Option 1 it would probably result in the construction industry in Chorley being more familiar with utilising renewable technology and the design and implementation of sustainable developments. This would give a competitive advantage and a more highly skilled workforce.
74. Although, the impact of Option 1 on the viability of bringing forward housing in line with regional provision targets is considered negligible Option 2 should have an even smaller impact on the viability of proposed housing schemes.
75. The Sustainability Appraisal considers that the positive environmental impact of this policy option would be slightly reduced compared to Option 1 as not all development would be required to include renewable energy capture. The Sustainability Appraisal suggests that the economic benefits of this policy would be positive in improving the economy of the Borough, but that the economies of scale linked to bigger developments may be tempered by marginal disadvantages compared to Option 1.

Option Three- SR1

As Options 1 and 2 except.....

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

76. This Option is the conventional policy option that has been used by Council's such as the London Borough of Merton. It has the advantage of being accepted as the "industry standard" and is referred to in the draft Planning Policy Statement: Planning and Climate Change.
77. For developments of this size it is likely that the development professionals involved in submitting applications would have the capacity and capability to integrate renewable technology and design "sustainable developments".
78. The adverse impact of such an option on the housing supply would be very slight.
79. However, it is less likely that those who would design schemes and build them would be based in the Chorley area. Therefore, there would be no economic advantage to have this option as the it is line with draft national guidance of a 10% minimal requirement for 'substantial development' which is defined to be 1000 sq m of useful floor space. This would not place businesses in Chorley at a competitive advantage.
80. The disadvantage of imposing an arbitrary bar under which micro-generation is not required, as it will lead to the unnecessary release of carbon emissions, when Chorley, as set out in the Opportunities for Renewable Energy Study, is well placed to take advantage of its natural resources. Indeed, 84% of development sites between 2005 –

2006 were for under 1000 sq metres and 88% of housing sites were for under 9 dwellings.

81. The Sustainability Appraisal testing for this option suggests that the cumulative visual impact on the built environment would be slight as the numbers of developments including renewables would be limited. The positive environmental impact associated with reducing carbon emissions would be considerable however, given the fewer opportunities the impact would not be so positive as for option 1 & 2. A similar result was recorded for economic impact.

The Council's Preferred Option for Incorporating Sustainable Resources into New Development

82. Option 1 is the Council's preferred option. It will result in the optimum reduction in carbon emissions. Initially, it may be considered by some to be overly ambitious however, the threat of global warming is increasingly considered to be real and its impacts are being felt in increasingly extreme weather conditions. The small proportion of larger developments are such that significant opportunities would be lost.
83. Were Option 1 to become a finalised policy, planning officers would be realistic and show discretion when considering applications. There may be other factors that dictate that the application of the policy to individual schemes is inappropriate. However, the onus should be on the applicant to demonstrate why they are unable to comply with the policy. Even if the 10% target is not achieved it may be possible that through high quality design that some carbon emissions may be saved.
84. Positive impacts would derive through saving energy, reduced running costs for homes and businesses as well as a positive modern image for the Borough through embracing policies to reduce carbon emissions. In addition, the requirement for specialist skills in the renewable and sustainable sector would give businesses in Chorley a headstart. All these point to Option 1 being the most appropriate.

Policy SR2 - Renewable Energy Schemes

85. The options set out here are constrained and informed by the national, regional and local context. These options relate to standalone developments for renewable energy that will produce electricity to be sold into the national grid. All types of renewable energy sources are included in this policy option such as wind power and hydropower.

Feedback from Issues and Options consultation

86. Under the heading of whether local planning policies should do more to encourage the provision of renewable energy generation the relevant responses to stand alone schemes are set out below:
 - *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."*

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

87. Following on from these responses and the national policy to encourage the promotion of renewable energy the following options are set out.

88. As previously stressed there may be other options that the Council has not considered. The Preferred Options stage is the opportunity to bring these to the Council’s attention.

Option One - SR2

- ***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.***

89. The Joint Study undertaken by Renewables North West and Sustainability Northwest Opportunities for Renewable Energy in Chorley makes clear that there are many opportunities for the Borough to contribute to regional and national targets for energy from renewable sources. Although the area, in common with the most of the North West, is well placed to utilise high wind speeds there are other technologies that can be used or may develop due to technological advances.

90. The advice in Planning Policy Statement 22: Renewable Energy and the draft Supplement to Planning Policy Statement 1: Planning and Climate Change is to positively consider applications for renewable energy developments. Option 1 includes a number of issues that will need to be considered to ensure that developments are acceptable. This option will ensure that when considering development within a protected area that has a national or local designation a developer will take account of what makes the area special, and in particular what impact any development would have on these characteristics whether they be visual, historic, or natural or ecological, and if required mitigate any adverse impacts.

91. It also ensures that local amenity issues such as noise and traffic are addressed. A significant number of those who responded to the Issues and Options stage wanted to be able to have very “tight restrictions” on renewable energy schemes because of potential negative impacts on local environments. However, this would run contrary to national planning guidance documents. These clearly set out that the wider economic, social and environmental consequences of renewable generation and its contribution to reducing carbon emissions are likely to outweigh more narrow local amenity issues. It is

not possible to challenge this policy approach contained in the Planning Policy Statements issued by Central Government. The argument is that global warming could have a significant impact on the local environment in the long term, whilst renewable energy schemes are likely to be finite and easily removed.

92. The identification of areas where particular types of renewable energy schemes such as windfarms supported by 57% of respondents would not be appropriate as an option in a Development Plan Document. This is because it may be considered to preclude development in some areas. This runs contrary to advice in Planning Policy Statement 22: Renewable Energy. The maps contained within the draft Supplementary Planning Document, including those illustrating sensitivity to wind developments, can inform both applicants, those determining applications and members of the public without restricting developments to particular areas.
93. Option 1 is in line with the 75% of respondents to the Issues and Options who were positive about renewable energy but were concerned about impacts upon the local environment, landscape and homes. This is because it relates to ensuring that the impacts of proposed developments are mitigated and reduced as opposed to whether the principle of a development is acceptable or not.
94. The Sustainability Appraisal for this policy option shows that there will be positive results through improvements to health, long term impact on biodiversity as climate change is one of the greatest threats to biodiversity, improvements to the quality of the water supply and air quality. It could also result in a positive impact on the economy of Chorley if it is able to exploit growth in the renewable sector.

Option Two - SR2

- ***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.***
(Wording different to Option One is underlined)

95. This option would result in considerably more planning applications for renewable energy schemes being approved as most objections to renewable schemes hinge on visual and landscape impacts. It would therefore result in the generation of additional low/ zero carbon renewable energy. Chorley Borough does not have any Areas of Outstanding Beauty therefore there are no nationally accepted areas of high landscape or visual value. The Borough contains two Sites of Special Scientific Interest the designation of which may not preclude a renewable scheme depending on the specific technology and design of a future application.

96. The option is also broadly in line with the draft Supplement to Planning Policy Statement 1: Planning and Climate Change which suggests that only in the most exceptional cases should landscape impact be considered as a reason for refusal.
97. The Sustainability appraisal for this option makes clear that over time this would result in a negative effect on the built environment and on landscape character in the countryside. However, it would share many of the positive impacts for Option 1.

The Council's Preferred Option.

98. Option 1 is the Council's preferred option. It will balance local environmental issues and the specific characteristics of the Borough with the national, regional and local requirements to reduce carbon emissions and generate energy from renewable sources. The option is couched in terms of impacts so that wherever possible negative impacts can be considered, then avoided, or mitigated. Given the fast evolving nature of this relatively new sector flexibility will be required. Where there are impacts on nationally accepted issues of importance such as protected wildlife, applications will normally be refused. Once developed into a finalised policy the option will allow renewable energy schemes to be approved that have been well designed, taking into account any possible negative impacts. It will also retain the ability to protect the local environment informed through evidence such as the landscape sensitivity to wind developments study contained in the draft Supplementary Planning Document.
99. The Supplementary Planning Document that will accompany any future policy will give detailed advice how differing technologies can be utilised and sets out in detail the impacts of the various technologies and means to mitigate them. Additional information including links to a number of web sites such as www.helm.org.uk which provides advice relating to wind energy, climate change and historic buildings, will also be contained in the document. This information will be updated quickly and regularly through the frequent review of the Supplementary Planning Document.

Appendix 1

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

1. The two Policy options will replace policies EP 18 - Surface Water Run Off, EP22 - Energy Conservation; EP23 - Energy from Renewables; EP24 - Wind Farms.

Appendix 2

Relevant Strategic Policies

1. The Regional Planning Guidance adopted March 2003.
2. 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.
3. Emerging policies in the emerging interim draft Regional Spatial Strategy.
4. Policies that are relevant; DP1 - Core Development Principles; EM5 - Integrated Water Management; EM9 - Secondary and Recycled Aggregates; EM11 - Waste Management and New Development; EM16 - A Framework or Sustainable Energy in the NW; EM12 - Energy Conservation and Efficiency and Policy EM17: Renewable Energy.
5. 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.

Appendix 3

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 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	No. of businesses adopting waste minimisation.	50	2008	Existing Resources	Lead Partner Chorley Borough Council Other Partners LLC/EA/local businesses/LCDL

Appendix 4

SR1 Option 1

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

That **all** developments, including changes of use and extensions will include on site energy production at least 10% of predicted energy requirements, to increase with government targets.

SR1 Option 2

As option 1 except

That all development for housing over 3 dwellings and other uses over 500m sq will include on site energy production... targets.

SR1 Option 3

As option 1 except

That all development for housing over 10 dwellings and other uses over 1000 sq m will include on site energy production... targets.

SA Obj	Option 1				Option 2				Option 3			
	ST	MT	LT	Comments	ST	MT	LT	Comments	ST	MT	LT	Comments
1	/	/	/	No link.	/	/	/	No link.	/	/	/	No link.
2	/	/	/	No link.	/	/	/	No link.	/	/	/	No link.
3	0	0	+	Over time this option should have positive health benefits in the long term if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that cause pollution.	0	0	+	Over time this option should have positive health benefits in the long term if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that cause pollution.	0	0	+	Over time this option should have positive health benefits in the long term if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that cause pollution, although the impact will be less than options 1 and 2.
4	0	+	++	This option should have a significant positive impact in terms of the provision of more resource efficient housing.	0	+	++	This option should have a significant positive impact in terms of the provision of more resource efficient housing, although the impact will not be as great as option 1.	0	+	++	This option should have a positive impact in terms of the provision of more resource efficient housing, although the impact will not be as great as option 1 or 2.

SA Obj	Option 1				Option 2				Option 3			
	ST	MT	LT	Comments	ST	MT	LT	Comments	ST	MT	LT	Comments
5	/	/	/	No link.	/	/	/	No link.	/	/	/	No link.
6	/	/	/	No link.	/	/	/	No link.	/	/	/	No link.
7	/	/	/	No link.	/	/	/	No link.	/	/	/	No link.
8	/	/	/	No link.	/	/	/	No link.	/	/	/	No link.
9	0	0	-	Over time this option could have a minor negative effect on the appearance of the built environment as on-site renewables are installed.	0	0	-	Over time this option could have a minor negative effect on the appearance of the built environment as on-site renewables are installed.	0	0	0	Although this option could have a minor negative effect on the appearance of the built environment, it is likely to be limited as the option only applies to larger developments.
10	0	0	-	Over time this option could have a minor negative effect on the appearance of the countryside as on-site renewables are installed.	0	0	-	Over time this option could have a minor negative appearance on the countryside as on-site renewables are installed.	0	0	0	Although this option could have a minor negative effect on the appearance of the built environment, it is likely to be limited as the option only applies to larger developments, which rarely occur in the countryside.
11	0	+	++	Over time this option should have a significant positive effect on biodiversity and habitats if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause pollution.	0	+	++	This option should have a similar significant positive effect to option 1, although its impact will be slightly reduced as not all developments are required to have on-site energy production.	0	+	+	Overall this option should have a positive effect on biodiversity and habitats, although its impact is likely to be less than options 1 and 2, as only larger developments are required to have on-site energy production.
12	0	+	++	Over time this option should help to lead to a significant improvement in the quality of inland waters if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause	0	+	++	This option should have a similar significant positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	+	++	Overall this option should have a significant positive effect, although its impact will be reduced in comparison to options 1 & 2, as only larger developments are required to have on-site energy

SA Obj	Option 1				Option 2				Option 3			
	ST	MT	LT	Comments	ST	MT	LT	Comments	ST	MT	LT	Comments
				water pollution.								production.
13	0	+	++	Over time this option should help to lead to a significant improvement in air quality if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause air pollution.	0	+	++	This option should have a similar significant positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	+	++	Overall this option should have a significant positive effect, although its impact will be reduced in comparison to options 1 & 2, as only larger developments are required to have on-site energy production.
14	0	0	0	Neutral.	0	0	0	Neutral.	0	0	0	Neutral.
15	0	+	++	Over time this option should have significant positive effects in terms of mitigating and adapting to climate change if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause air pollution.	0	+	++	This option should have a similar significant positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	+	++	Overall this option should have a significant positive effect, although its impact will be reduced in comparison to options 1 & 2, as only larger developments are required to have on-site energy production.
16	0	+	++	Over time this option should lead to a decrease in demand for raw materials used in the production of non-renewable sources of energy and have a significant positive effect.	0	+	++	This option should have a similar significant positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	+	++	Overall this option should have a significant positive effect, although its impact will be reduced in comparison to options 1 & 2, as only larger developments are required to have on-site energy production.
17	0	+	++	Over time this option should have a significant positive impact in terms of minimising energy use, promoting efficient energy use and increasing the use of energy from renewable resources.	0	+	++	This option should have a similar significant positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	+	++	This option should have a significant positive effect, although its impact will be reduced in comparison to options 1 & 2, as only larger developments are required to have on-site energy production.
18	0	+	++	Over time this option should have a significant positive impact on reducing waste.	0	+	++	Overall this option should have a similar positive effect to option 1 as all developments will be designed to take a holistic approach to waste management..	0	+	++	Overall this option should have a similar positive effect to options 1 & 2 as all developments will be designed to take a holistic approach to waste management.

SA Obj	Option 1				Option 2				Option 3			
	ST	MT	LT	Comments	ST	MT	LT	Comments	ST	MT	LT	Comments
19	/	/	/	No link.	/	/	/	No link.	/	/	/	No link.
20	0	+	+	Over time this option should have a positive effect in terms of exploiting growth in the renewables/energy efficiency/sustainable waste management sectors.	0	+	+	This option should have a similar positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	0	+	This option should have a positive effect, although its impact will be reduced in comparison to options 1 & 2 and may take longer to occur, as only larger developments are required to have on-site energy production.
21	0	+	+	If this option results in greater levels of renewable energy production it may have a positive impact on the Borough's image.	0	+	+	This option should have a similar positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	0	+	This option should have a positive effect, although its impact will be reduced in comparison to options 1 & 2, as only larger developments are required to have on-site energy production.
22	0	+	+	This option may have a positive impact on delivering an urban renaissance.	0	+	+	This option may have a similar positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	0	+	This option may have a positive effect, although its impact will be reduced in comparison to options 1 & 2, as only larger developments are required to have on-site energy production.
23	0	0	0	Neutral. The impact of this option on delivering a rural renaissance is likely to be limited.	0	0	0	Neutral. The impact of this option on delivering a rural renaissance is likely to be limited.	0	0	0	Neutral. The impact of this option on delivering a rural renaissance is likely to be limited.
24	0	+	+	Over time this option may have a positive impact in terms of job provision in the renewables/energy efficiency/sustainable waste management sectors.	0	+	+	This option should have a similar positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	0	+	This option should have a positive effect, although its impact will be reduced in comparison to options 1 & 2 and may take longer to occur, as only larger developments are required to have on-site energy production.
25	0	+	+	Over time this option may have a positive impact in terms of job provision in the renewables/energy efficiency/sustainable waste management sectors.	0	+	+	This option should have a similar positive effect to option 1, although its impact will be slightly reduced, as not all developments are required to have on-site energy production.	0	0	+	This option should have a positive effect, although its impact will be reduced in comparison to options 1 & 2 and may take longer to occur, as only larger

SA Obj	Option 1				Option 2				Option 3			
	ST	MT	LT	Comments	ST	MT	LT	Comments	ST	MT	LT	Comments
								production.				developments are required to have on-site energy production.

SR2 Option 1

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

SR2 Option 2

Do not have criteria relating to landscape character and visual appearance of the area.

SA Obj	Option 1				Option 2			
	ST	MT	LT	Comments	ST	MT	LT	Comments
1	/	/	/	No link	/	/	/	No link
2	/	/	/	No link	/	/	/	No link
3	0	0	+	This option should have positive health benefits in the long term if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that cause pollution.	0	0	+	This option should have similar positive health benefits to option 1.
4	0	+	++	This option should enable the provision of more resource efficient housing.	0	+	++	This option should have a similar effect to option 1, although the effect may be greater, as development would be less constrained by issues relating to landscape character and visual appearance.
5	/	/	/	No link.	/	/	/	No link.
6	/	/	/	No link.	/	/	/	No link.

SA Obj	Option 1				Option 2			
	ST	MT	LT	Comments	ST	MT	LT	Comments
7	/	/	/	No link.	/	/	/	No link.
8	/	/	/	No link.	/	/	/	No link.
9	0	0	0	This option should have a neutral effect on the built environment as criteria are included relating to the protection of local amenity.	0	-	-	Over time this option is likely to have a negative effect on the built environment as criteria are omitted relating to landscape character and visual appearance of the area.
10	0	0	0	This option should have a neutral effect on the appearance of the countryside as criteria are included relating to the protection of local amenity and the objectives of sites with local and national designations.	0	-	-	This option may have a negative effect on the appearance of the countryside as criteria are omitted relating to landscape character and visual appearance of the area.
11	0	+	++	Over time this option should have a significant positive effect on biodiversity and habitats if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause pollution. .	0	+	++	This option should have a similar positive impact to Option 1.
12	0	+	++	Over time this option should help to lead to a significant improvement in the quality of inland waters if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause water pollution.	0	+	++	This option should have a similar positive impact to Option 1.
13	0	+	++	Over time this option should help to lead to a significant improvement in air quality if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause air pollution.	0	+	++	This option should have a similar positive impact to Option 1.
14	0	0	0	Neutral	0	0	0	Neutral
15	0	+	++	Over time this option should have significant positive effects in terms of mitigating and adapting to climate change if it results in greater levels of renewable energy generation and a reduction in energy production from fossil fuels that can cause air pollution.	0	+	++	This option should have a similar positive impact to Option 1.
16	0	+	++	Over time this option should lead to a decrease in demand for raw materials used in the production of non-renewable sources of energy and have a significant positive effect.	0	+	++	This option should have a similar positive impact to Option 1.

SA Obj	Option 1				Option 2			
	ST	MT	LT	Comments	ST	MT	LT	Comments
17	0	+	++	Over time this option should have a significant positive impact in terms of increasing the use of energy from renewable resources.	0	+	++	This option should have a similar positive impact to option 1.
18	0	+	++	Over time this option should have a significant positive impact on reducing waste by-products from non-renewable resources.	0	+	++	This option should have a similar positive impact to option 1.
19	/	/	/	No link.	/	/	/	No link.
20	0	+	+	Over time this option should have a positive effect in terms of exploiting growth in the renewables sector.	0	+	+	This option should have a similar positive impact to option 1.
21	0	+	+	If this option results in greater levels of renewable energy production it may have a positive impact on the Borough's image.	0	+	+	This option should have a similar positive impact to option 1.
22	0	0	0	Neutral. The impact on delivering an urban renaissance is likely to be limited.	0	0	0	Neutral
23	0	+	+	Over time this option could have a positive effect in terms of rural diversification as some renewable energy generation developments are likely to take place in rural areas.	0	+	+	This option should have a similar positive impact to option 1.
24	0	+	+	Over time this option may have a positive impact in terms of job provision in the renewables sector	0	+	+	This option should have a similar positive impact to option 1.
25	0	+	+	Over time this option should help to provide new job opportunities in the renewables sector.	0	+	+	This option should have a similar positive impact to option 1