1087 People Powered Retrofit
Planning Policy Review

This policy review aims to set out a comprehensive list of policies that are likely to be used to determine planning applications for domestic retrofit. This review includes specific energy policies, but does not include any and all policies which make mention of sustainability within other policy themes, as these are numerous. As a general rule, policies at National and Local level provide an insight into the agenda and motivations of National Government or Local Authority, and can be useful in making a case for domestic retrofit. At a lower level, supplementary planning guidance will more practical advice for applicants.

General policy guidance on good design and protection of heritage assets has been reproduced here at the National level, but each local authority will have heritage and design policies that may need to be taken into account as part of an application for domestic retrofit.

National Policy

<table>
<thead>
<tr>
<th>National Planning Policy Framework (July 2018)</th>
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<tbody>
<tr>
<td>Policy Ref</td>
<td>Page No</td>
<td>Policy Text</td>
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<tr>
<td>Paragraph 11 The presumption in favour of sustainable development</td>
<td>6</td>
<td>Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.</td>
<td>The presumption in favour of sustainable development is described within the NPPF as being “at the heart of the Framework”. It is a “pro-development” policy: provided a case can be made that the development proposed is “sustainable” and any harm does not significantly outweigh the benefits, approval should be granted. Developers often come back to this principle when making a case for development, and there is no reason why an application for domestic retrofit should not run the same argument.</td>
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<tr>
<td>Paragraph 93 Estate regeneration</td>
<td>27</td>
<td>Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.</td>
<td>Depending on the area of intervention a case could be made that domestic retrofit contributes to estate regeneration and could have a beneficial knock on effect for the surrounding community.</td>
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<tr>
<td>Paragraph 118</td>
<td>35</td>
<td>Planning policies and decisions should:</td>
<td>When combined with the extension and alteration of a dwelling, domestic retrofit may ensure that a home is able to be used to its</td>
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</table>
### Making effective use of land

d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure)45; and
e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

### Paragraph 127

**Design expectations for development**

<table>
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<tr>
<th>38</th>
<th>Planning policies and decisions should ensure that developments:</th>
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<td></td>
<td>a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</td>
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<td>b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;</td>
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<td>c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);</td>
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<td>d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;</td>
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<td>e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and</td>
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<td>f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.</td>
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</table>

This is a general design policy for all development, and the principles should be taken into consideration when developing a proposal for domestic retrofit.

### Paragraph 131

**Outstanding design and sustainability**

In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

### Paragraph 148

**Meeting the challenge of climate change**

The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.
### Paragraph 153
**Determining applications - energy**

In determining planning applications, local planning authorities should expect new development to:

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

### Paragraph 154
**Determining applications – low carbon development**

When determining planning applications for renewable and low carbon development, local planning authorities should:

a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and

b) approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets the criteria used in identifying suitable areas.

### Paragraph 189
**Heritage Assets**

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

### Paragraph 194
**Harm to designated heritage assets**

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.
Permitted development rights allow householders to improve and extend their homes without the need to apply for planning permission where that would be out of proportion with the impact of works carried out.

A useful technical guidance document has been produced to guide homeowners, and should be consulted as part of any domestic retrofit project.

The full document is included at Appendix A.

The planning Portal is a good place to start if you are considering alterations or additions to your property. They provide general information about the process of applying for planning permission and instances where planning permission is not required. This is not tailored specifically for domestic retrofit but some of the resources may be useful. In particular the "interactive house" may be helpful in directing homeowners to relevant guidance, based on areas of the home they are planning to change.

Building regulations are minimum standards for design, construction and alterations to virtually every building. The regulations are developed by the UK government and approved by Parliament. Building regulations approval is different from planning permission and you might need both for your project. You can apply to any local authority building control department or Approved Inspector for building regulations approval. The regulations are supported by a series of documents. Of these, Approved Document L1B is most relevant and is included at Appendix B.
The Greater Manchester Spatial Energy Plan Evidence Base Study consolidated data and evidence relating to the local energy system and suggested suitable policies to be incorporated into a spatial planning framework for Greater Manchester. This is useful for background information but does not form part of the development plan and would not be used in the determination of a planning application.

As this document is at draft stage and so would be afforded limited weight in the determination of a planning application

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<tr>
<th>Policy Ref</th>
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<tr>
<td>Policy GM-S2 Carbon and Energy</td>
<td>77-78</td>
<td>The aim of delivering a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, will be supported through a range of measures including:</td>
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<td>1. Securing a sustainable pattern of development;</td>
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<td>2. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy;</td>
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<td>3. Taking a positive approach to renewable and low carbon energy schemes;</td>
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<td>4. Keeping fossil fuels in the ground;</td>
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<td>5. Planning for a balanced and smart electricity grid by identifying geographical locations which could support energy assets (23);</td>
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<td>6. Increasing carbon sequestration through the restoration of peat-based habitats, woodland management and tree-planting;</td>
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<td>7. Development of Local Energy Area plans to develop cost effective pathways to achieve carbon targets; and</td>
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<td>8. An expectation that new development will:</td>
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<td>a) Be zero net carbon from 2028 by following the energy hierarchy (with any residual carbon emissions offset), which in order of importance seeks to:</td>
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<td>i. Minimise energy demand;</td>
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<td>ii. Maximise energy efficiency;</td>
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<td>iii. Utilise renewable energy;</td>
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<td>iv. Utilise low carbon energy; and</td>
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<td>v. Utilise other energy sources.</td>
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<td>With an interim requirement that all new dwellings should seek a 19% carbon reduction against Part L of the 2013 Building Regulations</td>
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<td>b) Incorporate adequate electric vehicle charging points to meet likely long-term demand;</td>
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<td>c) Where practicable, connect to a renewable/low carbon heat and energy network;</td>
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</table>
d) Achieve a minimum 20% reduction in carbon emissions (based on the dwelling emission or building emissions rates) through the use of on site or nearby renewable and / or low carbon technologies; and
e) Include a carbon assessment to demonstrate how the design and layout of the development sought to maximize reductions in whole life CO2 equivalent carbon emissions.

District Local Plans may set out specific carbon emission reduction targets or promote other measures through which energy efficiency of buildings can be achieved.

**Policy GM-S 3**

**Heat and Energy Networks**

The provision of decentralised energy infrastructure is critical to the delivery of Greater Manchester’s objectives for low carbon growth, carbon reductions and an increase in local energy generation. The following measures will help to achieve this:

1. Delivery of renewable and low carbon energy schemes will be supported with particular emphasis on the use of decentralised energy networks in areas identified as “Heat and Energy Network Opportunity Areas”. These will be identified where:
   a. Existing heat/energy networks are operational or have been commissioned;
   b. Proposals for new heat networks/energy networks are being progressed, or future opportunities have been identified in city-region master planning.
c. Sufficient density of existing heat demand occurs; and

d. Significant future development is proposed at the strategic development locations.

2. Within the identified “Heat and Energy Network Opportunity Areas”, there will be:
   a) A requirement that new residential developments over 10 dwellings or other developments over 1,000 m² floorspace should evaluate the viability of:
      i. Connecting to an existing or planned heat/energy network (where such a network has been identified within the Heat Network Opportunity Areas); and/or
      ii. Installing a site-wide or communal heat/energy network solution.
   b) A requirement, where unviable to connect to an existing network or install a site-wide or communal heat/energy network, for new development to incorporate appropriate capability to enable future connection (e.g. adequate space in plant-room for plate heat exchangers, capped-off flow/return connections);
   c) A 'presumption in favour of network connection' where new residential developments over 10 dwellings and other developments over 1,000 sq m floorspace are within 500m of an existing heat network, or where a network is being delivered;
   d) An expectation that new industrial development will demonstrate that opportunities for using waste heat locally have been fully examined, and included in proposals unless proven to not be viable;
   e) An expectation that where publicly-owned buildings and assets adjoin new major development sites, opportunities for these buildings and assets to connect to site-wide proposals will be considered; and
   f) An expectation that any site-wide networks will be designed so as to enable future expansion to adjoining buildings or assets as appropriate.

3. In support of the above, all decentralised heat/energy network viability assessments are required to demonstrate consideration and analysis of:
   a) Identification of existing and proposed heat/energy loads;
   b) Identification of heat/energy supply sources;
   c) Identification of opportunities to utilise renewable and low carbon energy sources;
   d) Identification of opportunities to utilise waste and secondary heat sources;
   e) Impact of proposals and technology choices on local air quality;
   f) Design according to national best practice in relation to efficient heat network design (e.g. CIBSE CP1 Heat Networks: Code of Practice for the UK, or equivalent); and
Adopting appropriate consumer protection standards (e.g. HeatTrust, or equivalent).

<table>
<thead>
<tr>
<th>Policy GM-S 4 Resilience</th>
<th>82-83</th>
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<tr>
<td>The development of Greater Manchester will be managed so as to increase considerably the capacity of its citizens, communities, businesses and infrastructure to survive, adapt and grow in the face of physical, social, economic and environmental challenges. Key measures will include:</td>
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<tr>
<td>1. Ensuring that developments make appropriate provision for response and evacuation in the case of an emergency or disaster;</td>
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<td>2. <strong>Supporting the retrofitting of existing buildings, infrastructure and places to enhance their resilience</strong>;</td>
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<td>3. Locating critical infrastructure and vulnerable uses away from locations at a high risk of acute shocks;</td>
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<td>4. Providing adaptable buildings and places that can easily respond to changing needs and technologies;</td>
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<td>5. Designing out opportunities for crime, anti-social behaviour and terrorism;</td>
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<td>6. Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater urbanisation;</td>
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<td>7. Increasing the size, spread, quality and interconnectedness of the green infrastructure network, enabling the city region, its citizens and wildlife to adapt to changing conditions;</td>
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<td>8. Taking an integrated catchment-based approach to managing flood risk;</td>
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<td>9. Maintaining a very high level of economic diversity across Greater Manchester;</td>
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<td>10. Delivering at least 50,000 new affordable homes over the period 2018-2037;</td>
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<td>11. Promoting significant enhancements in education, skills and knowledge;</td>
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<td>12. Supporting healthier lifestyles and minimising potential negative impacts on health including air pollution; and</td>
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<td>13. Carefully controlling the location of hazardous installations and new development that could be adversely affected by them.</td>
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Manchester City Council

The Manchester Local Plan guides development within Manchester. It was previously known the Local Development Framework.

It consists of the:

- **Core Strategy** the key document in the Local Plan
- **Interactive Proposals Map**: showing the Core Strategy and the extant (remaining) Unitary Development Plan policies
- **Extant [remaining] Unitary Development Plan policies**: many of these policies were replaced by the Core Strategy, see which remain.
- **Greater Manchester Joint Waste DPD**: adopted by each of the ten Greater Manchester Authorities, and came into force on 1 April 2012.
- **Greater Manchester Joint Minerals DPD**: adopted by each of the ten Greater Manchester Authorities, and came into force on 26 April 2013

### Core Strategy Development Plan Document (July 2012)

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<th>Policy Ref</th>
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| Policy EN 4 Reducing CO2 emissions by enabling low and zero carbon development | 174-175 | The Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following actions:  
  - All development must follow the principle of the Energy Hierarchy, being designed:  
    - to reduce the need for energy through design features that provide passive heating, natural lighting and cooling  
    - to reduce the need for energy through energy efficient features such as improved insulation and glazing  
    - to meet residual energy requirements through the use of low or zero carbon energy generating technologies  
  - Wherever possible new development and retrofit projects, including energy generation plant, must be located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies.  
  - Where possible new development and retrofit projects will be used as a mechanism to help improve energy efficiency and provide low and zero carbon energy supplies to existing buildings.  
  - Where appropriate new development and retrofit projects will be required to connect to and/or make contributions to low or zero carbon energy schemes and/or to incorporate provision to enable future connection to any existing / potential decentralised energy schemes.  
  - The use of building materials with low embodied carbon in new development and refurbishment schemes. | |
| Policy EN 5 Strategic areas for low and zero carbon decentralised energy infrastructure | 176 - 177 | Within Manchester it is considered that the following strategic areas, indicated on the key diagram, will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies available:  
  - The Regional Centre, which also includes the Oxford Road Corridor and Eastlands  
  - District Centres and associated major development sites  
  - Airport Strategic Site  
  - Strategic housing location  
  - Strategic employment locations | |
Within these areas new development, regeneration and retrofit projects, will be expected to take place in the context of more detailed proposals for decentralised low and zero carbon energy infrastructure in the form of energy proposals plans. The Council will work with all relevant stakeholders, which may include developers, landowners, residents, community groups, private sector partners, utilities companies, neighbouring authorities and other public sector bodies, as appropriate, to bring forward such plans. Where investment or development is being undertaken into or adjacent to a public building/asset or district heating network, full consideration shall be given to the potential role that these can have in providing an anchor load within a decentralised energy network or in creating opportunities for CO2 reduction funded by contributions.

Policy EN 6

<table>
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<tr>
<th>Target Framework for CO2 reductions from low or zero carbon energy supplies</th>
<th>178 - 180</th>
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Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the target shown in Tables 12.1 or 12.2, unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.

Developments smaller than the above threshold, but involving the erection of a building or substantial improvement to an existing building will also be expected to meet the minimum target, where viable, but will not be expected to submit an energy statement.

The target framework relates to three broad development locations and their potential for low and zero carbon, decentralised energy. The areas are defined as follows:

- **Target 1 Network development areas**: Locations where the proximity of new and existing buildings, the mix of uses and density of development provide the right conditions to support district heating (and cooling).
- **Target 2 Electricity intense areas**: Locations where the predominant building type has an all electric fit-out such as retail units and leisure complexes.
- **Target 3 Micro-generation areas**: Locations where lower densities and a fragmented mix of uses tend to mean that only building scale solutions are practical.
Where the CO2 emissions reduction required under any future revision to Part L of the building regulations becomes greater than the % Minimum requirement, the reduction required under building regulations would apply.

Where the Council identifies an ‘allowable solution’, for example within an energy proposals plan, that would produce higher carbon reductions at no extra cost than that of achieving the % Minimum requirement (or required under building regulations if greater) the higher percentage reduction will be required. The cost comparison is based on the cost of incorporating the ‘allowable solution’ at design stage.

The energy statement will be required to be submitted at the outset of any proposed development (outline application or before). Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation, subject to the energy statement incorporating evidence such as modelling to demonstrate compliance.

Guidance on what the energy statement should contain and how to decide which target applies to a development proposal is given in Appendix A.

**Policy EN 7**

Energy infrastructure opportunities

There will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to the following considerations:

- That any new generating plant capable of producing heat and cooling as well as electricity should be located in a way that facilitates future connection to a local distributed energy system.
- That any energy centre, including generating plant, standby/boiler plant and substations, shall be located and designed to a high quality so as to integrate with and contribute to the townscape.

- Biofuels should be obtained from sustainable sources and processes and in a way that minimises transport impacts, following a sequential approach in order to minimise CO2 emissions – firstly prioritising local and regional sources, followed by national, European and international.

- Consideration should be given to biofuel delivery by rail and waterways where possible. Where large-scale fuel or feedstock delivery is required by road the energy centre must be located in or adjacent to light industrial, industrial or leisure uses with any impact on local residential amenity minimised.

- The cumulative impact of energy schemes will be taken into account when considering applications, to include modelled impacts on air quality and landscape character, with reference to Policy EN16.

- Flood risk, through the Manchester-Salford-Trafford Strategic Flood Risk Assessment.

In determining proposals for development, consideration will be given to the need to safeguard strategic energy sites and network routes, both proposed or existing, where these have been identified as having strategic significance for the delivery of low or zero carbon energy infrastructure or, would be required in order to achieve the successful regeneration of an area in line with targets for reducing carbon emissions.

| Policy DM 1 Development Management | 216-217 | All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:

  - Appropriate siting, layout, scale, form, massing, materials and detail.

  - Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.

  - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.

  - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.

  - Community safety and crime prevention.

  - Design for health.

  - Adequacy of internal accommodation and external amenity space.

  - Refuse storage and collection.

  - Vehicular access and car parking.

  - Effects relating to biodiversity, landscape, archaeological or built heritage. |

| Included for information as a general decision-making policy upon which applications will be determined. These are factors that all applications should be considering, whether for domestic retrofit, or another form of development. |
• Green Infrastructure including open space, both public and private.
• The use of alternatives to peat-based products in landscaping/gardens within development schemes.
• Flood risk and drainage.
• Existing or proposed hazardous installations.

Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques as follows (In terms of energy targets this policy should be read alongside policy EN6 and the higher target will apply):

a) For new residential development meet as a minimum the following Code for Sustainable Homes standards. This will apply until a higher national standard is required:
   Year 2010 – Code Level 3;
   Year 2013 - Code Level 4;
   Year 2016 - Code Level 6; and

b) For new commercial developments to demonstrate best practice which will include the application of the BREEAM (Building Research Establishment Environmental Assessment Method) standards. By 2019 provisions similar to the Code for Sustainable Homes will also apply to all new non-domestic buildings.

NOTES

*Some policies from the old Unitary Development Plan are still extant (remain in use for deciding applications). However, none of the extent policies relate to domestic retrofit.

*Manchester City Council does not appear to be any supplementary planning guidance that is relevant to domestic retrofit.
The Local Plan provides development guidance for within Bolton. It helps both plan for Bolton’s long term growth and is the main consideration in deciding planning applications. The local plan is made up of the:

- **Core Strategy**, the key document in the Local Plan
- **Allocations Plan** and **Policies Map**
- **Greater Manchester Waste Plan** adopted by the ten GM Authorities, and came into force on 1 April 2012
- **Greater Manchester Minerals Plan** adopted by the ten GM Authorities, and came into force on 26 April 2013

### Bolton’s Core Strategy Development Plan Document (March 2011)

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<th>Policy Ref</th>
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<tr>
<td>Policy CG1</td>
<td>41</td>
<td><strong>The council and its partners will:</strong></td>
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</table>

1. Safeguard and enhance the rural areas of the borough from development that would adversely affect its biodiversity including trees, woodland and hedgerows, geodiversity, landscape character, recreational or agricultural value; or its contribution to green infrastructure, reducing flood risk and combating climate change.

2. Safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.

3. Safeguard and enhance parks, gardens, allotments, civic spaces, cemeteries and playing fields and improve the quality and multi-functional benefits of these assets.

4. Allow some development on informal greenspaces in the urban area, provided that it allows for the improvement of remaining green spaces and helps to meet the strategic objectives for housing.

5. Reduce the risk of flooding in Bolton and other areas downstream by minimising water run-off from new development and ensuring a sequential approach is followed, concentrating new development in areas of lowest flood risk.

6. **Work towards minimising energy requirements, improving energy efficiency, lessening the reliance on fossil fuel-based energy and reducing carbon dioxide (CO2) emissions.**

7. **Maximise the potential for renewable energy development and encourage proposals that contribute towards the renewable energy targets set out in the Regional Spatial Strategy.**
The council and its partners will:

1. Expect development proposals to display innovative, sustainable designs that contribute to good urban design.

2. Conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area.

3. Require development to be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment including hard and soft landscaping and boundary treatment. Historical associations should be retained where possible.

4. Conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings.

5. Ensure development is designed in an inclusive manner which is accessible and legible to all, regardless of age, gender, background or disability.

6. **Encourage the incorporation of design measures into new developments that allow adaptation and resilience to the impacts of climate change and extreme weather events and also to reduce the threat of fuel poverty, through the careful selection of aspect, layout and massing, and by making buildings increasingly energy efficient.**

7. Maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Any soft landscaping and landscape enhancement schemes should enhance biodiversity and be compatible with the nearby landscape character types identified by the Landscape Character Assessment.

### NOTES

*The Core Strategy contains policies that set specific sustainability standards for new development of 5 or more residential units, but these policies will not apply to domestic retrofit projects.*

### Sustainable Design and Construction Supplementary Planning Document (October 2016)

*This document provides some guidance but does not contain any policies that could be used in the determination of an application for domestic retrofit*

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<tr>
<th>Policy Ref</th>
<th>Page No</th>
<th>Policy Text</th>
</tr>
</thead>
<tbody>
<tr>
<td>Guidance Note Construction and Specification</td>
<td>8</td>
<td>Developers should specify sustainably sourced materials where possible, using authenticity marks and paperwork for approved schemes to audit and validate supplies.</td>
</tr>
<tr>
<td>Guidance Note Climate Change and Renewable Energy</td>
<td>12</td>
<td>Where localised, renewable or low-carbon, power generation (including proposals) can support multiple users, developers should give consideration to collaborate with such schemes, in order to use that power and/or to help facilitate the operation of the power scheme. Developers should demonstrate this collaboration in proposals.</td>
</tr>
</tbody>
</table>
Proposals should give due consideration to the energy hierarchy (see 'mitigating climate change' below) before specifying micro-generation solutions. Developers should demonstrate this consideration in proposals.

Proposals should give due consideration to appropriate opportunities for micro-generation on site. Developers should demonstrate this consideration in proposals.

<table>
<thead>
<tr>
<th>Guidance Note</th>
<th>16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Adapting to Climate Change</td>
<td></td>
</tr>
<tr>
<td>Developers are strongly urged to incorporate design measures into new developments and their surroundings to demonstrate that they are resilient and adaptable to the impacts of current and future climate pressures. Considerable weight may be given to the measures or absence of them in proposals.</td>
<td></td>
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<tr>
<th>Guidance Note</th>
<th>18</th>
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</thead>
<tbody>
<tr>
<td>Building Accessibility</td>
<td></td>
</tr>
<tr>
<td>Developers should ensure that building designs include provision as built, or for ease of adaptation, to enable accessibility, with due regard to: its intended use, the Lifetime Homes Standard and conditions arising from Approved Document M, schedule 1 of the Building Regulations.</td>
<td></td>
</tr>
</tbody>
</table>

**NOTES**

*Again, there are more specific and stringent policies for new residential developments of 5 or more residential units.*
Bury Council

The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council’s decisions on planning applications.

The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue be used to make planning decisions. The Policies in the UDP may be given more or less weight in deciding applications, depending on whether they fit in with more recent National Planning Policy

<table>
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<tr>
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<tbody>
<tr>
<td>EN4</td>
<td>UDP Part 2 – Chapter 6 Environment (page 13 of PDF download)</td>
<td>The Council will encourage development which contributes to energy conservation in the Borough. The use of renewable energy resources and the incorporation of energy efficiency measures in built development and the transport system will be encouraged.</td>
</tr>
</tbody>
</table>
| EN4/1      | UDP Part 2 – Chapter 6 Environment (page 13-14 of PDF download) | The Council will encourage proposals for the provision of renewable energy sources, subject to compliance with other policies and proposals of the Plan. In particular, the Council will seek to ensure that proposals:  
  - do not involve an unacceptable loss of amenity, for example through visual intrusion and noise;  
  - would not have an unacceptable adverse impact on the setting of scheduled ancient monuments, Conservation Areas, Listed Buildings and archaeological remains;  
  - would not have an unacceptable adverse impact on areas of Green Belt, Special Landscape Areas and areas of ecological importance;  
  - would not result in a health or safety risk, or nuisance to the public;  
  - where necessary, include an environmental assessment as part of the planning application;  
  - would not have an unacceptable adverse impact on the Borough’s natural environment. |
| EN4/2      | UDP Part 2 – Chapter 6 Environment (page 14 of PDF download) | The Council will encourage energy efficiency in development proposals through:  
  - the promotion of energy efficient modes of transport such as walking, cycling and public transport;  
  - seeking the location of new development in areas easily accessible to public transport and local facilities;  
  - promoting the efficient use of energy in the design and layout of development. |
| H2/3 Extensions and Alterations | UDP Part 2 – Chapter 5: Housing (Page 11 of PDF Download) | Applications for house extensions and alterations will be considered with regard to the following factors:
• the size, shape, design and external appearance of the proposal;
• the character of the property in question and the surrounding area;
• the amenity of adjacent properties;
• visibility for pedestrians, cyclists and drivers of motor vehicles. |  |
| H5 Housing Improvement | UDP Part 2 – Chapter 5: Housing (Page 16 of PDF Download) | The Council will continue to support the improvement of the housing stock and its environment. |  |

**Emerging Bury Local Plan – Policy Directions**

Consultation on the Policy Directions for the Bury Local Plan ended on 30 November 2018 and all comments will be taken into account in moving onto and consulting on a draft Local Plan next year.

The Policy Direction below will not be used to determine a planning application but provide an insight into the likely future policy direction.

<table>
<thead>
<tr>
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<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Topic Paper 5 Energy and Physical Infrastructure</td>
<td>All</td>
<td>N/A</td>
<td></td>
</tr>
</tbody>
</table>