

# **Examination of the Climate Emergency Review of the Lancaster District Strategic Policies and Land Allocation Development Plan Document (DPD) and the Development Management DPD**

**Inspector:** Joanna Gilbert MA (Hons) MTP MRTPI

**Programme Officer:** Carole Crookes

Mr Maurice Brophy  
Service Manager – Planning and Housing Strategy  
Lancaster City Council

By email

30 January 2024

Dear Mr Brophy

## **Inspector's Letter regarding the Council's letter of 10 January 2024 in respect of the Written Ministerial Statement on Planning – Local Energy Efficiency Standards Update (13 December 2023) and Wind Energy**

1. Thank you for your letter dated 10 January 2024 in response to my letter dated 18 December 2023 regarding local energy efficiency standards and wind energy.
2. Having read the Council's detailed response, it is my intention that a further focussed Main Modifications consultation should take place in respect of amendments to Main Modifications MM14 and MM25, which respectively address energy efficiency standards within Policy DM30A and wind energy within Policy DM53. Once that consultation has taken place, I will advise as to whether a further hearing would be necessary.
3. In order to prepare for this further focussed Main Modifications consultation, I would be grateful if the Council could produce an excerpt of the Schedule of Main Modifications which comprises their suggested changes to MM14 and MM25, and, if necessary, a further document indicating any consequential changes to the Policies Map.
4. Page 6 of the Council's letter of 10 January 2024 sets out the Council's position in respect of the requirement for percentage uplift of a dwelling's Target Emissions Rate. This text provides helpful clarification on the Target Emissions Rate, which the Council should consider including in the supporting text to assist general understanding of a modified Policy DM30A.

5. I note that the Council has provided alternative wording for step 3 of Policy DM30A. I ask the Council to consider which alternative better reflects the need to be consistent with the Written Ministerial Statement's requirement for any additional requirement to be expressed as a percentage uplift of a dwelling's Target Emissions Rate calculated using a specified version of the Standard Assessment Procedure.
6. In producing the excerpt of the Schedule of Main Modifications, care should be taken to ensure that the modifications to Policy DM30A and the supporting text are consistent and unambiguous. As drafted, elements of Appendices A and B of the Council's 10 January 2024 letter do not consistently replicate the previously consulted on Main Modifications or form logical sentences in their own right.
7. The amendments to MM14 and MM25 should be based on the Plan as submitted and should reflect any necessary earlier elements of MM14 and MM25 and new Main Modifications in a single set of underlined/strikethrough text. This is necessary for clarity.
8. I would be grateful if the Council could provide the Programme Officer with the requested documents by Monday 12 February 2024.
9. If you have any questions or queries about the content of this letter or this timescale is not appropriate, please do not hesitate to contact me via the Programme Officer. Thank you for your assistance.

Yours sincerely

*Joanna Gilbert*

INSPECTOR