



Chorley Borough
Local Development
Framework

Chorley into 2016: Sustainable Resources

Development Plan Document

September 2008



Chorley Borough Local Development Framework

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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 آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون کیجئے: 01257 515823

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Chorley Borough Local Development Framework



Chorley Borough Local Development Framework

Contents

Contents	Page No
1. About this document	3
2. Background	3
3. National Context	4
4. Strategic Context	6
5. Issues and Evidence Specific to Chorley	8
6. Spatial Vision	10
7. The Development Plan Policies	11
Glossary	20



Chorley Borough Local Development Framework



Chorley Borough Local Development Framework

1. About this document

1. This document aims through the control of the grant of planning permissions to enable the inclusion of sustainable methods of construction within residential, commercial and other developments that will reduce carbon emissions; manage water supplies; source construction materials; encourage the recycling of waste and promote renewable energy capture. The document also covers stand-alone renewable energy capture schemes.
2. This is the first policy document 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 document and the evidence based used to prepare it will influence the forthcoming Core Strategy of the Local Development Framework. The implementation of the document is also supported by a Sustainable Resources Supplementary Planning Document.

2. Background

3. This Development Plan Document sets out what policies the Council intends to use when considering planning applications to ensure that the impacts of new development on climate change, and on the environment generally, are as benign as possible. It relates to energy efficiency, the reduction in carbon emissions, construction that is adaptable to climate change, as well as the promotion of renewable energy generation and the wider issue of waste reduction. It will also act as a promotional document to encourage all partners with an interest in the Chorley area to work towards the objective of sustainable development. It has been prepared in close co-operation with a number of stakeholders, in particular United Utilities, the Environment Agency and Natural England.
4. It takes into account the objectives of relevant national, regional and local strategies as well as the distinctive characteristics of Chorley Borough. It also draws heavily on the 2005

report 'Opportunities for Renewable Energy in Chorley'. This detailed evidence demonstrates that there is very significant potential to capture renewable sources of energy in the Borough. This Development Plan Document covers the period up to 2016. It will be reviewed in the event of any significant changes in national or regional planning policies.

5. So as to keep this policy document short detailed supporting background information is contained in separate documents¹.
6. Given the fast evolving nature of relevant technologies and related legislation a detailed Supplementary Planning Document on Sustainable Resources² provides useful background information and technical advice, including useful contacts. The Supplementary Planning Document will expand upon and supplement the Development Plan Document providing guidance to developers about how its policies will be implemented.

1 Technical Supporting Documents are available either from the Council's Offices or on the Council's web site.

2 To be finalised and adopted once the Council has receipt of the Inspector's recommendations following the Examination of this Development Plan Document.



2. Background

7. This Development Plan Document has been prepared in advance of the Core Strategy of the Local Development Framework. This is because Chorley is very well placed to be a leading authority in sustainable resources in the North West and, given the compelling imperative of climate change, as well as the requirements of the Borough Community Strategy, the sooner such principles and policies are implemented the better.
8. Transport is a major user of fossil fuels and contributor to global warming. Issues concerning the location of developments, and accessibility by different types of transport will be considered in policies to be contained in the forthcoming Core Strategy.



**Ecosmart Show Village Chorley:
with thanks to Barratt, Manchester**

3. National Context

9. The purpose of the Climate Change and Sustainable Energy Act 2006 is to, “enhance the United Kingdom’s contribution to combating change.” Local authorities such as Chorley Council are required to:
 - Improve efficiency in the use of energy.
 - Increase the amount of electricity or heat through micro generation or other low emission technology or source.
 - Reduce the emissions of greenhouse gases.
 - Reduce the numbers of households living in fuel poverty.
10. Policies in this document directly relate to these requirements.
11. 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. Planning Policy Statement (PPS) 22 - ‘Renewable Energy’ sets out how the planning system will contribute to this. More specifically PPS22 states 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.”
12. The now former, Chancellor referred to all new homes being “zero carbon” by 2016 in his pre-Budget Statement in December 2006. This requirement has been reiterated in the recent Housing Green Paper. Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy

Greenhouse gases are those in the atmosphere which prevent the sun’s heat reflected from the earth’s surface from escaping into outer space and so contribute to global warming. The most common greenhouse gas is carbon dioxide.

A household is said to be in fuel poverty if it needs to spend more than 10% of its income on fuel to adequately heat their home.



3. National Context

Statement 1 sets out clearly the responsibility that local Council's have to reduce carbon emissions through detailed planning policies that, amongst other things, set targets relating to decentralised energy supplies made up of renewable and low carbon sources, as well as the generation of commercial renewable energy schemes.

13. The Stern Review: 'The Economics of Climate Change' (2006) 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".
14. Building Regulations that set minimum construction standards, have become increasingly strict and will continue to be more challenging particularly in the use of energy. The Code for Sustainable Homes published in December 2006, 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 current Building Regulations.
15. 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. It suggests that by 2008 it would be mandatory for all new homes to have a Code rating. It also sets out a draft timetable as to when each higher Code level is likely to be reflected in the Building Regulations. The Sustainable Code is similar to the BREEAM ratings for the non-domestic sector. The policies in this Development Plan Document directly relate to these measures.
16. Also in December 2006, a consultation document on 'Water Efficiency in New Buildings' was published. This stresses the importance of reducing water usage and considers that the best way forward is through amendments to the Building Regulations.
17. All new developments now require an Energy Performance Certificate. This also relates to the sale of older properties except for some smaller homes, which are likely to be included in the future.
18. This Development Plan Document is the local response to implementing these national objectives and ensuring that Chorley businesses and residents alike are able to benefit from good forward thinking design and best practice.

The Code for Sustainable Homes is an independent assessment and rating system for the design and construction of new homes. The Code for Sustainable Homes is based on the Building Research Establishment's (BRE) EcoHomes methodology and has been developed by the Department for Communities and Local Government and BRE. The Code rates buildings on a level 6 rating scale. More details are available on www.breeam.org.uk



4. Strategic Context

19. This Sustainable Resources Development Plan Document, together with saved policies from the Chorley Borough Local Plan Review, and other forthcoming Development Plan Documents within the Local Development Framework, the Regional Spatial Strategy and the Lancashire Minerals and Waste Local Plan make up the Development Plan. Advice set out in Planning Policy Statements is not replicated in this document as under the new planning system it is considered unnecessary to duplicate published national planning policies.
 20. The current Regional Spatial Strategy is the Regional Planning Guidance for the North West adopted in March 2003. This will be replaced by a new Regional Spatial Strategy which is intended to be adopted in 2008. Until this Strategy is adopted the Joint Lancashire Structure Plan adopted in March 2005 remains part of the Development Plan. Work is taking place on replacing the Lancashire Minerals and Waste Local Plan but until the new Joint Lancashire Minerals and Waste Development Framework is adopted, this will continue to be the relevant planning document relating to waste issues. The Waste Minimisation Supplementary Planning Document is very relevant to this policy document and can be viewed at <http://www.lancashire.gov.uk/environment/lmwlp/index.asp>.
 21. These strategic documents and the national policy statements provide pointers to the detailed policy specific to Chorley that should be contained within the Local Development Framework, under the umbrella term of 'Sustainable Resources'. They fully support the spatial objectives set out below including the objective of setting site-specific targets for renewable energy generation.
 22. 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.
 23. 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, energy saving installations, design and practical construction/manufacturing skills, will directly contribute to this regional priority.
- How the Objectives of the Community Strategies relate to the Sustainable Resources Development Plan Document.**
24. Ambition Lancashire 2005-2025 is the Community Strategy for Lancashire. It sets out a number of actions amongst which the following have a direct link to policies SR1 and SR2 of the Sustainable Resources Development Plan.
 25. The Actions 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.
 26. In developing Chorley Borough's own Community Strategy³ there was close working during the initial preparation of the Local Development Framework. Planning Officers attended the meetings that took place with the public during consultation on

³ Chorley Borough's Community Strategy 2005-2025 was published in October 2005.



4. Strategic Context

the early stages of the Community Strategy. This joint working prepared the ground for the Issues and Options Paper of the Local Development Framework published in the autumn of 2004. This, in turn, directly influenced the two policies SR1: Incorporating Sustainable Resources into New Development and SR2: Renewable Energy. Appendix 4 sets out the relevant extracts from Chorley's Community Strategy.

27. One of the related actions of the Chorley Community Strategy is to develop a sustainable energy strategy for the Borough by 2008. This falls within Goal 1 of the Community Strategy 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 Development Plan Document and the additional information that is contained within the Supplementary Planning Document is complementary to this.
28. The Chorley Community Strategy also refers to waste minimisation, increased recycling and improvements 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 that developments are designed to be energy efficient are all considerations that are directly addressed in the policies in this Development Plan Document. A large number of partners are working together with the Council on these shared priorities. Partners include the Chorley and South Ribble Home Improvement Agency, energy suppliers, Lancashire County Council, Chorley Civic Society, the North West Development Agency, the Chamber of Commerce, local

businesses, Sustainability Northwest, the Environment Agency, local businesses and Lancashire Community Development Limited (LCDL). Both Ambition Lancashire and Chorley's Community Strategy are currently being reconsidered. Early indications are that climate change is increasingly moving up the local agenda and will feature more prominently in revised versions of these Community Strategies.

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 came into force in April 2006. This considerably increases the requirement for energy efficiency albeit not necessarily requiring the integration of renewable energy capture. 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 minimum standards.



5. Issues and Evidence Specific to Chorley Borough

30. 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.
31. 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. This includes the sustainable sourcing and reuse of construction materials and the recycling of waste. Chorley Borough has the one of the highest rates of domestic waste recycling (including composting) in the country (over 40% of all such waste in 2007). The space demands on households to sort, and temporarily store, waste for recycling are large and the design of new housing should take account of this to ensure the high rates improve further. Other forms of development require to be designed to facilitate the principles of reduce, reuse and recycle.
32. Initiatives such as energy reduction, water management and energy efficiency are important. These can be achieved effectively by planning policy implementation. It is unlikely that there will be any obvious negative impact on Chorley's environment from implementing these initiatives.
33. However, the generation of power 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.
34. 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 Borough, between the M6 and M61 motorways, is more built up, with the principal market and former mill town of Chorley and to the south Adlington, which is an important engineering centre, and the former mining/textiles township of 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 Eccleston and Croston, which experienced some suburban growth in the second half of the 20th century.
35. 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.
36. Chorley is a generally affluent Borough but there are pockets of deprivation with households living in fuel poverty. The local Home Improvement Agency is working with Chorley and South Ribble Councils to remove fuel poverty. The Borough also has a higher than average level of residents who describe their health as 'not good' and who are therefore more likely to have higher energy requirements.
37. In 2005 the Council published a report on 'Opportunities for Renewable Energy in Chorley'. This concluded work done by a working party made up of representatives from Renewables Northwest, Sustainability Northwest (sponsored by the GONW), the Council, the public and other stakeholders.



5. Issues and Evidence Specific to Chorley Borough

This report is a significant part of the evidence base on which this Sustainable Resources Development Plan Document is based.



Aerial View of Ecosmart Show Village, Chorley with thanks to Barratt Manchester

38. The Report referred to the following energy sources:
- Wind
 - Hydro
 - Landfill gas
 - Biomass
 - Solar
 - Anaerobic digestion
 - Ground source heat
39. The Sustainable Resources Supplementary Planning Document, includes maps that were taken from this Report. The maps were presented at the second of two workshops attended by the public, interested amenity groups and developers. These maps show the various opportunities for capturing renewable energy within Chorley Borough. They do not define areas where there will be a presumption in favour of developing a particular form of energy capture nor do they preclude such installations being developed outside of these areas. 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 schemes.
40. This research work has been complemented by a study undertaken by the Lovejoy Consultancy in a report that sets out landscape sensitivity to wind turbine development in Lancashire. Excerpts from this are included in the Supplementary Planning Document. However the report shows there are extensive areas of the Borough with a low landscape sensitivity to wind development.
41. In addition, it is important to note that the average rainfall at the nearest weather station to Chorley Borough is 871 mm per year, compared to the national average of 838 mm⁴. Therefore, this is significant in that there is the opportunity to utilise this on site in buildings 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.
42. The conclusions of the 'Opportunities for Renewable Energy in Chorley' report were that given the specific natural resources of the Borough, in particular wind, there are many opportunities for renewable energy generation to be integrated into proposed and existing developments (micro-generation) and for viable stand-alone renewable energy schemes.
43. These locally distinctive characteristics of Chorley Borough, backed by the research evidence demonstrates the ample opportunities to utilise these natural resources and leads to the following spatial vision.



6. Spatial Vision for Chorley for the use of Sustainable Resources

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.”

44. 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.
- Promote the prudent use of resources.
- 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.





7. The Development Plan Policies

Policy SR1: Incorporating Sustainable Resources into New Development

All new dwellings will be required to meet Level 3 of the Code of Sustainable Homes by 2010, Level 4 by 2013 and Level 6 by 2016. Minimum energy efficiency standards for all other new buildings to be 'very good' (or where possible, in urban areas, 'excellent') of the Building Research Establishment's Environmental Assessment Method. (BREEAM).

Subject to other planning policies, planning permission for new built development will only be granted on proposals of 5 or more dwellings or non-residential units of 500 sq metres or more floor space where all of the following criteria are satisfied;

- (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) Appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon emissions of predicted energy use by at least 10%. (This minimum figure is to increase to 15% for any applications received from 2010 and to 20% by 2015 onwards) and;
- (c) The use of non-grey water is to be minimised and the quality, quantity and amenity of surface water is to be managed through the implementation of sustainable urban drainage systems where appropriate and;
- (d) Appropriate storage space is to be provided for recyclable waste materials and composting and;
- (e) If the proposed development lies within a nationally designated area, such as a Conservation Area or affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an adverse effect on the character or appearance of the historic or natural environment.

The Council will encourage other developments to integrate such principles into any building works that they may undertake.



7. The Development Plan Policies

Reasoned Justification

45. Chorley is well placed to provide new build development that can be designed in a sustainable way. It also currently produces relatively high levels of carbon emissions. The Borough is very rich in natural renewable resources and the way its towns and villages have developed mean that the problems experienced in heavily built up urban areas, such as issues of wind turbulence, and over-shadowing are for the most part avoided. Ground conditions are such that it is generally suitable for ground source heat. This allows the straight-forward integration of micro-generation technologies into building design. There is no shortage of land for development and the Council has made no secret of its proposed challenging requirements for new developments to be built sustainably. The requirements of this policy have been clearly sign-posted over a time period and would not impact on the economics of bringing forward sites for development. Consequently, the policy should be applicable throughout the Borough in relation to all new build over the thresholds set. All development should comply with Policy SR1 unless the applicant can demonstrate, including through the use of open book accounting, that an individual site's circumstances are such that development would not be feasible or viable if the policy were to be implemented.
46. The requirement to design a building to be as carbon efficient as possible and to include renewable energy capture facilities should be integrated into the design process from the outset. This will result in financial savings to the developer compared to a situation where such technologies are only considered late on in the process of designing a building. By minimising usage, for example, through high levels of thermal insulation, consideration of the

orientation of developments, and the use of natural shading and cooling, it would be possible to significantly reduce the predicted energy use of developments. The Supplementary Planning Document provides detail regarding methods to do this and sources of advice.

47. On the whole, areas of visual or historic sensitivity within Chorley Borough will be able to integrate appropriate renewable energy features to satisfy this policy. If it were considered that the special circumstances of the statutory protection would be compromised by the implementation of this policy then this requirement would not be insisted upon. However, the Council would need to be persuaded that a serious attempt had been made to integrate energy efficiency measures and renewable energy capacity in the building design. The fact that a building is Listed for its historic or architectural importance would not in itself be a reason not to implement the policy. The National Trust has been able to integrate such requirements in some of its properties without harm. Further advice is found on the website www.helm.org.uk.
48. Detailed advice and links to useful organisations is set out in the Sustainable Resources Supplementary Planning Document. It covers topics such as energy use, waste recycling, materials, water, and renewable energy capture. This useful document is applicable to all developments irrespective of whether planning permission is required. The Supplementary Planning Document sets out advice and sources of good practice to implement the principles set out in the Development Plan Document for both producing low carbon developments and promoting commercial renewable energy generation. It will provide guidance regarding what is expected in terms of minimising energy



7. The Development Plan Policies

use and maximising energy efficiency and adapting to climate change. It will also provide advice on how to define a baseline figure for carbon emissions.



Construction Waste can be Reclaimed

49. The integration of renewable energy capture into developments is increasingly becoming the norm. As technologies improve, amendments are made to permitted development rights and the comparative costs of micro-generation technologies come down it will be less onerous for a fixed proportion of a development's energy requirements to be generated on site. Therefore to ensure that challenging targets set are met, the amount of carbon emissions to be saved through energy generated by developments, will be increased over time depending on when planning permission is granted. A result of this will be that fuel costs are less of a liability for businesses and residents alike. This is evidently important for the elderly and other vulnerable people.
50. Applicants are required to demonstrate in their Design and Access Statement (submitted to accompany a planning application) how the integration of renewable energy capture will be able to reduce carbon emissions. Details of how the developer is to submit information on how carbon reduction will be integrated into proposals are included in the Sustainable Resources Supplementary Planning Document.
51. However, developers will be required to set out the overall energy consumption of the development expressed in kilowatt hours broken down into power source, ie gas and electricity. Then this will then be converted into carbon emissions. The developer would then have to reduce the applicable % carbon emissions by integrating renewable energy capture on site. Evidently a reduction in the energy required to support a development will result in a smaller amount of energy being required to be generated through the integration of renewable energy generation. If a developer does consider that they do not have access to a reasonable approximation of the future energy requirements of the property they will be able to use an accepted industry standard. However, if they have designed the building to be energy efficient in line with the policy the standard figures are likely to be higher than the actual energy requirement. This would result in the generation of more renewable energy than required by the standards and potentially more costs. Therefore it is in the applicant's interest to provide accurate information.
52. The introduction of a Local Area Network (a decentralised energy supply) would be encouraged on larger developments. This has the advantage of being efficient as the energy does not have far to travel from source to use and therefore less is lost in transit. It also has the advantage of not requiring separate renewable energy installations in individual buildings.
53. The responsible use of non-grey water resources, (ie water from the mains), such as the inclusion of low volume taps in toilets and bathrooms and water efficient appliances paired with simple methods such as including water butts in gardens can help save water.



7. The Development Plan Policies

Developments should be designed to cope with extremes of weather, including flash flooding, through the avoidance of large areas of hard standing.



Sustainable Urban Drainage

54. 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, when 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
55. It is important that developments whether they are for residential or commercial use provide adequate space for refuse waste to be collected and stored otherwise it may be difficult to increase recycling rates in line with the targets set.
56. Conditions will be imposed on planning permissions to ensure that the reduction in carbon emissions is retained over the life of the development. All the above principles of good design and sustainable development should be considered even where planning permission is not required for a development or other works.
57. A good example of where planning permission may not be required but the policy has an influence is the improvement of energy efficiency of vulnerable people's homes. This has a direct impact on the reduction of fuel poverty. Chorley is working in partnership with South Ribble Borough Council and the local Home Improvement Agency to reduce fuel poverty.
58. The following indicators, targets and milestones will be monitored through the Local Development Framework Annual Monitoring Report. Higher targets will be pursued if monitoring shows the minimum provisions are being frequently exceeded.
59. Not all the measurements are restricted to development that can be controlled through planning permissions. This reflects the spatial planning and corporate activity of the Council and its partners and interested stakeholders.
60. Some of these targets may be shared.
61. Policy SR1 relates to the following spatial objectives:
- Promote the reduction of energy requirements in new developments.
 - Minimise waste production and encourage the recycling of waste products in new developments.
 - Promote the prudent use of resources.
 - 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.



7. The Development Plan Policies

62. These can be monitored in the following way:

Performance Indicator	Baseline	Interim Milestone	Target	How Collected
SAP (The Government's Standard Assessment Procedure for Energy Rating of a dwelling) for housing in the public sector.	2004/05 69	2009/10 74	2014/15 80	Already collected as Best Value Performance Indicator – detailed information re housing ie construction and insulation etc analysed using standard software.
SAP ratings for housing in the private sector.	2004/05 49	2009/10 55	2014/15 67	Already collected as Best Value Performance Indicator – detailed information re housing ie construction and insulation analysed using standard software.
Number of vulnerable households living in fuel poverty.	2004 7.2%	-	2010 Zero	To be measured using a calculation of household expenses, wages and fuel cost.
Number of existing properties installing cavity wall insulation.	2005/06 524	2009/10 Increase by 15% above baseline	2014/15 Increase by 30%	To be measured through Building Regulation notifications.
Tonnes of CO ₂ per capita for domestic emissions.	2004 2.9 tonnes	To be in the top five performers in Lancashire by 2009/10	2020 To be in top three performers in Lancashire	To be measured through Government data ⁵ .
A reduction in Chorley's overall CO ₂ emissions.	6.2 tonnes per head of population in 2005	5.89 by 2010	5.58 by 2015 or to be at or below the North West's average	To be measured through Government data ⁶ .
Percentage of household waste recycled	2006/07 23.6%	2009/10 To be at least 25.5%	2015 Long term target for household waste to be recycled and composted	Detailed information re recycling and composting already collected as Best Value.
Percentage of household waste composted.	2006/07 20%	2009/10 To be at least 24.5%		
Percentage of households served by kerbside collection for recyclables.	2006/07 98%	-	2010 100%	Detailed information already collected as Best Value Performance Indicator.

5 www.defra.gov.uk/environment/statistics/globalatmos/download/regionalrpt

6 *ibid*



7. The Development Plan Policies

Performance Indicator	Baseline	Interim Milestone	Target	How Collected
Percentage of developments over threshold reducing carbon emissions as specified by Policy SR1(c).	None	2009/10 To be 90% of approvals	2015/16 100%	To be measured through monitoring of planning applications and Building Regulations data.
Percentage of all developments over threshold hitting Code for Sustainable Homes and BREEAM standards as specified by Policy SR1.	None	2009/10 To be 90% of approvals	2015/16 100%	To be measured through monitoring of planning applications and Building Regulations data.
Percentage of new buildings hitting water minimisation and management criterion (d)		2009/10 To be 90%	2015/16 100%	
An increase in household recycling (including household waste recycled and household waste composted) in Chorley.	2005 45%	March 2008 47%	2010 50%	
Reduction of waste sent to landfill (Tonnes)	2005 23,078 (tonnes)	March 2008 22,499 (tonnes)	March 2010 23,035 (tonnes)	

63. To date it is difficult to measure the use of water. However, as soon as an easily verified method of monitoring is found this will be included within the Local Development Framework Annual Monitoring Report.
64. The policy will be implemented on the whole through the development control (planning application) function of the Council. Other Council departments are working together towards meeting these targets in concert with the Chorley Partnership (the Local Strategic Partnership). However the policy, together with the draft Supplementary Planning Document, should provide guidance for those who do not necessarily require planning permission for what they are proposing to do but wish to undertake high quality development. An example of which, would be the refurbishment of existing properties.



Recycling Requires Storage



7. The Development Plan Policies

SR2: Renewable Energy Schemes

Proposals for renewable energy schemes 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 reason for the designation of a site with statutory protection would not be 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 will be caused to local nature, ecology and biodiversity and any adverse impact will be appropriately mitigated and/or compensatory provisions are made.
- (e) Any significant adverse local effects of the proposal are outweighed by wider environmental, social and economic benefits.

65. Planning Policy Statement 22 - 'Renewable Energy' and the Government's commitment to increasing the amount of energy derived from renewable sources means that applications for stand-alone schemes are required to be considered positively. If in the future Chorley had already met its proportion for the targets for renewable energy generation set out in the Regional Spatial Strategy this would not have any influence in determining any application.
66. The joint study undertaken by Renewables North West and Sustainability Northwest, 'Opportunities for Renewable Energy in Chorley', makes clear that Chorley is well placed to contribute to regional and national targets for energy from renewable sources.
67. These areas of opportunity include urban industrial and employment sites, as well as the rural areas. Chorley is well placed to utilise the high winds from the south west. Much of the Borough is open and exposed to these prevailing winds with the West Pennine Moors rising to the east. However, actual windspeeds or the commercial viability of developments

cannot be taken into account when considering applications as any renewable energy generated will provide a valuable contribution to meeting energy needs.

68. Other technologies such as anaerobic digestion, hydro-power and landfill gas could all be exploited within the Borough. Chorley has a large number of dairy farms as well a number of old water courses that could be possibly harnessed. It also includes a number of land fill tips. No technology should be discounted.



Small Scale Hydro-Power



7. The Development Plan Policies

69. Any application for renewable energy generation will be required to be sensitively located and designed. Given the fast evolving nature of this relatively new sector it would be inappropriate to put much detail in the Development Plan Document but to set out broad tests of impact by which all technologies would be judged.
70. The Supplementary Planning Document that accompanies this Development Plan Document gives detailed advice how differing technologies can be utilised and sets out in detail the impacts of the various technologies and means to mitigate any adverse effects. It also sets out a number of maps illustrating where a number of technologies may be appropriate and the existing infrastructure provision. The maps can be updated as necessary when and if new technologies emerge including decentralised, low carbon energy sources. 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, is contained in the Supplementary Planning Document. This information will be updated quickly and regularly through the frequent review of the Supplementary Planning Document which will help publicise and promote opportunities for renewable energy generation within the Borough.
71. When considering development within a protected area that has a national or local designation it is important to understand 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. Protected areas include Sites of Special Scientific Interest (SSSI's), Listed Buildings, Conservation Areas, and Ancient Monuments. Any development will be expected to minimise any impact, and compensatory or mitigation measures will be required. If the impact is unacceptable in relation to the objectives of the specific designation such as the setting of a Listed Building it will be refused. Developers will be expected to liaise with the relevant statutory bodies and amenity groups and organisations to ensure that ecological or other negative impacts are either avoided or mitigation measures are included. Environmental Impact Assessments may be required.
72. The Joint Lancashire Structure Plan authorities undertook research (the Lovejoy Study) on landscape sensitivity to wind development. An excerpt of the map setting out the sensitivity of the landscape to wind development is contained in the Supplementary Planning Document. This demonstrates a number of areas within Chorley in which there are perceived to be few visual constraints to wind development. Chorley Borough Council includes a large amount of Green Belt. Development within the Green Belt will be considered in light of national, regional and local policies relating to Green Belt.
73. These levels of sensitivity will not be used to determine applications for wind turbines but can be used as a tool as to what types of development are likely to be appropriate in different areas of the Borough. In assessing the economic, social and environmental benefits of development, particular weight will be given to the environmental advantages of reducing CO₂ emissions, the economic benefits of a secure energy supply and the social benefits of ensuring all homes, including those in rural areas, have access to adequate and affordable energy supplies.
74. Developments incidental to energy generation will need to be sensitively implemented. For example, new means of vehicular access or connections to the national grid will be required to be well designed, and any impacts mitigated. Where appropriate the Council will ensure that planning obligations (legal agreements related to planning permissions) are used to ensure that once the development or infrastructure is no longer required it is removed and the site restored.



7. The Development Plan Policies

- Planning obligations will also be used for any other reason to ensure the development is acceptable.
75. Where appropriate noise impact assessments may be required as conditions to any planning permissions.
76. In line with the Council's Statement of Community Involvement, adopted in July 2006, developers are encouraged to consult with the local community prior to submitting any planning application that may prove controversial as well as major infrastructure proposals. Applicants should then provide the planning authority with a Record of Community Involvement setting out how any engagement took place, what came from it and how this affected the submitted application.
77. The following indicators, targets and Local Development Framework milestones will be monitored through the Annual Monitoring Report. Higher targets will be pursued if monitoring shows that those set are being frequently exceeded.
78. Not all the measurements are restricted to development that can be controlled through planning permissions. This reflects the spatial planning and corporate activity of the Council and its partners and interested stakeholders.
79. Policy SR2 relates to the following spatial objective:
- Increase year on year installed renewable energy capacity in the Borough.
80. This can be monitored in the following way:

Performance Indicator	Baseline	Interim Milestone	Target	How Collected
A reduction in Chorley's overall CO ₂ emission	2005 6.2 tonnes per head of population	2010 5.89	2015 5.58 or to be at or below North West England's average	To be monitored through Government data ⁷ .
Mega watt of energy from renewable sources (excluding micro generation but includes energy from landfill)	As at 2005 4.3 MW	2009/10 13.2 MW	2014/15 Greater than 16.9 MW to exceed pro rata by land mass Chorley's contribution to Lancashire's sub regional targets set by the RSS.	To be measured through planning permissions.

81. This policy will be implemented through the development control function of the Council.
82. The two policies replace policies EP18-Surface Water Run Off; EP22-Energy Conservation; EP23-Energy from Renewables; EP24-Wind Farms.

Existing Policies within the Adopted Chorley Borough Local Plan Review 2003



Glossary

AMR – Annual Monitoring Report (*assesses the progress of the Local Development Scheme and the extent to which Local Development Plan policies area being implemented*).

BREEAM – Building Research Establishment Environmental Assessment Method (*Industry standard used to measure sustainability of buildings*).

CS – Core Strategy (*set out the long- term spatial vision for the local planning authority and spatial objectives and strategic policies to deliver that vision*).

DPD – Development Plan Document (*Spatial planning documents that are subject to independent examination, together with the Regional Spatial Strategy make up the Development Plan.*)

GONW – Government Office for the North West (*local office of Central government in Manchester*).

Issues and Options - (*produced during the early production stage of the preparation of Development Plan documents and may be issued for consultation to meet the requirements of Regulation 25.*)

JLSP – Joint Lancashire Structure Plan (*development plan document that is part of the LDD*)

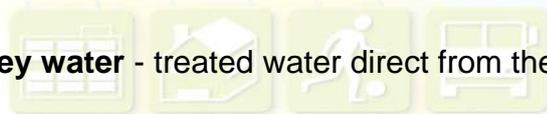
LDD – Local Development Document (*collective name for Development Plan Documents, Supplementary Planning Documents and Statement of Community Involvement*)

LDF – Local Development Framework (*portfolio of Local Development Documents. It includes Development Plan Documents, Supplementary Planning Documents, Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports*).

LDS – Local Development Scheme (*sets out the programme for preparing Local Development Documents*)

Nationally designated areas - Scheduled Ancient Monuments; Parks and Gardens of Special Historic Interest and Sites of Special Scientific Interest.

Non-grey water - treated water direct from the mains.





Glossary

PINS – Planning Inspectorate (*Independent Inspectorate appointed by the Secretary of State to judge on documents and representations made. Write reports on whether the proposed policies are acceptable following on from the Examination in Public, which the Local Authority must accept.*)

PPS – Planning Policy Statement (*Central Government planning policy document that is required to be followed when determining planning applications and producing policies*).

Preferred Options - (*produced as part of the preparation of Development Plan Documents, and is issued for formal public consultation as required by Regulation 26.*)

Public Examination - (*hearing in which the development plan is tested for soundness. Non-adversarial way of testing soundness of plan. Led by Planning Inspector who will make report that the Council will have to accept*).

RSS- Regional Spatial Strategy (*sets out the region's policies in relation to the development and use of land. Makes up part of the development plan*).

SA – Sustainability Appraisal (*required for all local development documents to ensure that their social, economic and environmental impacts are tested*).

SCI – Statement of Community Involvement (*sets out the standards which authorities will achieve when including communities in the preparation of local development documents and development control decisions*).

SEA – Strategic Environmental Assessment (*environmental assessment of plans, policies and programmes*).

Soundness - (*nine tests that a plan should satisfy – it includes the following categories, “procedural”, “conformity”, “coherence, consistency and effectiveness”*)

Submission Stage - (*Local Development Plan document which is submitted to the Secretary of state prior to the Examination, at the same time there will be public consultation for six weeks*).

SPD – Supplementary Planning Document (*Provides supplementary information in respect of policies in Development Plan Documents.*)

SUDS - Sustainable Urban Drainage System.



NOTES



Chorley Borough
Local Development
Framework



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