

Joint Committee for Strategic Planning

Wednesday, 4th April, 2012 at 10.00 am in Cabinet Room 'B' - County Hall,
Preston

Agenda

No. Item

1. **Apologies for Absence**
2. **Disclosure of Personal and Prejudicial Interests**
3. **Minutes of the previous meeting held on 7 December 2011** (Pages 1 - 2)
4. **Joint Lancashire Minerals & Waste Development Framework: Proposed Major Modifications to Site Allocation and Development Management Policies; Consultation Outcomes and Proposed Major Modifications to go forward to Full Council for approval to submit to Planning Inspector; and formal request under Section 20 (7C) to Inspector to recommend any necessary modifications to the Development Plan Document to make the Plan sound.** (Pages 3 - 66)
5. **Urgent Business**

An item of urgent business may only be considered under this heading where, by reason of special circumstances to be recorded in the Minutes, the Chairman of the meeting is of the opinion that the item should be considered at the meeting as a matter of urgency. Wherever possible, the clerk should be given advance warning of any Member's intention to raise a matter under this heading.
6. **Date of Next Meeting**

To be confirmed.

I M Fisher
County Secretary and Solicitor

County Hall
Preston

Agenda Item 3

Joint Committee for Strategic Planning

Minutes of the Meeting held on Wednesday, 7th December, 2011 at 3.00 pm in Cabinet Room 'A' - County Hall, Preston

Present:

Chair

County Councillor Michael Green, Lancashire County Council

Committee Members

Councillor Dave Harling, Blackburn with Darwen Borough Council
Councillor Gary Coleman, Blackpool Council

Officers

Jill Anderson, Lancashire County Council
Marcus Hudson, Lancashire County Council
Louise Nurser, Lancashire County Council
Neil Rodgers, Blackburn with Darwen Borough Council
Ms Jane Saleh, Blackpool Council

1. Appointment of Chair

The Committee agreed to appoint County Councillor Michael Green (Lancashire County Council) as Chair, with Councillor Dave Harling and Councillor Gary Coleman appointed as Vice Chairs for the 2011/12 municipal year.

County Councillor Michael Green assumed the role of Chair from this point forward.

2. Apologies for Absence

None.

3. Disclosure of Personal and Prejudicial Interests

None disclosed.

4. Minutes of the previous meeting held on 29 September 2010

The minutes of the previous meeting were agreed as an accurate record.

5. Joint Lancashire Minerals and Waste Development Framework - Proposed Major Modifications to the Site Allocation and Development Management Policies Development Plan Document

Having considered the recommendations made by the Joint Advisory Committee for Strategic Planning the Joint Committee for Strategic Planning then:

Resolved

The Joint Committee for Strategic Planning agreed that the proposed Major Modifications to the Site Allocations and Development Management Policies Development Plan Document be approved for consultation.

6. Urgent Business

None.

7. Date of Next Meeting

The next meeting of the Joint Committee for Strategic Planning will be arranged on a date to be determined in March 2012.

Ian Fisher
County Secretary and Solicitor

County Hall
Preston

Joint Committee for Strategic Planning

Meeting to be held on 4 April 2012

Electoral Division affected: All

Joint Lancashire Minerals & Waste Development Framework Proposed Major Modifications to Site Allocation and Development Management Policies; Consultation Outcomes and Proposed Major Modifications to go forward to Full Council for approval to submit to Planning Inspector; and formal request under Section 20 (7C) to Inspector to recommend any necessary modifications to the Development Plan Document to make the Plan sound.

(Appendices 'A' to 'E' 1 refers)

Contact for further information:

Louise Nurser, (01772) 534136, Environment Directorate,

louise.nurser@lancashire.gov.uk

Executive Summary

This report relates to the Major Proposed Changes to the Site Allocations and Development Management Policies Development Plan Document, and the associated minor proposed modifications and associated supporting documents, the Additional Sites Sustainability Appraisal, Additional Sites Habitat Regulations and Additional Sites Health and Equality Impact Assessment and agreement under 20(7C) of the Planning and Compensation Act 2004 which has been referred to the Joint Advisory Committee for consideration under a separate report.

Recommendation

That the Joint Committee for Strategic Planning recommends to the Full Councils of the three constituent Waste and Mineral Planning Authorities that:

- (i) The Major Proposed Changes to the Site Allocations and Development Management Policies Development Plan Document, and the associated minor proposed modifications, and associated supporting documents, the Additional Sites Sustainability Appraisal, Additional Sites Habitat Regulations and Additional Sites Health and Equality Impact Assessment be approved for submission to the Planning Inspector on behalf of the Secretary of State for Communities and Local Government;
- (ii) That the Joint Committee for Strategic Planning formally requests the Planning Inspector to recommend any necessary modifications to the Proposed Major Changes to the Plan to make the Plan sound under section 20(7C) of the Planning and Compulsory Purchase Act 2004; and

- (iii) That Chief Officers of Lancashire County Council, Blackpool and Blackburn with Darwen after consultation with the relevant Portfolio holder, be given delegated authority to propose minor amendments to improve the clarity of the documentation referred to under Recommendation (i), and which do not alter the substance of the documents when submitting the Proposed Major Changes to the Secretary of State. These amendments are to be collated in a list form.

At the meeting of the Joint Advisory Committee on 4 April 2012 a report relating to the Proposed Major Changes to the Site Allocation and Development Management Policies Development Plan Document was considered and referred to the Joint Committee for Strategic Planning (see Appendix 'A'). The Proposed Major Changes and associated documents are set out in Appendices 'B' to 'E'.

The Joint Committee for Strategic Planning are asked to approve the recommendations as set out in this report.

Consultations

Legal

Financial

N/A

Implications:

This item has the following implications, as indicated:

Risk management

Failing to address the Planning Inspector's concerns by making these suggested changes may result in the Development Plan Document being found unsound, and the Joint Authorities being unable to move forward with adoption as scheduled.

If the Joint Authorities do not make a formal request to the Inspector under section 20(7C) of the Planning and Compulsory Purchase Act 2004, there is the likelihood that the Inspector's report will be confined to identifying any soundness or legal compliance failures and recommending non-adoption of the Plan. This would require the whole plan making process to start again.

Following the proposed changes to the draft National Planning Policy Framework with its presumption in favour of sustainable development, in the absence of an up to date development plan, it is vital that the Joint Authorities move to adoption of the Site Allocations and Development Management Policies DPD as soon as possible.

**Local Government (Access to Information) Act 1985
List of Background Papers**

Paper	Date	Contact/Directorate/Tel
JAC Agenda Item 7	7 December 2011	Louise Nurser Environment 534136
Major Proposed Changes	December 2011	

A full list of consultation documents available at <http://lancashire-consult.limehouse.co.uk/portal/mpc?tab=files>

Site Allocation and Development Management Policies DPD – Part One

January 2011

Site Allocation and Development Management Policies DPD – Part Two

A full list of submission documents available at <http://www.lancashire.gov.uk/corporate/web/?siteid=6106&pageid=35243&e=e>

Reason for inclusion in Part II, if appropriate

N/A



Proposed Major Changes Consultation Outcomes Report



1.	INTRODUCTION	3
2.	MATTER 7 - NON HAZARDOUS LANDFILL (LF1)	4
3.	MATTER 11 - HEYSHAM PORT (WM2 WM4)	5
4.	MATTER 12 - HUNCOAT/WHINNEY HILL (WM2 WM4)	7
5.	MATTER 14 - LANCASTER WEST BUSINESS PARK (WM2 WM4)	9
6.	MATTER 17 - WHITEMOSS (LF3)	10
7.	OTHER	15

1 Introduction

1.1 Following the Joint Authorities request to suspend the Examination in Public the Proposed Major Changes were published for a six week consultation to allow representations to be made by people and organisations affected by, or concerned with, the implementation of the development plan.

1.2 The consultation was issued for public consultation on 19th January 2012 to 1st March 2012 and was made available on line and at deposit points throughout the plan area in line with the Statement of Community Involvement. Consultees were able to respond online using the Objective Consultation system, by e-mail or by written response.

1.3 There were a total of 89 separate comments received from 73 respondents. These are summarised in the following chapters, together with an officer response. Where changes are to be made they are presented in the Proposed Major Changes document, to be submitted to the Planning Inspector once the Examination in Public reconvenes.

2 Matter 7 - Non Hazardous Landfill (LF1)

Submitted by	Common Issue	Officer Response
Sita UK Springfields Fuels Ltd	Support the changes in support of time extensions	Noted

DRAFT

3 Matter 11 - Heysham Port (WM2 WM4)

Submitted by	Common Issue	Officer Response
<p>Lancaster City Council</p> <p>Middleton Parish Council</p>	<p>There should be more clarity in the policy to give a clearer indication of what and how much will be built</p>	<p>Noted. Appendix B of Part One of the Site Allocations and Development Management Policies Development Plan Document sets out the types of uses that might be appropriate on this site.</p> <p>The policy is clear on the levels of need for waste facilities in the catchment area.</p> <p>It would be inappropriate to prescribe the technology or detailed scale of any development. Appendix 3 to the May 2011 Appendix to the Position Statement sets out indicative requirements.</p>
<p>Middleton Parish Council</p> <p>Individuals</p>	<p>The increase in size will result in an increased impact on neighbours, wildlife and increased traffic on Middleton Road. No one in the area wants it. There are too many waste facilities in the area. The South Pennine Moors are susceptible to atmospheric pollution that will easily travel significant distances owing to the strong winds that prevail on this coast.</p>	<p>Noted. The policy will be read along Policy DM2, which seeks to prevent or mitigate impact on setting and neighbouring land uses, which would take into account detailed issues of amenity including the cumulative impacts of developments. Any new proposal will require a Transport Assessment to determine any highway impacts. The Environment Agency will consider impacts relating to pollution when determining environmental permit applications.</p> <p>Changes will be put forward to Part 1 of the DPD, ref MPC/201.</p> <p>The supporting text to policy WM2, WM3 as changed, when read with Policy DM2, provides the context for an appraisal of the particular issues and impacts associated with any proposal given its surrounding environment and circumstances. Whether outside storage is appropriate will be considered at the planning application stage and will be influenced by the nature of the waste to be stored, any impacts that may arise from its storage (including visual impact), and the sensitivity of surrounding land uses to those impacts.</p> <p>This will ensure that any development will not give rise to any unacceptable adverse impacts on people or the local environment.</p>
<p>Individual</p>	<p>Objection is raised to the change of wording from 'up</p>	<p>This is a minor change MPC/179. It emerged as part of discussions into Matter 5 of the Public hearings.</p>

Submitted by	Common Issue	Officer Response
	to a maximum' capacity to 'around a', concern this will cause ambiguity.	The policy was considered to be inflexible and arbitrary.
Lancaster City Council Heysham Port Ltd	Support the removal of Heysham Port as an allocation	Noted.
Lancaster City Council	Object to the safeguarding of the wharf due to the impacts on the ports wider operations	<p>This is not a new policy, the major change MajPC/37 refers to the creation of a stand alone section in Part 2. This was removed to accommodate text that was originally housed in Part 2 section 2.1.4. Heysham Port which was deleted following the removal of Heysham Port as an allocation by MajPC/22.</p> <p>Safeguarding infrastructure is a national requirement. The policy will be read alongside the other policies of the areas Development Plan and does not have primacy.</p>
Heysham Port Ltd	Object to the safeguarding of the wharf due to the permitted development rights meaning the policy cannot be implemented	<p>This is not a new policy, the major change MajPC/37 refers to the creation of a stand alone section in Part 2. This was removed to accommodate text that was originally housed in Part 2 section 2.1.4. Heysham Port which was deleted following the removal of Heysham Port as an allocation by MajPC/22.</p> <p>Safeguarding infrastructure is a national requirement. The policy does not seek to constrain the ports permitted development rights, and could be seen to be limited in its effectiveness as a result of that, but we feel it is appropriate in the circumstances. It will ensure that the use of the allocated land for aggregate landings will be a material consideration when considering developments where planning permission is applied for. The policy will be read alongside the other policies of the areas Development Plan and does not have primacy.</p>

4 Matter 12 - Huncoat/Whinney Hill (WM2 WM4)

Submitted by	Common Issue	Officer Response
Land Owner Burnley Borough Council	Unwilling land owner so not deliverable	Noted. The commitment to remove the site was made prior to the consultation, but after the document had been agreed by the Joint Committee, following further communication with the land owner. A note was added to the consultation portal to this effect. Allocation BWF27 will be removed from the Schedule of Proposed Major Changes
Hyndburn Borough Council Cllrs	Waste facilities would undermine Altham Industrial Estate as a high quality employment site by lowering the quality of the environment and could have detrimental impacts on existing precision engineering uses	<p>The Joint Authorities consider that built waste facilities can co-exist with existing general industrial uses and that the identification of such sites provides a positive advantage for industries given the increasing need for businesses to manage their waste and to treat it as a resource with the opportunity to exploit energy from waste.</p> <p>Policy DM2 sets out strict criteria for determining planning applications including the need to assess baseline conditions.</p> <p>Moreover the proposed minor change MPC/197 makes it explicit that there should be no outside storage or operations on site.</p>
Hyndburn Borough Council	Moorfield is acceptable if it can be demonstrated that development would not have an adverse impact on air quality and congestion at the Hare and Hounds junction	It is considered that the air quality issue at the Hare and Hounds junction would be compounded by the allocation of the site to serve the Lancashire's waste needs as a strategic built waste facility. Therefore there is no need for the Moorfield Industrial Estate.
Cllrs	Moorfield is accessed from the Hare and Hounds Junction. This junction already causes major problems within the area with the high volumes of traffic and the levels of pollution	It is considered that the air quality issue at the Hare and Hounds junction would be compounded by the allocation of the site to serve the Lancashire's waste needs as a strategic built waste facility. Therefore there is no need for the Moorfield Industrial Estate.
Pendle Borough Council	Outside storage of waste on Lomeshaye would have significant impact on its ability to attract and retain employment uses, contrary to Local Plan Policy 22. The policy should	<p>Changes to address these concerns will be put forward to Part 1 of the DPD, ref MPC/201.</p> <p>The supporting text to policy WM2 WM3 as changed, when read with Policy DM2, provides the context for an appraisal of the particular</p>

Submitted by	Common Issue	Officer Response
	<p>require activities to be wholly contained within the fabric of buildings with no outside storage of materials.</p>	<p>issues and impacts associated with any proposal given its surrounding environment and circumstances. Whether outside storage is appropriate will be considered at the planning application stage and will be influenced by the nature of the waste to be stored, any impacts that may arise from its storage (including visual impact), and the sensitivity of surrounding land uses to those impacts.</p> <p>This will ensure that any development will not give rise to any unacceptable adverse impacts on people or the local environment.</p>
National Trust	<p>The historic environment should be referred to in the supporting text, with specific mention of particular buildings made in the representation.</p>	<p>Noted. Changes to address these concerns will be put forward, ref MPC/199</p>
Atlantic Omega	<p>Support the removal of Huncoat/Whinney Hill allocation (BWF8)</p>	<p>Noted</p>
Natural England	<p>Support Altham Industrial Estate but ensure the impact on Green Belt, ecological and landscape is considered.</p> <p>Support Burnley Bridge but ensure that careful consideration is given to impact on Green Belt, local community and wildlife value of surrounding land.</p> <p>Support Moorfield Industrial Estate but proposed use may be incompatible with public rights of way on the site that will need to be considered.</p>	<p>Noted. Changes will be put forward to Part 1 of the DPD, ref MPC/201.</p> <p>The supporting text to policy WM2 WM3 as changed, when read with Policy DM2, provides the context for an appraisal of the particular issues and impacts associated with any proposal given its surrounding environment and circumstances. Whether outside storage is appropriate will be considered at the planning application stage and will be influenced by the nature of the waste to be stored, any impacts that may arise from its storage (including visual impact), and the sensitivity of surrounding land uses to those impacts.</p> <p>This will ensure that any development will not give rise to any unacceptable adverse impacts on people or the local environment.</p>

5 Matter 14 - Lancaster West Business Park (WM2 WM4)

Submitted by	Common Issue	Officer Response
Middleton Parish Council	Support the changes to the southern boundary	Noted
Lancaster City Council	Do not support the continued inclusion of the BHS	<p>Noted.</p> <p>The Biological Heritage Site was included within the allocation to ensure that it was fully taken account of in the design as a whole as and when the site is developed. Paragraph 2.2.9 in Part 2 of the Submission DPD refers to the BHS and makes it clear that proposals will, as a minimum, have no adverse impacts on the designation. This has previously been raised and discussed at the Examination under Matter 14.</p>

6 Matter 17 - Whitemoss (LF3)

Submitted by	Common Issue	Officer Response
<p>Individuals Friends of the Earth MP Arrow Consultant Parbold Parish Council WRATH Lathom South Parish Council</p>	<p>The criteria should require the applicant to demonstrate a local need</p>	<p>The applicant is required to demonstrate a contribution to net self-sufficiency, which will include a consideration of arisings in the Plan area.</p> <p>However, very few waste management facilities cater for an exclusively local need. Economies of scale and the wide geographic spread of industries, businesses and other waste producers mean that facilities will cater for a much wider catchment area. As recognised in the Strategy for Hazardous Waste Management in England (ND29) and the draft National Policy Statement for Hazardous Waste (EX20) some hazardous waste facilities accept waste from all over the country and are considered nationally significant infrastructure projects.</p> <p>Hazardous waste inevitably arises from the production, distribution or recycling of the products that society consumes. It is appropriate that communities that benefit from this consumption, together with those that benefit indirectly through contributions to the local economy from commercial bodies that generate hazardous materials, share in the responsibility for managing these hazardous wastes, whilst recognising that each and every local authority cannot necessarily be self sufficient in the matter of waste management.</p> <p>However, the Joint Authorities consider that this should not result in waste being deposited at sites where there are closer landfills to their origin (see below).</p>
<p>Individuals Friends of the Earth MP Arrow Consultant</p>	<p>The criteria should require the applicant to demonstrate that the residues cannot be treated at a suitable landfill nearer their origin</p>	<p>The policy consulted on supports the disposal to landfill of residues from the treatment of hazardous waste <u>that cannot be recycled or recovered</u> only when the applicant can demonstrate that...the residues <u>cannot be be deposited at a suitable licensed landfill nearer to their origin.</u></p> <p>The policy adequately covers the issue raised and no further change is necessary.</p>

Submitted by	Common Issue	Officer Response
Parbold Parish Council WRATH Lathom South Parish Council		
Individuals MP Arrow Consultant CPRE West Lancashire District Group West Lancashire Borough Council Friends of the Earth Dalton Parish Council Parbold Parish Council Shevington Parish Council Lathom South Parish Council WRATH South lathom Residents Association	Support the removal of the Whitemoss allocation (ALC2) and the replacement with a criteria based policy	Noted.

Submitted by	Common Issue	Officer Response
Arrow	<p>The policy should be changed from a permissive policy to a restrictive wording along the lines of "No development for the disposal to landfill of hazardous waste or residues from the treatment of hazardous waste will be supported unless....", given the reductions in hazardous waste arisings and hazardous waste landfilled evidenced by the Environment Agency, and the very small local need for landfill, together with the large capacity of hazardous waste treatment already permitted in the Plan area.</p>	<p>Policies for Spatial Plans: a guide to writing the policy content of LDDs (POS, 2005) (ND22) recommends that policies should be framed in positive terms wherever possible.</p> <p>PPS10 (ND7a) states that "positive planning has an important role in delivering sustainable waste management".</p> <p>This approach is reinforced by PPS1 (ND1) using phrases like 'promote' throughout when describing the planning authority's duty when delivering sustainable development, and the draft National Policy Planning Framework (NPPF) (EX19) states that planning authorities should 'plan positively'.</p> <p>However, a negative or a positive version of the this policy would require the developer to produce the same evidence and demonstrate the same circumstances in support of their application, so it is not considered that the change is necessary.</p>
Whitemoss Landfill Ltd Individuals	<p>Objection to the removal of the Whitemoss allocation (AMLC2). Whitemoss Landfill is a valuable resource not only locally but also to Lancashire and the region and beyond.</p> <p>The lack of an allocation does not provide the necessary certainty to support investment, and is inflexible.</p>	<p>Given the uncertainty around hazardous waste arisings, and evidenced by recent planning applications, the Joint Authorities consider that it is inappropriate to identify a site allocation, preferring to fall back on the original intention of identifying a criteria based policy set out in the adopted Core Strategy.</p> <p>Core Strategy Policy CS8 states that "Criteria will be identified for considering proposals for waste management facilities (including landfill) for hazardous...Waste, to include the proposals contribution to achieving net self-sufficiency".</p> <p>The revised policy MajPC/43 seeks to achieve this, and provides the necessary criteria, together with Policy DM2 and the other policies of the areas Development Plan, to determine a planning application.</p> <p>The policy itself does not undervalue the importance of Whitemoss. It is however, up to the developer to demonstrate that any proposal is required given the overarching objective of reducing the levels of hazardous waste being disposed of to landfill.</p>

Submitted by	Common Issue	Officer Response
Whitemoss Landfill Ltd	The policy represents a miss application of the proximity principle, which only requires that waste is disposed of within Member States. There is no support nationally for a local application of the proximity principle. Relevant provisions clearly establish that waste should be managed at "one of the nearest appropriate installations".	<p>The Strategy for Hazardous Waste Management in England (ND29) states that "in terms of inter-regional movements of hazardous waste, the Waste Strategy for England 2007 acknowledged that the regional distribution of hazardous waste facilities could more closely match regional arisings, to reduce the number and length of these movements of hazardous waste", whilst stating that "the aim is not to move to complete regional self sufficiency for hazardous waste management, which is not required by the WFD and is unrealistic".</p> <p>The revised policy MajPC/43 seeks to achieve this.</p> <p>A change is suggested by Whitemoss Landfill Ltd to alter the 3rd criteria. This change in emphasis more closely accords with the Core Strategy and the Strategy for Hazardous Waste Management in England.</p> <p>It is appropriate that an applicant demonstrate why waste is required to be disposed of at their proposed site, if it could be deposited at a facility closer to its arisings. This allows for an objective assessment of any new development. This does not represent a departure from national policy.</p>
Whitemoss Landfill Ltd	The only evidence to justify Policy LF3 is not robust enough to support the departure from national policy (proximity principle)	<p>The communication from Ineos Chlor is to satisfy a question from the Planning Inspector.</p> <p>As described above there is no departure from national policy.</p>
Whitemoss Landfill Ltd	There should not be a requirement to demonstrate need; need has been demonstrated in the NPS, and the operator has submitted evidence of need in its previous representations. Requiring the operator to demonstrate a need is unreasonable.	<p>It is reasonable for the policy to require an applicant to demonstrate a need for their proposal, given the uncertainty around hazardous waste arisings and the national policy intention of moving waste away from landfill.</p> <p>The draft National Policy Statement for Hazardous Waste (NPS) (EX20) is a draft document subject to consultation and the final document has not been published yet. Furthermore, the draft NPS applies to nationally significant infrastructure (in the case of landfills, those taking over</p>

Submitted by	Common Issue	Officer Response
		100,000tpa); no evidence has been submitted suggesting this applies to the need identified by Whitemoss Landfill Ltd. In producing the draft NPS Government considered and rejected a policy of identifying a larger number of smaller facilities, rather than the approach taken forward of identifying a few major facilities to manage these wastes.
Whitemoss Landfill Ltd	Other waste plans are relying on the site	<p>Reference to Whitemoss Landfill in Greater Manchester's and Merseyside's emerging waste plan is to describe it as an existing facility, whilst describing the current position. Whitemoss Landfill is an existing time limited planning application.</p> <p>Merseyside and Greater Manchester's policy position is that hazardous waste that cannot be disposed of in the Plan area will continue to be exported.</p>
Whitemoss Landfill Ltd	The policy should provide a clear preference for the extension of existing sites, in line with the approach taken in RSS Policy EM13	Policy EM13 is an adopted policy and as such should not be repeated in the DPD. It will be read alongside the DPD, as part of the Development Plan for the area, when determining planning applications. However, one the RSS has been revoked PPS10 will remain which provides an overarching national policy context.
Whitemoss Landfill Ltd	The policy seeks to push hazardous waste facilities out of the subregion, it is a prohibitive policy.	The policy is positively worded so as to support appropriate development
Whitemoss Landfill Ltd	<p>The approach would give a clear commercial advantage to a single existing operator.</p> <p>No analysis has been carried out to consider if Ineos Chlor is the best alternative option.</p>	The communication from Ineos Chlor is to satisfy a question from the Planning Inspector. The Joint Authorities' favour a criteria based policy, rather than a site specific policy. This approach does not favour any operator over another.

7 Other

Submitted by	Common Issue	Officer Response
Coal Authority Network Rail South Ribble Borough Council Knowsley Metropolitan Borough Council United Utilities Pendle CLP	General support	Noted
Armstrong Aggegates Ltd	Object to the lack of changes to Policy M1	Comment not related to the Proposed Major Changes, is contained in earlier representations presented to the Planning Inspector, and has been debated at the Hearing Sessions
Haighton Parish Council	The allocation at Red Scar will have an impact on the local community through air pollution which has not been taken into account	Comment not related to the Proposed Major Changes, is contained in earlier representations presented to the Planning Inspector, and has been debated at the Hearing Sessions
Arrow	There is no evidence to support the waste predictions set out in policy WM1; they are likely to lead to an over provision of facilities lower down the waste hierarchy	Comment not related to the Proposed Major Changes, is contained in earlier representations presented to the Planning Inspector, and has been debated at the Hearing Sessions

Submitted by	Common Issue	Officer Response
Rochdale Borough Council Officer Comment	<p>On page 5, relating to Scout Moor, the second paragraph outlines some of the sensitive issues in respect of the site, and then concludes: "It is likely, therefore, that proposals will be expected to avoid harm to these interests."</p> <p>I would suggest possibly omitted the first several words and simply having a sentence reading "Proposals will be required to avoid harm to these interests."</p>	Comment not related to the Proposed Major Changes.

DRAFT

Steve Browne BA DIP LA ALI MRTPI MBA

Director of Strategy and Policy

Lancashire County Council

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Blackpool Council

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www.lancashire.gov.uk



SCHEDULE OF MAJOR PROPOSED CHANGES AND CONSEQUENTIAL MINOR MODIFICATIONS

Date: 24TH March

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
Matter 12 – Huncoat/Whinney Hill					
MajPC/01	Part one of the Site Allocations and DM DPD	Page 7, Table 1 Location Plan Index, fifth row, second column	Delete "Huncoat/Whinney Hill" and replace with "Altham Industrial Estate"	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/02	Part one of the Site Allocations and DM DPD	Page 7, Table 1 Location Plan Index, fifth row, second column	Add new row below and insert "Lomeshaye Industrial Estate"	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/03	Part one of the Site Allocations and DM DPD	Page 7, Table 1 Location Plan Index, 10th row	Delete row	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/06	Part one of the Site Allocations and DM DPD	Page 6, map 1	Add green dots to map for Altham. Change Lomeshaye (no 35) from a red dot to a green dot	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/07	Part one of the Site	Policy WM2, Table seventh row, third cell, page 18	Delete text from the third cell ("Huncoat/Whinney Hill - Subject to the	Unwilling land owners make the allocation	PI JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
	Allocations and DM DPD		provision of the Whinney Hill Link Road as identified in policy SA2") of the seventh row of the table Replace with: "Altham Industrial Estate Lomeshaye Industrial Estate"	undeliverable	
MajPC/08	Part one of the Site Allocations and DM DPD	Policy WM4, page 21	Delete text under point 8) "c) Huncoat/Whinney Hill, Hyndburn (BWF8) Subject to the provision of the Whinney Hill Link Road as identified in policy SA2." Replace with: "Altham Industrial Estate Lomeshaye Industrial Estate"	Unwilling land owners make the allocation undeliverable	PI JA
MajPC/09	Part one of the Site Allocations and DM DPD	Policy WM3, Table seventh row, page 19	Delete "Land at Lomeshaye Industrial Estate, Pendle BWF13"	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/10	Part Two of the Site Allocations and DM DPD	Contents, 2. Built Waste Facilities, 2.1.8, page 1	Delete "Huncoat/Whinney Hill" Insert text: "Lomeshaye Industrial Estate"	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/11	Part Two of the Site Allocations and DM	Contents, 2. Built Waste Facilities, 2.1.8, page 1	Insert "2.1.9 Altham Industrial Estate"	To reflect the change of Policy WM2 and Policy WM4	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
	DPD				
MajPC/12	Part Two of the Site Allocations and DM DPD	Contents, 2. Built Waste Facilities, 2.2.5, page 1	Delete	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/13	Part Two of the Site Allocations and DM DPD	Section 2.1.8, Page 23	<p>Delete text and replace with: " Lomeshaye Industrial Estate Site Location and Overview Lomeshaye Industrial Estate (BWF13) is located in Brierfield, and is within the administrative boundary of Pendle Borough Council. The site includes a mixture of small and large industrial buildings, offices, warehouses and distribution units and retail businesses. The site has a dedicated access onto the M65 (Junction 12).</p> <p>Environmental Safeguards Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the Minerals and Waste Planning Authority. This may also assist both the applicant and the planning authority to determine the</p>	To reflect the change of Policy WM2 and Policy WM4	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			<p>extent and nature of any environmental or other assessments required in support of particular development proposals.</p> <p>In terms of specific challenges, approximately half of the site falls within Flood Zone 3, much of which occurs along the course of the former river channel, which has been straightened and diverted. Several major flood events have occurred in recent years and major flood defence works have been undertaken. Developers will be expected to undertake an assessment of these risks and, where necessary, to propose appropriate measures to reduce the likelihood and impact of flooding.</p> <p>The site is bounded by designated Green Belt to the east and several individual built conservation areas to the north and east, including Lomeshaye Industrial Hamlet, which is an area of Victorian terraced housing and textile mills. Development proposals for the site will need to take into account measures to avoid potential impacts on these areas.</p> <p>There is also a Biological Heritage Site in the centre of the industrial estate, although</p>		

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			<p>this is excluded from the allocated area. Proposals will be expected to demonstrate how these ecological interest will be protected. Moreover, where possible opportunities should be taken on site to implement opportunities for habitat creation.</p> <p>Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application. "</p>		
MajPC/14	Part Two of the Site Allocations and DM DPD	Map BWF8: Huncoat/Whinney Hill, Section 2.1.8, Page 23	Delete map Insert BWF8: Lomeshaye Industrial Estate	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/16	Part Two of the Site Allocations and DM DPD	Section 2.1.8, Page 23	Add new page, text and map, at appendix 2	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/18	Part Two of the Site	Section 2.2.5, Page 34 and 35	Delete	To reflect the change of Policy WM2 and Policy	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
	Allocations and DM DPD			WM4	
Matter 14 – Lancaster West Business Park					
MajPC/19	Part Two of the Site Allocations and DM DPD	Section 2.2.9, page 43	Delete map BWF17 and insert revised Map BWF 17 at Appendix 4	To better reflect the land allocation in the Lancaster City Council Local Plan	JA
Matter 11 – Heysham Port					
MajPC/20	Part one of the Site Allocations and DM DPD	Map 1 Location Plan, page 5	Delete "26" and corresponding green dot	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/21	Part one of the Site Allocations and DM DPD	Map 1 Location Plan, page 5	Change dot relating to 39 from red to green	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/22	Part one of the Site Allocations and DM DPD	Table 1 Location Plan Index, 27 th row, Reference No. 26, page 6	Delete "Land at Heysham Port" from second cell Insert "Lancaster West Business Park" Delete from Location Plan Reference "26" from first cell Insert "39"	To reflect the change of Policy WM2 and Policy WM4	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			Delete "BWF4" from fourth cell Insert "BWF17"		
MajPC/23	Part one of the Site Allocations and DM DPD	Table 1 Location Plan Index, 14 th row, second cell, Reference No. 39, page 7	Delete row	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/24	Part one of the Site Allocations and DM DPD	Policy WM2 – Large Scale built Waste Management Facilities, Table row two, page 18	Delete from column three, "Land at Heysham Port" Insert "Land at Lancaster West Business Park". Delete from column 4 "BWF4". Insert "BWF17".	Unwilling land owners make the allocation undeliverable.	PI JA
MajPC/25	Part one of the Site Allocations and DM DPD	Policy WM3, Table second row, page 19	Delete from third column "Lancaster West Business Park" And fourth column "BWF17"	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/26	Part one of the Site Allocations and DM DPD	Section 3.3, Policy WM4, Point c), point 1, page 21	Delete "Heysham Port (BWF4)" Insert "Lancaster West Business Park (BWF 17)"	Unwilling land owners make the allocation undeliverable	PI JA
MajPC/27	Part Two of the Site Allocations and DM	Contents, 2. Built Waste facilities, page1,	Delete "2.1.4 Heysham Port" Insert "2.1.4 Lancaster West Business Park"	To reflect the change of Policy WM2 and Policy WM4	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
	DPD				
MajPC/28	Part Two of the Site Allocations and DM DPD	Contents, 2. Built Waste facilities, page 1	Delete "2.2.9 Lancaster West Business Park 42"	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/29	Part Two of the Site Allocations and DM DPD	Section 2.1.4, page 14	Delete text under 2.1.4	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/30	Part Two of the Site Allocations and DM DPD	Section 2.1.4, page 14	<p>Insert:</p> <p>Lancaster West Business Park</p> <p>Site Location and Overview Lancaster West Business Park (BWF17) is a former industrial site located to the north of the village of Middleton and is within the administrative boundary of Lancaster City Council. The allocated area includes a newly built municipal waste transfer station and planning permission has been granted elsewhere on the site for a wood-fired power facility.</p> <p>The allocation includes land which is safeguarded under Policy SA2 of this plan</p>	To reflect the change of Policy WM2 and Policy WM4	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			<p>for a new junction which would connect Middleton Road to Lancaster West access road and create a through road to the A683.</p> <p>Environmental Safeguards Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the waste planning authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.</p> <p>In terms of more specific challenges, as with other former industrial areas, there is a risk of contaminated soil within the site and developers will be expected to find safe solutions to these problems. There is also a Biological Heritage Site within the allocated area and applicants will (as a minimum) be expected to demonstrate that proposals will not have adverse impacts on these interests.</p>		

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			<p>There are residential properties to the south and west of the site. Most of these properties are screened from the site by existing woodland, parts of which are protected by tree preservation orders. However, developers will need to ensure (either by means of location, the types of activities to be undertaken or other preventative measures) that there are no significant effects on the amenity, safety or health of these areas.</p> <p>Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.</p>		
MajPC/31	Part Two of the Site Allocations and DM DPD	Section 2.1.4, page 15	Insert Map BWF17	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/32	Part Two of the Site Allocations and DM	Section 2.1.4, Map BWF4 Land at Heysham Port, page 15	Delete	To reflect the change of Policy WM2 and Policy WM4	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
	DPD				
MajPC/33	Part Two of the Site Allocations and DM DPD	Contents, 4. Transport Schemes, page 2	Insert "4.7 Heysham Dock Wharf"	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/34	Part Two of the Site Allocations and DM DPD	Section 2.1.4, Map MRT1: Heysham Dock Wharf, page 16	Delete	To reflect the creation of a Heysham Port Wharf entry in Section 4 Transport as a result of the change of Policy WM2 and Policy WM4	JA
MajPC/35	Part Two of the Site Allocations and DM DPD	Section 2.2.9 page 42	Delete	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/36	Part Two of the Site Allocations and DM DPD	Section 2.2.9, Map BWF17: Lancaster West Business Park, page 43	Delete	To reflect the change of Policy WM2 and Policy WM4	JA
MajPC/37	Part Two of the Site Allocations and DM DPD	After Section 4.6, page 80	Create new section "Section 4.7 Heysham Wharf". Insert text below: "Site Location and Overview Heyham Port Wharf (MRT1) is a working passenger and freight port located to the	As a result of the change of Policy WM2 and Policy WM4	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			<p>south-west of Heysham and within the administrative boundary of Lancaster City Council. On its southern boundary, the site adjoins Heysham Power Station and is served by a single track railway line and by the A589 from Lancaster.</p> <p>The aggregate wharf is safeguarded by Policy M3 in this plan. In such circumstances, developers will be encouraged to look at ways of making use of this facility with a view to reducing the need for road transport.</p> <p>Environmental Safeguards There are wildlife interests in the surrounding area including the internationally-important Morecambe Bay and several Biological Heritage Sites. Developers will be expected (as a minimum) to demonstrate that proposals will not have adverse effects on these interests. In the case of significant impacts on Morecambe Bay this would rule out development.</p> <p>Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors,</p>		

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			and impacts on nearby residential properties. Applicants will also be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application."		
MajPC/38	Part Two of the Site Allocations and DM DPD	After Section 4.6, page 80, after MajPC/37	Insert map "MRT1: Heysham Dock Wharf " to new section 4.7.	As a result of the change of Policy WM2 and Policy WM4	JA
Matter 8 – Non-Hazardous Waste Landfill					
MajPC/39 (MPC175)	Part one of the Site Allocations and DM DPD	Policy LF1 – Sites for Non-Hazardous Landfill, page 23	Delete last paragraph of policy and replace with: "The mineral and waste planning authority will only support landfilling of non-hazardous waste at existing permitted sites. Where an application is made to extend the time frame of an existing permission it will be supported subject to conformity with other DPD policies."	Because of insufficient evidence in support of the imposition of a limit on time extensions.	PI JA
MajPC/40 (MPC176)	Part one of the Site Allocations and DM DPD	Para 4.1.2 and 4.1.3	Delete para 4.1.2 and 4.1.3 replace with: "This policy ensures that no additional non hazardous landfill capacity is permitted within the plan period in line with policy	To reflect the change of Policy LF1	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			CS8".		
Matter 17 – Site for Hazardous Landfill					
MajPC/41	Part one of the Site Allocations and DM DPD	Page 5, Map 1 Location Plan	Delete reference five	To reflect the removal of Whitemoss Landfill as an allocation and its replacement with a generic criteria based policy	JA
MajPC/42	Part one of the Site Allocations and DM DPD	Page 6, Table 1 Location Plan Index	Delete sixth row reference five Whitemoss Landfill	To reflect the removal of Whitemoss Landfill as an allocation and its replacement with a generic criteria based policy	JA
MajPC/43	Part one of the Site Allocations and DM DPD	Policy LF3, page 25	<p>Delete policy text below title.</p> <p>Replace with: "Development will be supported for the disposal to landfill of residues from the treatment of hazardous waste that cannot be recycled or recovered or otherwise treated only when the applicant can demonstrate that:</p> <ul style="list-style-type: none"> • There is a continued national or regional need for that disposal; and • The residues cannot be deposited at a suitable licensed landfill nearer to their origin; and • The proposed landfill accords with 	Because of insufficient evidence of requirement for allocation.	PI JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
			the principle of net self sufficiency."		
MajPC/44	Part one of the Site Allocations and DM DPD	Para 4.3.1, page 25	<p>Delete paragraph and replace with: "The Defra Strategy for Hazardous Waste Management promotes the waste hierarchy, with emphasis put on reducing the amounts of hazardous wastes, and recycling and recovering what is produced, with disposal being a last resort.</p> <p>This policy provides for exhausting all alternatives to depositing the residues of hazardous wastes at landfill, and limits the residues to those that cannot be recycled or recovered, or otherwise treated to reduce their quantity and/or environmental impact, and that cannot be deposited at a facility elsewhere nationally closer to their arisings. The principle of working towards net self sufficiency is to guard against the proliferation of hazardous landfill sites within the region".</p>	To reflect the removal of Whitemoss Landfill as an allocation and its replacement with a generic criteria based policy	JA
MajPC/45	Part one of the Site Allocations and DM DPD	Para 4.3.3, page 25	Delete paragraph	To reflect the removal of Whitemoss Landfill as an allocation and its replacement with a generic criteria based policy	JA
MajPC/46	Part one of the Site	Para 4.3.4, page 25	Delete the last sentence "Allocations that are not taken up will be reviewed and	To reflect the removal of Whitemoss Landfill as an	JA

Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
	Allocations and DM DPD		updated at least every five years."	allocation and its replacement with a generic criteria based policy	
MajPC/47	Part one of the Site Allocations and DM DPD	Para 4.3.2 (corrected to 4.3.6), page 26	Delete the last sentence "In turn, this assessment of need will also inform a maximum position for five years capacity that will not be exceeded"	To reflect the removal of Whitemoss Landfill as an allocation and its replacement with a generic criteria based policy	JA
MajPC/48	Part Two of the Site Allocations and DM DPD	Contents, 5. Landfill Sites	Delete "5.2 Whitemoss Landfill"	To reflect the removal of Whitemoss Landfill as an allocation and its replacement with a generic criteria based policy	JA
MajPC/49	Part Two of the Site Allocations and DM DPD	5.2 Whitemoss Landfill, page 84 and 85	Delete	To reflect the removal of Whitemoss Landfill as an allocation and its replacement with a generic criteria based policy	JA

Altham Industrial Estate

Site Location and Overview

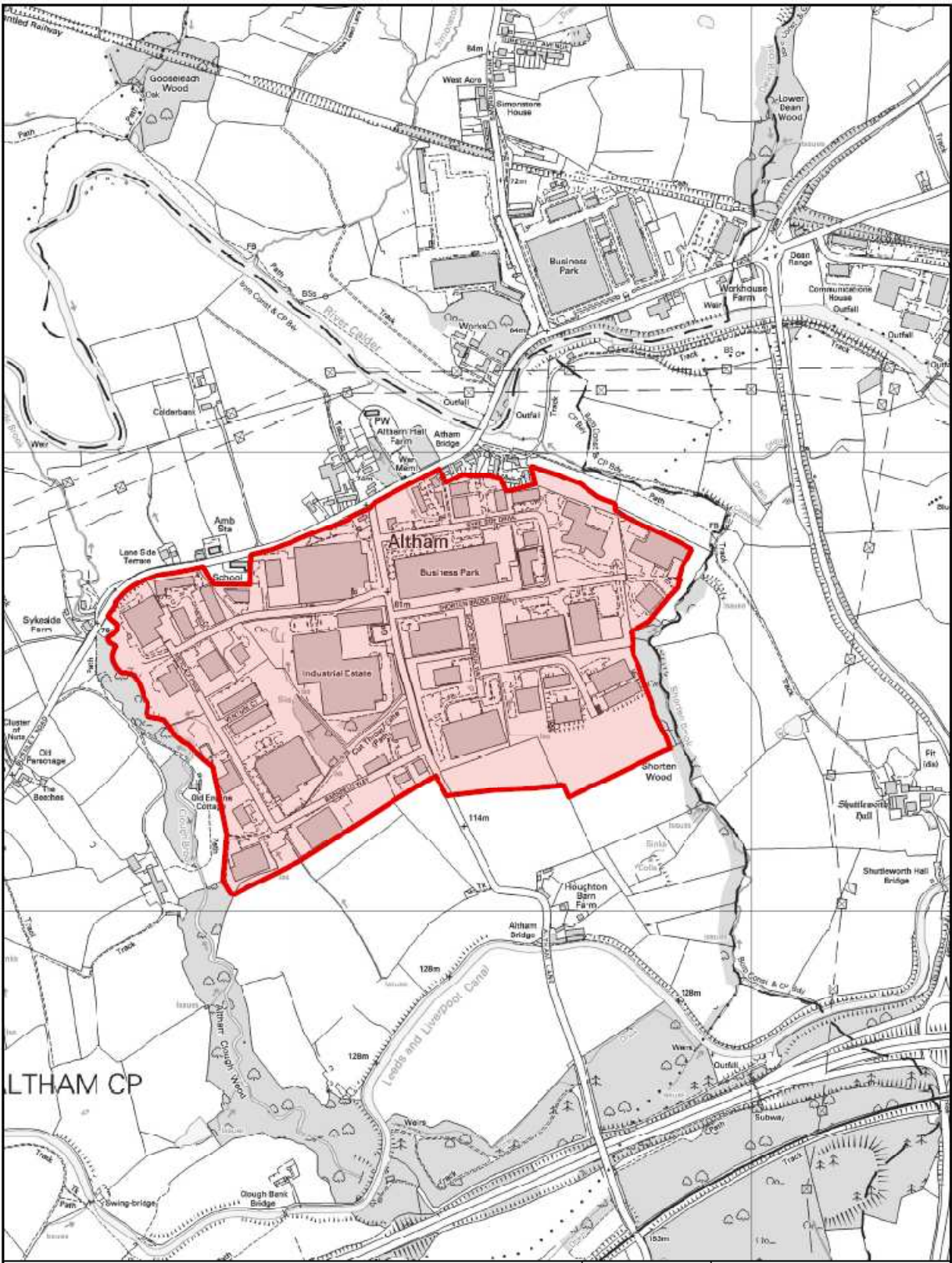
Altham Industrial Estate (BWF25) is located on the eastern edge of the Hyndburn administrative boundary, between the towns of Accrington and Burnley and close to Junction 8 of the M65 motorway. It covers an area of over 60 hectares and is made up of industrial units and business premises.

Environmental Safeguards

Built waste facilities may generate a range of potential impacts which applicants will be expected to address. To ensure that these issues are dealt with in a timely and adequate manner, applicants are advised to hold pre-application discussions with the waste planning authority. This may also assist both the applicant and the planning authority to determine the extent and nature of any environmental or other assessments required in support of particular development proposals.


In terms of more specific challenges the site is bounded on four sides by the Green Belt and there is a Biological Heritage Site located on the western boundary. The village of Altham lies immediately to the north of the site and includes a primary school and a Conservation Area. Applicants will be expected to demonstrate that proposals could be brought forward without causing harm to these interests.

Where required, consideration should also be given to other relevant aspects of the proposed development, such as amenity issues and proximity to sensitive receptors. Applicants will be required to undertake a transport assessment of their proposals, and will need to comply with the validation checklist for a relevant planning application.

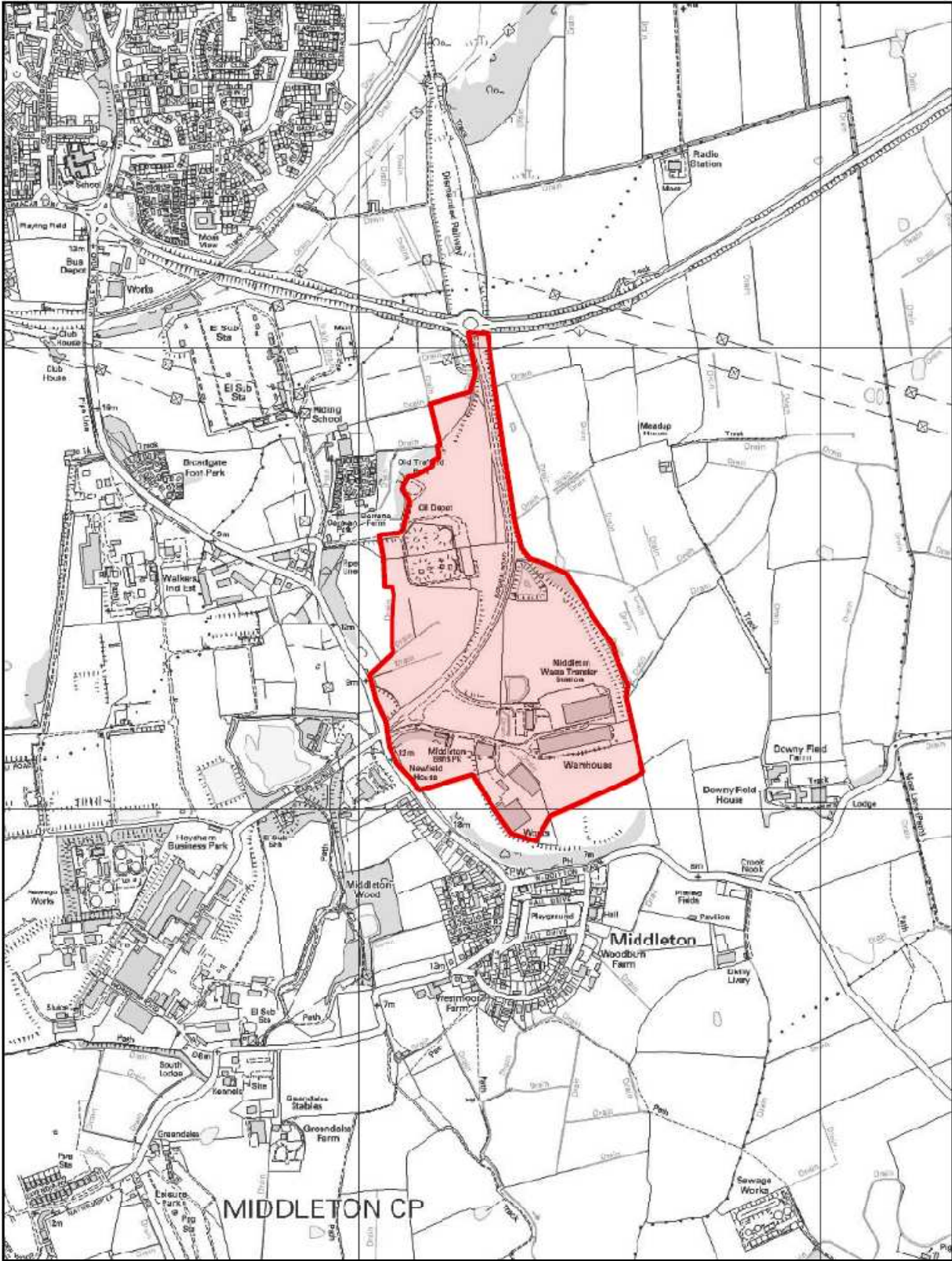


Joint Lancashire Minerals & Waste Development Framework
BWF25: Altham Business Park



 Land appropriate for built waste facilities

Appendix 4 Lancaster West Map



<p>Joint Lancashire Minerals & Waste Development Framework BWF17: Lancaster West Business Park</p>	 	<p>Key:</p> <p> Land appropriate for built waste facilities</p>
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Reference number	Document	Location (Paragraph Number, Policy Box etc.)	Proposed Modification	Reason	Change Suggested by
MPC/199	Part Two of the Site Allocations and DM DPD	Section 2.1.9 Altham industrial Estate	Insert text at 3 rd paragraph, at 2 nd sentence: ", and the Grade 1 listed Shuttleworth Hall is located nearby."	To address concerns identified in representations	JA
MPC/200	Part One of the Site Allocations and DM DPD MajPC/43	Policy LF3, page 25	Delete third criterion and replace with, "The proposed landfill contributes to the objective of net self- sufficiency".	This is a more accurate representation of the objectives of the Core Strategy and helps to address concern raised by Whitemoss Ltd re difficulties in monitoring concept of net self sufficiency.	JA
MPC/201	Part One of the Site Allocations and DM DPD	Policies WM2 and WM3 para 3.2.2	Insert additional text to Justification to read, "For the avoidance of doubt all operations and stockpiles will be located within buildings unless it can be demonstrated that no harm to amenity will take place.	In response to the proposal put forward by Pendle Borough Council to ensure that waste uses are compatible with other industrial uses.	JA



Additional Sites - Sustainability Appraisal Report



Background

The Minerals and Waste Site Allocations and Development Management Policies Development Plan Document (DPD) was submitted to the Secretary of State for Communities and Local Government in May 2011. A Planning Inspector was appointed by the SoS and hearing sessions took place from September to October 2011. The hearing sessions have been adjourned to allow for further consultation on some major changes to the DPD. These changes will be subject to consultation in January 2012.

Under Policy WM2 of the DPD, these major changes have resulted in the removal of Heysham Port and Huncoat/Whinney Hill as Large Scale Built Waste Management Facilities in the Lancaster/Morecambe and East Lancashire catchment areas respectively. Where possible, local sites identified under Policy WM3 are being promoted as large scale sites under Policy WM2. In the Lancaster/Morecambe area, the Lancaster West Business Park is now being considered as the large scale site, and in East Lancashire, Lomeshaye Industrial Estate along with a additional site is being considered. The additional site is Altham Industrial Estate. (The additional site, as with other sites within the DPD, is a existing industrial estates).

Under the Environmental Assessment of Plans & Programmes Regulations 2004, it is considered necessary to appraise these three sites.

It should be noted that the Lancaster West Business Park and Lomeshaye Industrial Estate have already been subject to appraisal as sites for local waste facilities within the Interim Sustainability Report (January 2010). However, being promoted to large scale sites may have implications in terms of their sustainability. Firstly, the potential capacity for waste facilities increases and secondly, the type of facility is not restricted and allows for the technologies specified in Appendix B of the DPD Part 1. The potential effects could theoretically increase and the two sites are therefore reconsidered in this appraisal.

Methodology

Reference is made to the methodology used earlier in the plan making process within the Interim Sustainability Report (January 2010) most notably Sections 2, 3.5 and 4.1.

Sustainability Implications

Lancaster West Business Park, Middleton

The following issues have been identified in this area:

Local Environment:

The area includes extensive tracts of derelict and potentially contaminated land left by the closure of the former Shell/ICI works which once dominated the area. Soils in the area carry a significant risk of having been contaminated by previous industrial processes.

Landscape:

Most of the site is screened to the west and the south by existing, established tree cover, but is more visible from the east, particularly from along the A683. Planting being put in place as part of the municipal waste facility, should help minimise future visual impacts. The introduction of large scale buildings may require further landscape enhancement.

Natural Heritage:

Part of the extended area (south-west of the former oil depot) consists of marshy grassland with ditches and drains and is designated as a local wildlife site for its range of scarce and sensitive plant species. The site opens into farmland to the east, which in similar situations elsewhere in Lancashire often supports important wintering bird populations. Bird surveys undertaken for recent planning applications within the site have not recorded any similar populations here.

Local Amenity:

The small village of Middleton lies to the south-east. Properties at Old Trafford Park lie immediately west of the extended area, although a thick belt of woodland separates the two. North of this is a riding school. The promotion of the site to a large scale site under Policy WM2 has also been accompanied by a change in the boundary of the site which excludes the belt of woodland to the south. This will provide a landscaping buffer between any potential development and residents in Middleton village itself.

Transport:

The industrial estate is a short distance from the A683, which is part of the primary route network and will join up with the M6 link road, when constructed. There are relatively few accidents on the local access roads, which are not major through routes. Given the good access the promotion of the allocation to a large scale site under Policy WM2 will have relatively little impact on the local network.

Recommendation:

Ensure adequate landscaping on the eastern boundary if large scale buildings are introduced.

New development adjacent to the BHS may require a landscape buffer between it and the BHS.

Lomeshaye Industrial Estate, Pendle

The following issues have been identified in this area:

Natural Heritage:

The industrial estate lies in the Pendle Water valley and includes an area of freshwater swamp / grassland adjacent to the river, which is designated as a BHS. Other BHS sites (predominantly ancient woodland) can be found to the west of the estate. The promotion of this allocation to a large scale site could put more pressure on the BHS. A buffer may be required where new build occurs adjacent to the BHS in order to protect the interests of the BHS.

Landscape & Heritage:

The industrial estate is dominated by modern-style industrial and commercial buildings, with only one industrial-age mill complex and associated terraced housing on the edge of the estate. The estate is on the urban fringe, overlooked by ancient enclosure-type farmland. In the middle of this is Old Laund Hall (a Grade II listed farm), with an abundance of footpaths. The view is dominated by thick hedgerows.

Flood Risk:

Around half of the business park falls within Flood Zone 3 and several major flood events have occurred in recent years. A major flood defence scheme has since been implemented, although the risk of overtopping or breaching remains.

Transport:

The industrial estate has direct access to the M65. The promotion of the allocation to a large scale site will not have a significant impact on the local road network.

Recommendations:-

Avoid damage to freshwater habitats

New development adjacent to the BHS may require a landscape buffer between it and the BHS.

Identify opportunities for habitat re-creation and flood water storage

Altham Industrial Estate

The following issues have been identified in this area:

Landscape:

The site is bounded on 3 sides by Greenbelt. The southern boundary has relatively little screening and this part of the site has the most impact on the openness of the Green Belt and surrounding landscape. This is the location of the proposed extension to the site. Any new development along this boundary will need careful consideration, particularly if it introduces tall structures.

Natural Heritage:

Altham Clough Wood BHS lies along the western boundary of the site. It is protected in order to safeguard the woodland habitat. If new build is proposed adjacent to the BHS then a landscaping buffer may be required in order to protect and enhance the woodland.

Cultural Heritage:

The site is bounded to the north by 'St James, Altham' Conservation Area and has 7 listed buildings within close proximity which will need to be taken into account by any new development. Shuttleworth Hall, a historic designed landscape to the south east of the site, could also be affected by further development.

Local Amenity:

The site, (highways, verges, landscaping) is well maintained and has less visual clutter than most industrial estates. New development will need to be of a high standard.

Local Environment:

The site has water courses to the west (Clough Brook) and east (Shorten Brook) and also within the site itself. Await EA comments on potential contamination.

Recommendations:-

Proposals for new development within the proposed extension, and elsewhere along the southern boundary, will need to carefully consider landscape implications in relation to the Green Belt, particularly where large scale buildings and structures are introduced.

New development along the western boundary will require a landscape buffer between it and the BHS.

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John Donnellon BA MA

Service Director of Built Environment

Blackpool Council

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Head of Planning

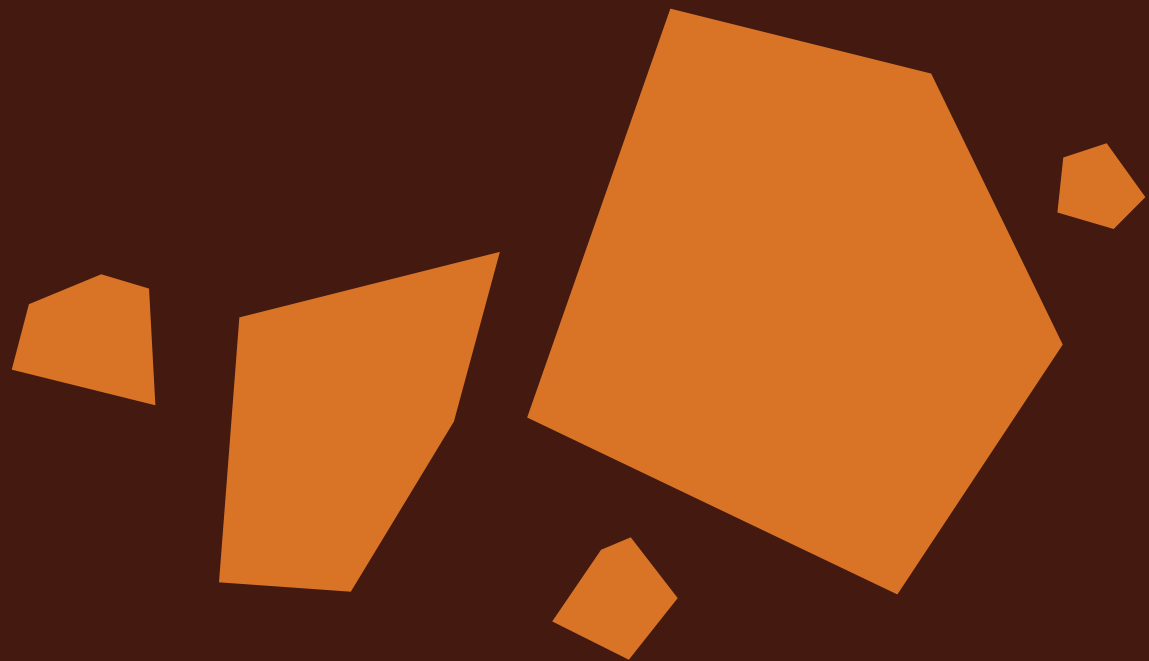
Blackburn with Darwen Borough Council

www.lancashire.gov.uk





Additional Sites Habitat Regulations Screening Report



Background

The Conservation of Natural Habitats, and c.)(Amendment) Regulations 2007 and European Communities (1992) Council Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna, require the County Council to undertake a screening exercise of the 'likely significant effects' of the Site Allocations and Development Management Development Plan Document (DPD), on sites of international nature conservation importance. The DPD can only be approved where it has been satisfied that there will be no adverse effect on the integrity of the international nature conservation sites.

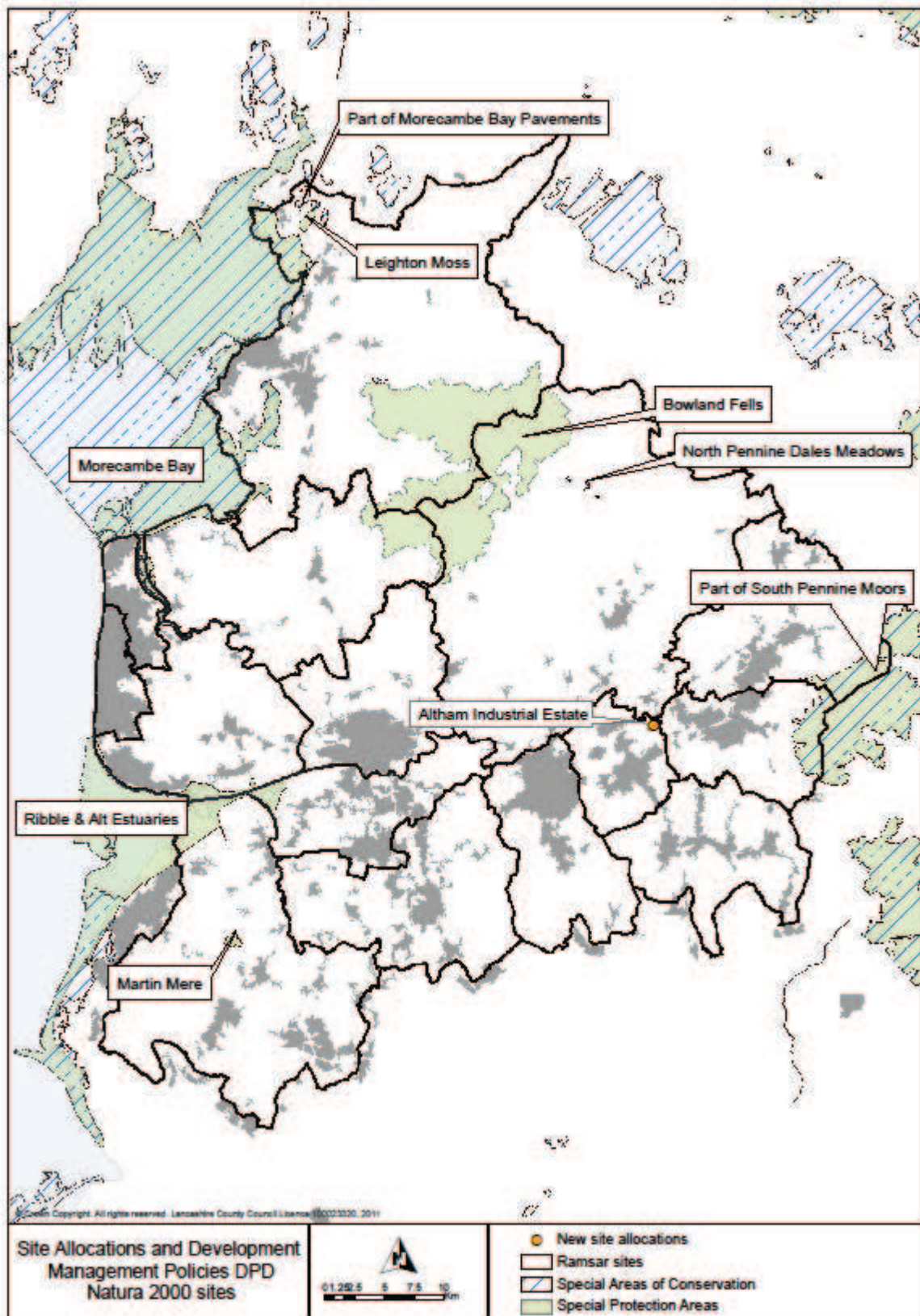
The DPD was submitted to the Secretary of State for Communities and Local Government in May 2011. The revised Habitats Regulations Screening Report was subsequently submitted which concluded that, subject to certain requirements; the plan would not have any adverse effect on the protected sites. The Report was endorsed by Natural England.

A Planning Inspector was appointed by the SoS and hearing sessions took place from September to October 2011. The hearing sessions have been adjourned to allow for further consultation on some major changes to the DPD. These changes will be subject to consultation in January 2012.

Under Policy WM2 of the DPD, these major changes have resulted in the removal of Heysham Port and Huncoat/Whinney Hill as Large Scale Built Waste Management Facilities in the Lancaster/Morecambe and East Lancashire catchment areas respectively. Where possible, sites identified under Policy WM3 are being promoted as large scale sites under Policy WM2. In the Lancaster/Morecambe area, the Lancaster West Business Park is now being considered as the large scale site, and in East Lancashire, Lomeshaye Industrial Estate along with an additional site is being considered. (The additional site, as with other sites within the DPD, is an existing industrial estate).

Map 1 identifies the additional sites as Altham Industrial Estate, Hyndburn. The map shows the relationship to the Natura 2000 sites.

Map1: Additional Site Allocation in East Lancashire Catchment Area and Natura 2000 Sites



Potential Effects Likely to Cause Harm to Natura 2000 Sites

The potential effects and pathways on the Natura 2000 sites are considered within Section 5 of the main screening Report. Lancaster West Business Park and Lomeshaye Industrial Estate have already been subject to assessment as sites for Local Waste facilities under Policy WM3 of the DPD and were screened out at an early stage of the assessment. The implications of being promoted to large scale sites are twofold. Firstly the potential capacity for waste facilities increases and secondly, the type of facility is not restricted and allows for the technologies specified in Appendix B of the DPD Part 1. Most notably, this includes energy from waste facilities. The potential effects could theoretically increase and the two sites are therefore reconsidered in this assessment.

Methodology

The methodology is set out in Sections 4-6 of the 'Revised Habitats Regulations Screening Report' (July 2011).

The site falls within Policy WM2 and in accordance with the methodology set out in Section 4, they need to be subject to further screening for any likely significant effects. They have therefore been subject to the Initial Assessment Screening Matrix set out in Appendix C of the report (see Section 5 of the report).

Policy	Additional Strategic Site Allocations	Impacts	Pathways	Natura 2000 sites likely to be effected	Screening Result
WM2 Large Scale Built Waste Facilities	Lancaster West Business Park	Disturbance arising from the construction of new development Disturbance arising from the operation of the site. The risk of pollution (either air borne toxic contamination, organic enrichment or sediment releases).	The nearest wildlife site is Morecambe Bay SPA & SAC, 1km to the west. The Business Park is in a low lying position facing onto open farming, but assessments and surveys accompanying previous developments have not shown any significant physical or ecological link to Morecambe Bay. Any direct source emissions would be stringently limited under pollution control mechanisms administered by the Environment Agency.	Morecambe Bay SPA and SAC	Screen Policy Out
	Lomeshaye Industrial Estate	The risk of air-borne pollution.	The nearest wildlife site is the South Pennine Moors (SPA & SAC) 6km southeast of the industrial estate. The moors are susceptible to atmospheric pollution, which may travel significant distances. Any direct source emissions would be stringently limited under pollution control mechanisms administered by the Environment Agency.	South Pennines SAC/SPA	Screen Policy Out
	Altham Road Industrial Estate	Disturbance arising from the construction of new development. The risk of air borne pollution.	The nearest Natura 2000 site is the South Pennine Moors, which lies approximately 12 kms to the east. It is susceptible to atmospheric pollution which may travel significant distances. Any direct source emissions would be stringently limited under Environment Agency pollution	South Pennines SAC/SPA	Screen Policy Out

			controls. Altham Clough Wood BHS lies adjacent to Altham Industrial Estate. It is safeguarded for its woodland habitat and provides no significant pathway to the Natura 2000 site.the		
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In Combination Effects

Further to the assessment carried out in Appendix E of the Screening Report. Given the relatively close proximity of these sites and their relationship to the South Pennines protected area, there may be implications in terms of in combination effects. However, under Policy WM2, the total capacity for each catchment area will remain the same regardless of the number of sites taken forward. The overall effect would therefore not be any greater than that already considered previously. The in combination effects of the additional sites being taken forward are not therefore considered to have a likely significant effect.

Conclusion

Although the Lancaster West Business Park is relatively close to the Morecambe Bay Natura 2000 site no potential pathways were identified. The four remaining sites are a considerable distance from the nearest Natura 2000 site (South Pennines SPA/SAC) but could be subject to a potential pathway ie windblown pollution. This was due to the sites location and the moorlands susceptibility to air borne pollution. However, the potential pathway was not considered to have any significant impact given legislative controls and/or the distances between the source and receptor.

In conclusion, the three sites will have no likely significant effects on the identified Natura 2000 site and no further assessment work is required at this stage.

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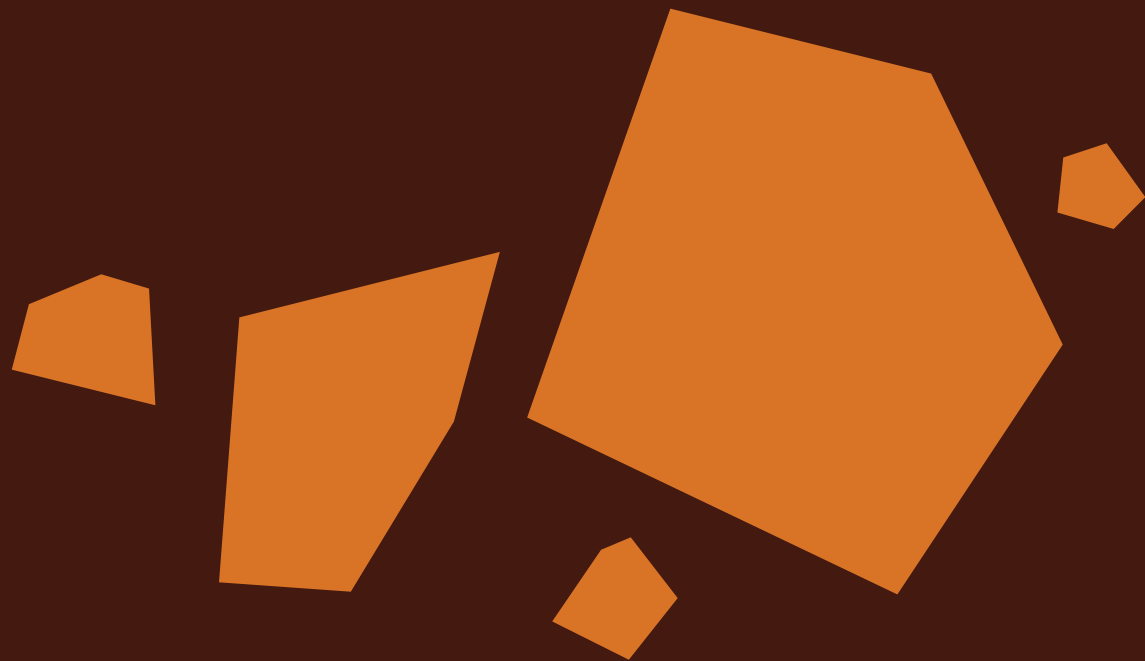
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Additional Sites - Health and Equality Impact Assessment



1.0 Background

The Minerals and Waste Site Allocations and Development Management Policies Development Plan Document (DPD) was submitted to the Secretary of State for Communities and Local Government in May 2011. A Planning Inspector was appointed by the Secretary of State (SoS) and hearing sessions took place from September to October 2011. The hearing sessions have been adjourned to allow for further consultation on some major changes to the DPD. These changes will be subject to consultation in January 2012.

Under Policy WM2 of the DPD, these major changes have resulted in the removal of Heysham Port and Huncoat/Whinney Hill as Large Scale Built Waste Management Facilities in the Lancaster/Morecambe and East Lancashire catchment areas respectively. Where possible, local sites identified under Policy WM3 are being promoted as large scale sites under Policy WM2. In the Lancaster/Morecambe area, the Lancaster West Business Park is now being considered as the large scale site, and in East Lancashire, Lomeshaye Industrial Estate along with an additional site is being considered. The additional site is Altham Industrial Estate. (The additional site, as with other sites within the DPD, is an existing industrial estate).

The Health and Equality Impact Assessment (HIA) of the Site Allocations and Development Management Development Plan Document (DPD) was submitted to the SoS alongside the DPD in May 2011. The study is concerned with the likely health risks associated with the proposed DPD. It concluded that any potential health issues will be dealt with through the regulatory assessment undertaken at the project level. Where appropriate the study made site and policy specific recommendations and promoted the use of Health Action Plans.

This purpose of this addendum is to reassess the HIA in the light of the major changes outlined above.

2.0 Methodology

Reference is made to the HIA which sets out the methodology adopted in the document (see paragraph 1.9). It is not considered necessary to repeat or reassess the generic parts of the assessment which apply to all sites. The relevant parts of the HIA are therefore considered to be the Site Specific Community Profiles (see Appendix A – Site Specific Health Fact File) and the Health and Equalities Appraisal (see Section 4).

It should be noted that the Lancaster West Business Park and Lomeshaye Industrial Estate have already been subject to appraisal as sites for local waste facilities within the HIA. Based on the methodology and recommendations set out in the HIA it is not considered necessary to re assess these sites.

3.0 Site Specific Health Fact Files

3.1 Altham Business Park

Site and Location

- Site and Description: Altham Business Park is identified as being suitable for large scale built waste facilities amongst other employment uses.
- Location: It is in close proximity to junction eight of the M65 motorway, within the boundary of Hyndburn Borough Council and in the ward of Altham. To the north of the site is Altham Industrial Estate, a number of farms and residential properties.

Receptors: Altham St James' primary school is adjacent to the business park, alongside an ambulance station on Burnley Road.

Demography

Population Density: In the 2001 census the ward of Altham had a population of 4,686 and a population density of 5.63pph. This is under half the Hyndburn district level of 11.6pph but higher than the regional density of 4.77pph.

Ethnicity: The ward of Altham has less ethnic diversity than the district level. The 2001 census found that 96.9% of the population in the ward have a white ethnic background, compared to the district percentage of 90.1%. Approximately 1.1% is of Asian heritage, and 0.43% of mixed race.

Religion: In the 2001 census 82.4% people in the Altham ward recorded their religion as Christian. Approximately 16.1% were 'no religion' or did not state their religion. Almost 1% stated they were Muslim.

Health Profile

Deprivation and Inequality: Health within the district of Hyndburn is varied and the overall levels of deprivation are high. The ward of Altham does have lower levels of health deprivation than Hyndburn in general and is within the fifth most deprived quintile nationally. Altham is in the second most deprived quintile at a district level.

Health Indicators: The 'all age, all cause' mortality rate in Hyndburn is worse than the national average for both males and females. Early death rates from cancer, heart disease and stroke are all above the national average. Furthermore, the area is significantly worse than the England average for 18 of the 32 health indicators including; smoking levels, smoking related deaths, diagnoses for diabetes and GCSE attainment. In the Altham ward approximately 68.3% of people rate their general health as 'good', which is above the Hyndburn rate of 64.4%.

Lifestyle

Alcohol: In the Hyndburn district the number of alcohol related hospital admissions per 100,000 is significantly worse than the national average (1,582.4) at 2,548.3. Additionally, 22.6% of adults binge drink compared to the national average of 20.1%.

Smoking: The percentage of adults who smoke in Hyndburn is amongst one of the worst levels in England at 33.7% and is significantly worse than the national average of 21.2%. Smoking during pregnancy is also significantly higher in Hyndburn (20.1%) compared to the England average of 14%

Obesity and Physical Activity: The percentage of adults who are obese in Hyndburn (25.1%) is comparable to levels within the region, with no significant difference to the England average of 24.2%. Obesity in children in

Hyndburn is 18.5% in line with the England average of 18.7%. For physical activity levels 10.4% of adults in Hyndburn are active, compared to the England average of 11.5%, although the difference is not significant.

Crime: The crime rate in Hyndburn district is 67.4 incidents per 1,000 of the population; the Lancashire county average is 68.5 incidents per 1,000. Within the Altham ward, the rate is 53.2 incidents per 1,000; an increase of 7.7% on the previous year.

Summary

The Altham ward has lower levels of population density and has lower deprivation levels than Hyndburn district as a whole. However, the district has areas where health inequalities are significantly worse than the national levels.

References

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3. Local Alcohol Profiles for England (LAPE) Hyndburn 2011 Profile
<http://www.lape.org.uk/index.html>
Binge drinking statistics
<http://www.apho.org.uk/resource/item.aspx?RID=97287>
4. Safer Lancashire Crime Data. Area: Altham
<http://www.saferlancashire.co.uk/2011/yourarea/statistics.asp>

4.0 Health and Equalities Appraisal

Strategic Waste Site: Altham Business Park						
Altham Business Park has been identified as being suitable for large scale built waste facilities amongst other uses on the site; currently it is of mixed industrial and commercial use, located in Hyndburn district.						
Health Determinant	Health Pathway	Potential Health Outcome			Sensitive Communities / Groups	Potential Actions to minimise adverse impacts and inequality and enhance opportunities to improve health
		Construction	Operation	Operation		
Demography	The proposed use of Altham Business Park for waste will not influence local demography (i.e. no change in population number, age, ethnicity or social groups etc).	0	0	0	No particular sensitive group	No additional recommendations.
Income and employment	Generation of direct, indirect and induced income and employment opportunities during the construction and operation of the waste facilities contributing towards improved socio-economic, mental and physical health.	+	+	+	Sensitive communities include those subject to relative socio-economic deprivation	It is recommended that developers demonstrate the measures and initiatives in place to support the uptake of local employment opportunities as part of any proposal.
Education	The provision of a permanent facility will create long term stable employment opportunities. There is a primary school adjacent to the proposed site. Depending on the location of the proposed facility there is the potential for disruption during construction and operation	-	-	-	Students and socio-economically deprived GCSE attainment in Hyndburn is lower than the national average	Relative community sensitivity will be addressed at the planning stage through appropriately scoped regulatory assessments. Where appropriate mitigation will be provided to minimise disruption to sensitive receptors including schools.
Housing	The proposed allocation will not influence the number, type, mix or affordability of housing	0	0	0	No particular sensitive group	No additional recommendations.
Transport	There is the potential for a change in traffic nature and flow rates to the site	-	-	-	Residential communities in close	Potential local level transport issues and relative community sensitivity will

	including both light and heavy goods vehicles, with potential to influence local air quality and noise. The site is close to the M65, with access to the site via rural single 2-way and urban single 2-way roads. There is an ambulance station on Burnley Road and a primary school where increased traffic may have an adverse affect.				proximity to the site	be addressed at the planning stage through appropriately scoped regulatory assessments. Where appropriate a transport assessment will be performed to investigate and mitigate potential community disruption and risk. Such assessments will also include an appropriate section on road network capacity and is recommended to include and assessment of the potential change in risk of collision and injury directly attributed to the proposed development.
Crime and Safety	The proposed allocation is unlikely to increase the risk of crime within the ward although there have been high levels of crime on the Business Park. A crime-reduction initiative has been in place on the site since April 2007	0	0	0	Local residents	No additional recommendations
Access and Accessibility	The proposed allocation is not anticipated to impact on local access or accessibility	0	0	0	Local residents	No additional recommendations
Services, amenities and leisure	The proposed allocation is not anticipated to influence the provision of services and amenities	0	0	0	No particular sensitive group	No additional recommendations
Lifestyle	The proposed allocation is not anticipated to influence lifestyle choices	0	0	0	No particular sensitive group	No additional recommendations
Health Needs	The proposed allocation is not anticipated to increase demand or change local health care requirements	0	0	0	No particular sensitive group	No additional recommendations
Environment	Construction activities have the potential to give rise to changes in local air quality (i.e. particulate matter and nuisance dust) and noise with the	-	-	-	Local residents	Waste management facilities will be designed, assessed and permitted to meet environmental standards set to protect the environment and health.

	<p>potential to cause disruption to the properties in the vicinity.</p> <p>Once operational, potential environmental health pathways will be dependent upon the particular waste management methods employed. (Please see the Health and Waste Management Evidence Base within the appendices for more information regarding the potential health pathways associated with specific waste management and mineral extraction activities).</p>				<p>Potential environmental issues will be addressed at the planning stage through appropriately scoped regulatory assessments, where appropriate mitigation will be developed to reduce community disruption and annoyance. Given the level of community concern associated with waste management facilities, it is recommended to request a Health Impact Assessment (HIA) be submitted as a supporting planning document to address local community health concerns, and to develop a bespoke Health Action Plan.</p>
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5. Conclusion

The site specific policies relating to the additional site has been appraised in line with the methodology set out in the HIA conducted at the submission stage of the DPD.

The policies generally present an opportunity to improve the socio-economic circumstance and wellbeing of local communities. This includes direct, indirect and induced employment opportunities that can be maximised through improving the viability and success of existing cultural, leisure and retail industries.

Potential health issues largely relate to:

- a potential change in road vehicle movements (increases and decreases), with associated changes in community exposure to noise, emissions and risk of road traffic collision;
- potential environmental disruption during construction and operation, compounding existing burdens of poor health; and
- socio-economic health opportunities associated with direct, indirect and induced income and employment opportunities.

The site specific policies are not anticipated to adversely impact upon any particular sensitive community groups. However, there are a number of sensitive receptors in proximity to sites including schools, nurseries hospitals and resident communities that will be addressed through the regulatory assessment process at the project level.

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