

| Report of | Meeting | Date |
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| Corporate Director (Business) | Local Development Framework Working Group | 11/03/09 |
| | Executive Cabinet | 26/03/09 |

SUSTAINABLE RESOURCES SUPPLEMENTARY PLANNING DOCUMENT

PURPOSE OF REPORT

- To inform members of the responses received in relation to the public consultation carried out on the Draft Sustainable Resources Supplementary Planning Document in Appendix A and seek endorsement of the recommendation to adopt the document.

RECOMMENDATION(S)

- That Executive Cabinet endorses adoption of the Sustainable Resources Supplementary Planning Document, with any minor textual amendments delegated to Corporate Director (Business).

CORPORATE PRIORITIES

- This report relates to the following Strategic Objectives:

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| Put Chorley at the heart of regional economic development in the Central Lancashire sub-region | | Develop local solutions to climate change. | ✓ |
| Improving equality of opportunity and life chances | | Develop the Character and feel of Chorley as a good place to live | ✓ |
| Involving people in their communities | ✓ | Ensure Chorley Borough Council is a performing organization | |

BACKGROUND

- The Sustainable Resources Development Plan Document (DPD) was adopted on 23 September 2008. This document contains two policies, the first (SR1) sets out requirements for incorporating sustainable resources into new developments and the second (SR2) sets out criteria for stand-alone renewable energy schemes.
- A draft Sustainable Resources Supplementary Planning Document (SPD) was consulted on in March 2006 along with the Sustainable Resources Preferred Options Development Plan Document. This document supplemented the policies in the DPD through the provision of practical advice on how to incorporate the sustainable use of resources into new development.

6. Following the Examination in Public on the Sustainable Resources DPD, which took place in May 2008, the Inspector produced a report concluding that the document is sound subject to a number of minor amendments. Given these amendments the Supplementary Planning Document was updated and a second draft consulted on for 6 weeks from 7 January to 18 February 2009.

REPRESENTATIONS RECEIVED AND COUNCILS RESPONSE

7. During the 6-week consultation period, 43 formal representations were received from 15 respondents. Of these 18 supported the document, 8 objected and 17 did not state whether they supported or objected to the document. 4NW confirmed that the SPD is in general conformity with the Regional Spatial Strategy.
8. Most of the representations generally seek minor changes and clarification. Textual changes are proposed in response to these representations along with changes to the maps. All representations and the Councils response are summarised in Appendix A. Those responses that result in a change to the SPD are shown in bold.
9. All amendments have been shown in bold and underlined within the revised Supplementary Planning Document. The main changes are:
- The supporting text for criteria (b) has been amended to include reference to designated sites of local, county and regional importance such as Geological Heritage Sites, Biological Heritage Sites, Historic Parks or Gardens and Local Nature Reserves. They will therefore be protected in the same way as statutory sites.
 - Maps 3 and 6 in Appendix 7 have been amended to show all the above designations.
 - Additional text has been added to Appendix 7 to explain the maps in more detail.

IMPLICATIONS OF REPORT

10. This report has no implications.

JANE MEEK
CORPORATE DIRECTOR (BUSINESS)

| Background Papers | | | |
|-------------------------------------------------------------------|----------------|-------------|-----------------------------|
| Document | Date | File | Place of Inspection |
| Sustainable Resources Development Plan Document | September 2008 | | Civic Offices, Union Street |
| First Draft Sustainable Resources Supplementary Planning Document | March 2006 | | Civic Offices, Union Street |

| Report Author | Ext | Date | Doc ID |
|----------------------|------------|------------------|---------------|
| Katherine Howarth | 5295 | 25 February 2009 | *** |

Draft SPD Representations - Feb 09

| Ref | Sub Ref | Organisation | Objecting or Supporting? | Part rep relates to | Comments | Council's Response |
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| SR01 | 01 | GONW | Not Stated | Whole document | No comments. | Noted. |
| SR02 | 01 | Brindle and Houghton Parish Councils | Not Stated | Whole document | No comments. | Noted. |
| SR03 | 01 | Tarleton Parish Council | Support | Whole document | The Parish Council, as lay persons, cannot necessarily comment on the technicalities of the measures recommended but would like to comment in a positive and supportive manner on the Council's efforts in applying measures that contribute to the reduction in global warming. | Support noted. |
| SR04 | 01 | Horwich Town Council | Not Stated | Whole document | No comments. | Noted. |
| SR05 | 01 | Natural England | Support | Whole document | We support the general aims of the SPD to reduce carbon emissions through reducing energy use and promotion of low carbon and renewable energy, the sustainable management of water resources and waste reduction, reuse and recycling. We are pleased that our previous comments on the Draft SPD have been taken on board, particularly in respect of protection of natural resources and consideration of impacts on the natural environment and particularly welcome the inclusion of Policies SR1 and SR2 which makes the document more robust in planning terms. | Support noted. |



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| SF05 | 02 | Natural England | Support | Section 4 | We particularly welcome the inclusion of this section and while we acknowledge that this is not required by the DPD, it nevertheless makes the document more appropriate for a wider audience including planners, statutory bodies, developers and the general public. | Support noted. |
| SF05 | 03 | Natural England | Support | Habitats Regs Screening Report | We are pleased that our previous comments on the draft report have been taken on board. While we concur with the conclusions, we suggest that these be detailed in a separate section rather than tagged on the end of 'Brief Description of the Sustainable Resources DPD'. We also suggest that all the information on pages 1 and 3 would benefit being broken down into sections under separate headings e.g. 'Introduction' (including legislation), 'Description of European Sites' (including criteria for selection and reference to the tables and maps), 'Assessment' (including cumulative effects and references to the tables) and 'Conclusions' as a separate section as discussed above. | Comments noted. The Habitats Regulations Assessment Screening Report will be amended as suggested. |

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| SR06 | 01 | Anderton Parish Council | Not Stated | Whole document | <p>Document does no more than present good intentions. There is very little that the SPD can be assessed by. It also contains scientific terms that are hard to interpret as a lay person e.g. how loud does a noise of 35 to 40 decibels sound in a quiet environment?</p> <p>No attempt has been made to cost the various items or to make a value judgement as to which of the various approaches are most beneficial/cost effective.</p> <p>Criteria (e) of Policy SR1 (page 4) takes an uncritical approach. The wider social, environmental and economic benefits are very vague. Does it imply more jobs, if so how many and are they skilled/unskilled?</p> <p>In conclusion this is a well intentioned document but is lacking a critical approach and hence of limited value.</p> | <p>The purpose of the SPD is to provide practical advice and guidance to enable developers to achieve the sustainable resources policies set out in the Sustainable Resources DPD. Scientific terms are used to express requirements for the different technologies. These requirements are set out in national policy.</p> <p>Appendix 5 provides examples of carbon savings from a range of low carbon technologies and the average cost per m² of each technology. Appendix 6 sets out examples of suitable low carbon technologies for different building types. The purpose of these appendices is to help inform developers as to which technologies would be most suitable/cost effective for their development. However as stated under criteria (b) of Policy SR1 applicants are strongly advised to seek specialist advice to calculate and demonstrate the carbon reduction requirement.</p> <p>Criteria (e) sets out examples of what would be considered as wider environmental, social and economic benefits that would outweigh any adverse effects the development may cause. It is not possible to list every wider benefit as each development will be different and will be judged on its own merits. It is up to the applicant to demonstrate the wider benefits.</p> |
| SR07 | 01 | North West Regional Development Agency | Support | Whole document | <p>The Agency generally welcomes the production of the SPD which will provide developers with further guidance and advice on the requirements of the policies in the adopted Sustainable Resources Development Plan Document. We do not wish to comment on the detailed technical content.</p> | <p>Support noted.</p> |
| SR08 | 01 | Whittle-le-Woods Parish Council | Support | Para 3.6 | <p>Could there not be some guidance for tree planting in streets where there is high density housing? Also street lighting needs to be limited in new developments to reduce carbon emissions.</p> | <p>The 'Landscape and Topography' section of para 3.6 discusses the use of trees as part of passive solar design. The Councils 'Planning Guidelines for Trees and Development' also sets out guidance for the use of trees in new developments.</p> <p>Street lighting is dealt with by Lancashire County Council.</p> |

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| SR09 | 01 | GeoLancashire | Object Para 2.4 | <p>No recognition that under PPS9 and the RSS policy EMT (A) there needs to be parity of protection for geodiversity features with wildlife conservation.</p> <p>Suggest 2 possible changes:</p> <p>1) the addition of a criteria (f) which sets out the requirement of the above, or less satisfactorily;</p> <p>2) Policy SR2 criterion (d) altered to read 'Harm to local nature, ecology, geodiversity and biodiversity'. Also replace the phrase 'the presence and importance of species and habitats' with 'geological and wildlife conservation.'</p> | <p>The sustainable resources policies are set out in the Sustainable Resources DPD which has been adopted therefore no changes can be made to the policies. The purpose of the SPD is to provide practical advice and guidance to enable developers to achieve the policies.</p> <p>Criteria (b) of Policy SR2 sets out requirements for sites with statutory protection. As well as these statutory sites, a number of sites of local, county and regional importance are also designated in the Borough. It is agreed that these sites should be protected in the same way. An extra bullet point will be added under criteria (b) that reads:</p> <p>'A number of sites of local, county and regional importance are also designated in the Borough including Geological Heritage Sites, Biological Heritage Sites, Historic Parks or Gardens and Local Nature Reserves. These will be protected in the same way as statutory sites.'</p> |
| SR10 | 01 | United Utilities | Object Para 3.41 | <p>United Utilities recognises that there is a lot of interest in grey water recycling and/or rainwater harvesting. However, a lot of research studies have been undertaken which have demonstrated that they are currently expensive to install and maintain, often use significant amounts of energy (increasing carbon emissions) and have public health concerns. Therefore, before seeking to require developers to implement these systems you should be aware that acceptable and sustainable use of such systems has not been proved and so United Utilities cannot endorse their use at present.</p> <p>Comments should be restricted to rainwater recycling for garden, car washing and outdoor uses.</p> | <p>Section 4C sets out a variety of measures that can be included in new developments to reduce water consumption and improve the efficiency with which water is used including rainwater harvesting and greywater recycling. These measures include simple systems such as water butts as well as more sophisticated systems. Developers are required to take these measures into account and incorporate them into the development where appropriate. Whilst we acknowledge the findings of the research studies, reference to such systems will remain in the SPD however developers will not be forced to incorporate such systems where they are not considered appropriate.</p> |

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| SR10 | 02 | United Utilities | Object | Para 3.42 | <p>United Utilities recognises that there is a lot of interest in grey water recycling and/or rainwater harvesting. However, a lot of research studies have been undertaken which have demonstrated that they are currently expensive to install and maintain, often use significant amounts of energy (increasing carbon emissions), and have public health concerns. Therefore, before seeking to require developers to implement these systems you should be aware that acceptable and sustainable use of such systems has not been proved and so United Utilities cannot endorse their use at present.</p> <p>Comments should be restricted to rainwater recycling for garden, car washing and outdoor uses.</p> | <p>Section 4C sets out a variety of measures that can be included in new developments to reduce water consumption and improve the efficiency with which water is used including rainwater harvesting and greywater recycling. These measures include simple systems such as water butts as well as more sophisticated systems. Developers are required to take these measures into account incorporate them into the development where appropriate. Whilst we acknowledge the findings of the research studies, reference to such systems will remain in the SPD however developers will not be forced to incorporate such systems where they are not considered appropriate.</p> |
| SR10 | 03 | United Utilities | Support | Para 3.10 | <p>United Utilities supports the principle of green roofs as they can reduce surface water run off rates, reduce flood risk and reduce river pollution in storm conditions.</p> | <p>Support noted.</p> |
| SR10 | 04 | United Utilities | Support | Para 3.43 | <p>United Utilities supports all these measures to reduce the use of drinking water.</p> | <p>Support noted.</p> |
| SR10 | 05 | United Utilities | Support | Para's 3.44-3.45 | <p>United Utilities supports the principle of SuDS as they reduce flood risk and river pollution by slowing the rate of surface water run off during storm events.</p> | <p>Support noted.</p> |
| SR11 | 01 | The National Trust | Support | Whole document | <p>Overall the National Trust supports the approach being taken by the Council to provide more detailed guidance on the sustainable use of resources by developing further the approach set out in the Sustainable Resources DPD.</p> | <p>Support noted.</p> |

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| SR11 | 02 | The National Trust | Object | Policy SR1 criteria (a) and (b) | <p>Whilst the overall approach is supported it is felt that greater consideration needs to be given to the interrelationship between these two criteria. If a 'normal' energy efficiency design is undertaken then it is reasonable that the requirements as set out in criteria (b) are then followed through in accordance with the draft document. However, there does not appear to be any significant incentive to maximise energy efficiency, for example by using more exacting insulating standards - whilst overall energy requirements may be considerably reduced there is still a requirement to install low carbon energy sources. Having regard to the Energy Hierarchy there should be greater encouragement to reduce energy demand, for example, by setting minimum standards for energy efficiency and then allowing any additional energy saving through more exacting insulation standards, air tightness etc to be counted as a direct contribution to the 10% (and later 15% and 20%) requirements set out in criteria (b) step 3.</p> <p>Whilst as stated in para 3.3 the overall requirement to provide low carbon energy sources will be reduced this is only a proportionate reduction being related to the 10% figure initially, rather than an absolute reduction as suggested above.</p> | <p>The sustainable resources policies are set out in the Sustainable Resources DPD which has been adopted therefore no changes can be made to the policies. The purpose of the SPD is to provide practical advice and guidance to enable developers to achieve the policies.</p> <p>As stated in para 3.3 all developments have to comply with Part L of the Building Regulations which set out minimum legal requirements for the conservation of fuel and power in buildings. Exceeding these minimum targets through the principles set out in section 3A is of benefit as it will further improve the energy efficiency of a development and therefore further reduce the predicted energy use of a development. The lower the predicted energy use, the lower the carbon emissions reduction target will be.</p> |
| SR11 | 03 | The National Trust | Object | Policy SR2 criteria (b) | <p>Planning policy guidance (PPG15 and PPG16) is clear that the wider settings of designated sites are also material considerations in the determination of planning applications and it is considered that this should be more explicitly stated. Indeed the settings of Listed Buildings are covered by statutory provisions. It is also likely in the not too distant future that the Heritage Protection Bill will be pursued and will move a single designation approach in which all designated features and their settings will have statutory protection.</p> <p>In particular it is suggested that the second bullet point should be amended to read: "Applications for renewable energy schemes in such locations will only be permitted where the applicant can demonstrate that the objectives of the site, its special characteristics and its wider setting will not be compromised by the development."</p> | <p>2nd bullet point of Policy SR2 criteria (b) will be amended to:</p> <p>'Applications for renewable energy schemes in such locations will only be permitted where the applicant can demonstrate that the objectives of the designation of the site, its special characteristics and its wider setting will not be compromised by the development.'</p> |

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| SR11 | 04 | The National Trust | Object | Para 3.6 (Building Type) | <p>Research undertaken as part of the National Trust partnership with two volume house builders on its Stamford Brook housing development in Trafford has shown that, contrary to popular belief, the heat benefits for mid terraced properties from having other dwellings on either side are not usually significant. In practice with a traditional form of cavity construction the heat that enters the cavity between the two properties does not pass horizontally into the adjacent property but rises vertically and escapes from the top of the cavity. This can be addressed, as at Stamford Brook, by capping the top of the cavity to greatly reduce such heat escape.</p> <p>Accordingly the issue here is not simply one of having less external walls but the need to ally this with a form of construction that ensures that heat can transfer laterally and is not allowed to escape to the top of a cavity.</p> | <p>The following text will be added to the 'Building Type' section:</p> <p>'In order to ensure that heat passes horizontally between properties, the cavity between the properties should be capped in order to prevent the heat rising vertically and escaping from the top of the cavity.'</p> |

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| SR11 | 05 | The National Trust | Object Para 3.17 | <p>LANDSCAPE AND VISUAL IMPACTS</p> <p>In respect of landscape impacts, the nature and characteristics of the landscape themselves that are affected will be a material consideration. It is considered that an analysis would need to be made of the character of the landscape, preferably related to more general landscape character assessment that has been undertaken across the Borough and that has had regard to its historic dimension. This should give some indication of the ability of the landscape type, depending upon its characteristics, to readily absorb the impact of large structures.</p> <p>It is suggested that the relevant text should be supplemented to make specific reference to the role of landscape characterisation work and the need for proposed schemes to assess the likely impacts in these terms (including a cross reference to the broad picture as shown by the final map in appendix 7). Arguably similar considerations will apply to other technologies, albeit to a lesser degree, in particular to hydro and landfill gas.</p> <p>CULTURAL HERITAGE</p> <p>It is noted that in some instances settings can be quite extensive and accordingly the impact of development within the Borough on the setting of a designated feature outside the Borough could be a material consideration - it is for example quite possible that such a situation could arise in respect of the wider setting of Rufford Old Hall which arguably includes part of Chorley Borough. It is suggested that an appropriate addition or footnote should be made to this section as map 3 only identifies such sites within the Borough rather than those beyond the boundary where their setting might impinge upon land within the Borough.</p> | <p>The following additional text will be added to the 'Issues to be Addressed in Wind Power Applications Table':</p> <p>Landscape and Visual Impacts: 'Landscape characterisation work should be undertaken by the applicant to assess the likely landscape and visual impacts of the proposal.'</p> <p>Cultural Heritage: 'Where relevant the impact of the development on the setting of a designated feature outside of the Borough also needs to be assessed.'</p> |

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| SR11 | 06 | The National Trust | Object | Appendix 7 | <p>It is considered that some additional clarification of the maps would assist, in particular:</p> <p>The key and the maps only include Ancient Monuments rather than all designated cultural features (Listed Buildings, Registered Historic Parks and Gardens and Conservation Areas) whereas the main text (e.g. para 2.4 under criterion (a)) suggests that the maps include all the physical characteristics that would influence the location of various renewable energy schemes. If only partial information is to be included on the maps then this needs to be clearly stated, and the limitations identified, at relevant places in the main text.</p> <p>Para 3.17 suggests that Appendix 7 (map 3) shows all cultural heritage features, rather than just ancient monuments (it should also be noted that it is also inaccurate in terms of the latter alone as it states that it shows archaeological interests - whereas other Sites and Monuments Records, which are part of the Borough's archaeological resource, are not included, only the Ancient Monuments).</p> | <p>The following designations will be added to maps 3 and 6:</p> <ul style="list-style-type: none"> - Geological Heritage Sites - Listed Buildings - Conservations Areas - Historic Park or Garden |
| SR12 | 01 | Lancashire County Council | Support | Whole document | <p>Overall the SPD is welcomed and goes a long way to meeting the guidance in the PPS1 supplement and satisfying RSS policies EM17 and EM18. The process applicants will need to go through is onerous in terms of additional information especially for developments of 5 dwellings. Maybe a better approach would have been to raise the threshold and set higher targets e.g. 15-20% for decentralised renewables.</p> | <p>The thresholds were determined through the development of the policies within the Sustainable Resources DPD. The DPD has been adopted therefore no changes can be made to the policies. The purpose of the SPD is to provide practical advice and guidance to enable developers to achieve the policies.</p> |

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| SR12 | 02 | Lancashire County Council | Not Stated | Policy SR1 | <p>The Growth Point is to be taken through the LDF process. The greatest opportunity is likely to come through the Growth Point and Buckshaw Village. It would be useful to refer to the larger strategic sites and what might be expected there e.g. in terms of SuDS, CHP, housing layouts. Presumably a lot more could be achieved on these sites relatively than on sites for 5 houses.</p> | <p>The Growth Point sites have not yet been made public therefore it is not possible to refer to them in the SPD.</p> <p>It is also difficult to state exactly what would be expected on specific sites. The type of technologies most suitable to a development will vary depending on the type, size and location of development. The criteria of Policy SR1 apply to all developments of over 5 dwellings or non-residential units of 500 sq metres or more and it is up to the developer to decide which technologies they think are most appropriate for their development with the assistance of the advice and guidance set out in the SPD.</p> |

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| SR12 | 03 | Lancashire County Council | Not Stated | Policy SR2 | <p>PPS1 and RSS Policy EM17 advocates the use of a pro-active approach towards renewables and identifying appropriate areas for the various technologies. Ideally this would have been in the DPD itself but has been included in the SPD. The main point is that the maps in the appendix referred to in para 2.4 are not very clear. The content is comprehensive in terms of types of renewables and the various constraints but it is not clear where the preferred areas are. With regard to the housing buffer it is not clear why some towns/villages are included and others are not.</p> | <p>The following additional text will be added in Appendix 7 to explain the maps in more detail:</p> <p>Map 1: 'These start generating electricity at 4 m/s. This map shows average wind speeds greater than 4 m/s in the Borough.'</p> <p>Map 2: 'Larger turbines require higher average wind speeds of around 6.5 m/s. They should not be located closer than 500 metres to domestic dwellings. This map shows areas with average wind speeds above 5 m/s. 500 metre buffers are drawn around residential areas adjacent to these areas of wind speeds greater than 5 m/s.'</p> <p>Map 3: 'Larger turbines require higher average wind speeds of around 6.5 m/s. They should not be located closer than 500 metres to domestic dwellings. This map shows areas with average wind speeds above 5 m/s. 500 metre buffers are drawn around residential areas adjacent to these areas of wind speeds greater than 5 m/s. Statutory sites and sites of local, county and regional importance designated in the Borough are shown on the map as such developments could impact on these.'</p> <p>Map 4: 'Identifies main rivers and canals in the Borough.'</p> <p>Map 5: 'Shows all landfill sites in the Borough.'</p> <p>Map 6: 'Identifies woodland within the Borough and new housing and employment sites that could utilise this technology.'</p> <p>Map 7: 'Identifies new housing and employment sites within the Borough that could utilise this technology.'</p> <p>Map 8: 'Identifies new housing and employment sites within the Borough that could utilise this technology.'</p> |

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| SR12 | 04 | Lancashire County Council | Not Stated | Section 3D - Waste Recycling | <p>This section contains a sufficient amount of detail on household waste recycling and it also contains enough information to make people aware of the facilities that are available to them.</p> <p>The 'Waste Storage and Collection Guidance for New Developments' could be mentioned in para 3.51.</p> <p>There is no information on commercial recycling, it concentrates on household recycling although this SPD is for all types of new development. Section 4D of Appendix 2 does include a para on commercial waste that contains contacts for further information, a short para in section 3D could indicate there is information available in the appendix.</p> | <p>The majority of organisations within the Borough use private sector waste management companies, therefore the Council have little control over the amount of waste recycled by these organisations. Policy SR1 seeks to increase the amount of waste recycled by the commercial sector by requiring appropriate storage space to be provided for recyclable waste materials and composting and ensuring that waste management strategies are submitted as part of applications. Extra text will be added to the end of para 3.51 as follows:</p> <p>'Applicants are required to produce a waste management strategy as part of a planning application. The Council has produced 'Waste Storage and Collection Guidance for New Developments' which provides guidance on producing waste management strategies. Businesses in the Borough can get free of charge advice on waste management and minimisation from Envirowise.'</p> |
| SR12 | 05 | Lancashire County Council | Not Stated | Policy SR2 criteria (b) | <p>This policy is not felt to be in compliance with Policy EM1 of RSS or to adequately translate PPS9 to the district level.</p> <p>This criteria should deal not only with statutory sites but also with non-statutory sites i.e. Biological Heritage Sites and Geological Heritage Sites. It needs to be recognised that whilst non-statutory sites are comprehensive, statutory sites are only representative. However, together they comprise the Priority Biodiversity and Geodiversity Resources of Lancashire.</p> <p>The national indicator on biodiversity within Local Area Agreements relates to Local Sites rather than statutory sites, hence elevation the significance of non-statutory sites.</p> <p>It should be recognised that European Annex 1 Habitats are not confined to Special Protection Areas, Chorley Borough has a significant resources of Annex 1 Habitat within the Biological Heritage Sites Register.</p> | <p>Representations from 4NW identify the SPD as being in general conformity with the RSS. Policy EM1 is not identified as being relevant to the SPD. This policy will be addressed by the Core Strategy.</p> <p>Criteria (b) of Policy SR2 sets out requirements for sites with statutory protection. As well as these statutory sites, a number of sites of local, county and regional importance are also designated in the Borough. It is agreed that these sites should be protected in the same way. An extra bullet point will be added under criteria (b) that reads:</p> <p>'A number of sites of local, county and regional importance are also designated in the Borough including Geological Heritage Sites, Biological Heritage Sites, Historic Parks or Gardens and Local Nature Reserves. These will be protected in the same way as statutory sites.'</p> |

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| SR12 | 06 | Lancashire County Council | Support | Policy SR2 - criteria (b) 2nd bullet point | Supported as long as it covers all wildlife sites including Biological Heritage Sites and Geological Heritage Sites. | Criteria (b) of Policy SR2 sets out requirements for sites with statutory protection. As well as these statutory sites, a number of sites of local, county and regional importance are also designated in the Borough. It is agreed that these sites should be protected in the same way. An extra bullet point will be added under criteria (b) that reads: ' A number of sites of local, county and regional importance are also designated in the Borough including Geological Heritage Sites, Biological Heritage Sites, Historic Parks or Gardens and Local Nature Reserves. These will be protected in the same way as statutory sites.' |
| SR12 | 07 | Lancashire County Council | Not Stated | Policy SR2 - criteria (b) 3rd bullet point | It is stated that section 3B identifies possible ecological impacts, this it does not. The SPD needs to be supported by a full and comprehensive representation of Chorley's Ecological Framework as per Policy EM1 of RSS. As a minimum there needs to be a representation of the Borough's biodiversity resources to identify areas of highest biodiversity constraint, these are not necessarily represented by statutory sites. In addition RSS requires that: - ...mitigate any unavoidable damage and compensate for loss or damage through off-setting actions, with a foundation of no net loss in resources as a minimum requirement. - Plans, strategies, proposals and schemes should deliver a 'step-change' increase in the region's biodiversity resources. | Section 3B identifies issues relating to ecological impacts, for technologies that may have an ecological impact, that will need to be addressed in any planning applications. Representations from 4NW identify the SPD as being in general conformity with the RSS. Policy EM1 is not identified as being relevant to the SPD. This policy will be addressed by the Core Strategy. |

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| SR12 | 08 | Lancashire County Council | Not Stated | Policy SR2 - criteria (b) 4th bullet point | <p>The scope of the 4th bullet point needs expanding.</p> <p>Liaison is needed with more than relevant statutory bodies. The Natural and Historic Environment Service at Lancashire County Council holds the main biological database in Lancashire and houses the emerging Natural Environment Records Centre/Network supported by English Nature, Environment Agency and Lancashire County Council. Liaison for ecological advice needs to be through pre-application consultation with local authorities in conjunction with their ecological advisers.</p> | <p>The 4th bullet point under criteria (b) will be amended to read:</p> <p>'Applicants should liaise with relevant statutory bodies, the Natural and Historic Environment Service at Lancashire County Council and relevant amenity groups/organisations to ensure negative impacts on the sites mentioned above are avoided or mitigated. Environmental Impact Assessments may be required for some proposals.'</p> |
| SR12 | 09 | Lancashire County Council | Not Stated | Policy SR1 - criteria (d) | <p>This criteria needs to deal with biodiversity harm on or off designated sites i.e. SAC/SPA, SSSI, BHS, GHS and Local Nature Reserves. It needs to deal with Ecological Networks and habitat connectivity, as well as habitat defragmentation.</p> <p>There is also a need to check with Natural England over their new procedure relating to protected species off statutory sites.</p> <p>In terms of mitigation, appropriate measures are outlined in the Landscape and Heritage SPG to the former Joint Lancashire Structure Plan. This document would provide a useful strategy for mitigation and compensation until an updated document is produced as a sub-regional environmental framework.</p> | <p>Criteria (b) deals specifically with the protection of statutory sites and other designated sites. Criteria (d) aims to prevent harm to local nature, ecology and biodiversity on sites in all other locations throughout the Borough which do not have such protection.</p> <p>The 1st bullet point under criteria (d) states that developers should consult with Natural England and other relevant organisations regarding the presence and importance of species and habitats in and around the proposed development site.</p> <p>Account was taken of the Landscape and Heritage SPG whilst developing the DPD and SPD however references to the document have been deleted as it is no longer part of the development plan.</p> |
| SR12 | 10 | Lancashire County Council | Not Stated | Para 3.45 | <p>Whilst SuDS may in certain circumstances 'provide biodiversity benefits' it should be recognised that this is incidental and that they cannot be used to mitigate biodiversity losses.</p> | <p>Comments noted.</p> |

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| SR12 | 11 | Lancashire County Council | Not Stated | Whole document | <p>Parts of the West Pennine Moors within Chorley District has an important resource of peat within its moorland blanket bog, our equivalent to tropical rain forest in terms of carbon stores. As a resource blanket bog peat is important in our portfolio of measures to deal with climate change. The blanket bogs store significant amounts of carbon and with positive management are capable of sequestering many times more carbon dioxide from the atmosphere than trees.</p> <p>The protection of this resource needs to be addressed by this document.</p> | <p>Comments noted. The West Pennine Moors are designated as a Biological Heritage Site/Local Nature Reserve. In response to other representations criteria (b) is to be expanded to also protect sites of local, county and regional importance therefore the West Pennine Moors will be protected under criteria (b) of Policy SR2. This criteria states that applications for renewable energy schemes will only be permitted in such locations where the applicant can demonstrate that the objectives of the designation of the site and its special characteristics will not be compromised by the development. The blanket bog peat will be considered a special characteristic of this area. However, it is not possible to list all the special characteristics of each of the statutory/designated sites in the SPD.</p> |
| SR12 | 12 | Lancashire County Council | Not Stated | Policy SR2 - criteria (b) | <p>This policy does not appear to provide proper protection for nationally designated sites, and does not consider non-designated sites at all. This does not appear to reflect Policy EM1 of RSS or PPG15 and PPG16.</p> <p>Whilst criteria (b) appears to protect statutory sites, the wide provisions of criteria (e) would appear to overrule the protection they are afforded, particularly that set out in the second bullet point. What is meant by 'a significant reduction in CO2 emissions in the Borough' and how would this be weighed against the loss, for instance of a Listed Building?</p> <p>It also needs to be recognised that sites with statutory protection comprise only a small proportion of the Borough's known heritage and that some types and dates of sites are woefully under represented in statutory schedules and lists. Sites which do not have statutory protection include features of local, county and regional importance, whose loss or damage will have significant and lasting impact. There is a specific criteria to protect local ecology and biodiversity yet no similar protection is granted to other forms of local heritage which may be less resilient to change. Some attempt has been made to address this in the way that the advice in section 3B is worded, but a formal criteria is sorely needed.</p> | <p>Criteria (b) of Policy SR2 sets out requirements for sites with statutory protection. As well as these statutory sites, a number of sites of local, county and regional importance are also designated in the Borough. It is agreed that these sites should be protected in the same way. An extra bullet point will be added under criteria (b) that reads:</p> <p>'A number of sites of local, county and regional importance are also designated in the Borough including Geological Heritage Sites, Biological Heritage Sites, Historic Parks or Gardens and Local Nature Reserves. These will be protected in the same way as statutory sites.'</p> <p>Criteria (e) would only overrule any identified significant adverse effects if there are exceptional benefits to outweigh these effects. Criteria (e) provides examples of what the Council considers to be wider benefits, it is up to the developer to identify any wider environmental, social and economic benefits.</p> |

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| SR12 | 13 | Lancashire County Council | Support | Section 3B | The inclusion of cultural heritage into the discussion of these elements is welcomed. | Support noted. |
| SR12 | 14 | Lancashire County Council | Support | Para's 4.3 and 4.4 | Both of these sections are welcomed. | Support noted. |
| SR13 | 01 | Environment Agency | Support | Whole document | We welcome this document and fully support its objectives. Our only specific comment relates to para 3.18 which refers to the need for impoundment licences and land drainage consent. Schemes may also require an abstraction | Support noted. The final sentence of para 3.18 will be amended to read: 'An impoundment licence and/or abstraction licence may also be required under the same Act.' |
| SR14 | 01 | 4NW | Support | Whole document | It is considered that the Draft SPD is in general conformity with the RSS. | Support noted. |
| SR15 | 01 | Adlington Town Council | Not Stated | Para 1.1 | We regret that the spatial vision only mentions 'to reducing carbon emissions' and consider it would be more emphatic and specific if it referred to 'the wider use of sustainable resources together with reducing carbon emissions by a variety of means including better insulation to reduce energy use, improvements in public transport to reduce the use of cars and the use of alternative low carbon or renewable fuels.' | The spatial vision was developed as part of the DPD which is now adopted therefore no changes can be made to it. |
| SR15 | 02 | Adlington Town Council | Support | Para's 1.5 and 1.6 | We welcome all efforts to promote the better insulation of homes, offices, shops and factories in order to reduce energy consumption. | Support noted. |

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| SR15 | 03 | Adlington Town Council | Not Stated | Policy SR1 | <p>We are concerned at the emphasis placed on the use of passive solar design. Whilst this can be useful , solar energy is uncertain and highly variable in our Lancashire climate.</p> <p>We agree with steps 2, 3 and 4 of criteria (b). It is imperative that the use of low or nil carbon energy sources is encouraged and greatly increased.</p> | <p>Passive Solar Design is a simple and effective way of reducing the energy use of buildings and the principles should therefore be addressed in new developments.</p> |
| SR15 | 04 | Adlington Town Council | Not Stated | Policy SR2 | <p>In the past and present many renewable energy schemes have been held up or prevented by planning objections such as visual impact, harm to the landscape, noise levels, ecological impact and loss of amenity. The need for substantial renewable energy sources both locally and nationally must be considered an overriding requirement. The targets have little chance of being met unless there are radical changes in planning procedures. Nevertheless there must be a place for the recognition of local interests and objections.</p> <p>Wind energy - has limitations, only effective when wind speeds are above minimum levels. The jury is still out on whether the return is economically viable.</p> <p>Hydroelectric - the adoption of hydroelectric plants along the Yarrow and Douglas would bring significant benefits.</p> <p>Biomass - faces significant problems. If woodlands are planted on impoverished acid moorland then yields of timber are low. More fertile land is required but much of this land is currently in use for agricultural production.</p> | <p>Criteria (e) states that any significant adverse effects of a development will normally result in the refusal of a planning application unless there are wider social, environmental and economic benefits that outweigh these adverse effects.</p> <p>Comments relating to specific technologies are noted. The policies will ensure that schemes are only approved in suitable locations.</p> |
| SR15 | 05 | Adlington Town Council | Support | Section 3C | <p>We fully support this section. Consideration should be given to the construction of more reservoirs to store our rainfall and water meters should be widely installed to encourage more careful use of water.</p> | <p>This is outside of the remit of the SPD. Water meters are installed in all new dwellings.</p> |