

## CLIMATE CHANGE BOARD

### MINUTES OF MEETING HELD ON WEDNESDAY, 17 AUGUST 2022

#### Present:-

Councillor George Potter (in the Chair)  
Councillor Diana Jones  
Councillor Deborah Seabrook  
Councillor Paul Spooner  
Councillor Catherine Young  
Dawn Hudd, Joint Strategic Director (Place)  
Ben McCallen, Surrey County Council / Guildford Zero  
Nat Prodger, Climate Change Officer  
Marieke van der Reijden, Head of Asset Management (Climate Change Lead)  
Carrie Anderson, Senior DSO

#### Action By

#### 10. WELCOME AND INTRODUCTIONS

The Chairman of the Climate Change Board, Councillor Cait Taylor had sent apologies. Councillor George Potter chaired the meeting in her absence.

Councillor Potter welcomed all to the meeting and introductions were delivered around the table.

#### 11. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Cait Taylor (Chairman), Francesca Castelo (Economic Policy Officer), Emma McBriarty (Senior Communications Officer), Alistair Atkinson (Guildford Environmental Forum) and Professor Bob Nichols (UNIS).

#### 12. MINUTES OF THE PREVIOUS MEETING AND MATTERS ARISING

The minutes of the meeting held on 5 May 2022 were confirmed as a correct record. Matters arising were largely covered in Item 5 of the agenda. However, a question regarding addressing energy costs of the Spectrum Leisure Centre was raised as it had previously been left out of the energy emissions report due to its complexity.

It was explained that there had been a separate mandate constructed to examine the specific issues surrounding the refurbishment of Spectrum should the council choose to retain the building. Various surveys had been undertaken alongside a carbon emissions report and the results had recently been received. Officers were reviewing those surveys to compile a strategic

outline business case (SOBC) to inform and support future decision making. This information would sit alongside the Council's contractual arrangements with commercial partners when those arrangements were reviewed in due course. There would shortly be a meeting with Laser, who were the Council's utilities broker to discuss the impact of rising energy prices and to review usage, including Spectrum during the year. There had been a meeting with Waverley Borough Council to understand what learning had been acquired from the recent renovation of the Cranleigh Leisure Centre.

### **13. PLANNING POLICY ACTION ON CLIMATE CHANGE PRESENTATION**

The Board received a presentation on Planning Policy delivered by Dan Knowles, Policy Officer – Planning Policy.

The Board heard that nationally, there had been an improvement in emissions from housing stock, significantly since 2014. A new house built to 2014 standards would typically emit just over 3 tons of CO<sub>2</sub> annually (a typical house was considered to be a three-bedroomed house). Since 2014, the grid had decarbonised and emissions from electricity had reduced significantly. Building regulations had changed recently in June 2022 and presently emissions for electricity were calculated to have dropped by 55% since 2013. There also been a moderate improvement to energy efficiency standards to new buildings driven by regulations, resulting in a 31% carbon reduction in new homes and a 27% reduction in non-residential buildings. The 2022 regulations also introduced a new measure, that of primary energy use. All new heating systems must be low temperature i.e. a heat pump. There were new standards for overheating. These new requirements had overtaken the Council's current policies.

The Government had been promoting its standard for future homes which included 70-80% reduction in CO<sub>2</sub> emissions against 2013 standards; further improvements to fabric standards; no new gas boilers would be installed in new homes and gas boilers banned from sale by 2035 and the national grid decarbonised by 2035.

Locally, the Local Plan – Strategies and Sites 2015-2034 (Local Plan Part One) was begun in 2013 and adopted in 2019. The relevant climate change policies were D2 (climate change and sustainable design), D1 (place shaping) and P4 (flooding, flood risk and groundwater protection). Policy D2 was most relevant as it concerned climate change adaptation and energy (low/zero carbon energy; heat networks; new buildings and energy hierarchy). In the borough of Guildford since 2019, on average there had been a 20% carbon reduction via Policy D2.

The energy hierarchy had been applied in Guildford.

Developments had been benchmarked against one another to understand what was achievable. It was anticipated that for dwellings a 10% carbon reduction was achievable against the 2013 standard on fabric alone. It had been more challenging to achieve a benchmark for apartments and non-dwellings, but the policy had been applied and developers were pushed to improve energy efficiencies.

The key issues for the borough would be high temperatures, increased rainfall and drought. Another ambition of D2 was to ensure developments were adaptive to these issues.

The Climate Change, Sustainable Design and Construction SPD was adopted in 2020 which set out clearly to developers what was required of them in terms of D2 and how carbon emissions should be calculated. It also provided guidance on good sustainable design. This document had a positive impact on the quality of submitted applications.

The Local Plan (Development Management Policies) Part two, was currently with the Secretary of State for examination. Within it there were four new policies that directly affected climate change: Policy D12 (Sustainable and low impact development); Policy D13 (Climate change adaptation); Policy D14 (Carbon emissions from buildings); Policy D15 (Renewable and low carbon energy generation and storage). And two peripheral policies that impacted less directly, which were biodiversity and transport. A 20% net gain in biodiversity in new developments was sought.

As well as developing policy, it was explained that the team provided support to Development Management. For example, reading energy statements and Site Waste Management Plans were often long and technical documents and it was important to make them to be properly understood and made accessible to decision makers. It was sometimes required for the team to undertake direct negotiation with developers to encourage them to improve energy and emissions plans. The team were also involved in appeals and keeping policies up to date.

The Climate Change Board discussed the following matters arising from the presentation:

1. With regard to wind turbines, it was noted that there was a national moratorium on construction, unless the turbines were included in a plan. However, any Local Plan process would be put through an examination process to compare its compliance with national policy. Therefore, it would be unlikely that a proposal for wind turbines would be acceptable. A survey had been undertaken in 2015 to look for renewable sites but the borough was constrained due to the vicinity of international airports and protected landscapes, alongside political

considerations.

2. With regard to planning permission prior to the introduction of new building standard regulations. It was noted that if building control documents were submitted prior to the introduction of the new regulations the applicant would have a year to commence works under the previous regulations. If not commenced then new building control documents would need to be submitted and those documents would need to be in compliance with the new regulations. It was noted that large developments were unlikely to either have commenced and certainly not concluded within a year and consequently the new regulations would apply to at least some of the site. Very large developments may be constructed to varying standards as new regulations were introduced over time. An explanatory note would be circulated with the minutes.
3. It was acknowledged that the siting orientation of a building to either maximise exposure to solar for energy purposes and then alternatively providing shading during hot weather was problematic. No approach was mandated by the council and the decisions were up to the developer, but there were a number of options to consider. The angle of the eaves, deciduous tree planting and most effectively installing external shutters.
4. The new policy currently at examination didn't mandate specific measures in regard to wildfire prevention, but developers building in areas at risk should demonstrate that it had been considered. Areas at risk were around the Thames Basin Heath and dry grass in the south of the borough. Anyone wishing to install a fire break could be subject to planning permission in residential areas. Planning permission covered construction, change of use and engineering works.
5. Subject to resources, there was a plan for a Green and Blue SPD in due course. A related key piece of work was the Local Nature Recovery Strategy (LNRS) which was a statutory requirement to be produced by Surrey County Council (SCC). The LNRS would inform the Green and Blue SPD.
6. It was noted that SCC had a buildings adaptation officer who was a specialist and local to Guildford. Ben would send Nat contact details.
7. The CCB should renew links with UNIS and it was hoped that Professor Nichol would be able to attend the next meeting.
8. An energy statement was required by the council when a planning application for a building came in. In the town centre the council asked for a TM59 which would assess and address overheating where the build was a block. For individual dwellings a Standard Assessment Procedure (SAP) was

Dan Knowles /  
Carrie Anderson

requested. This was the methodology used to assess and compare the energy and environmental performance of dwellings. If overheating was likely then the council would request measures to address it.

The slides for the presentation would be circulated with the minutes.

Dan Knowles /  
Carrie Anderson

**14. REVIEW AND PROGRESS REPORT OF OUTSTANDING ACTIONS FROM PREVIOUS MINUTES**

The Climate Change Officer had set out actions from previous meetings which were reviewed to account for any matters outstanding. The following was noted:

Nat Prodger

A £33,000 growth bid had been invested to green the council's energy supply, although the green basket energy tariff was not yet in place due to a delay on the part of the provider. The intention to change had been logged with the provider and it was anticipated the move would be made by April next year to the green energy option and by October 2023 for the green basket tariff.

It had been three years since the Council declared a climate emergency and the Board was of the view that it was appropriate to return to the original wording of the declaration for a review. It was also necessary to clarify the Council's definition and objectives with regard to 'net zero' within that declaration. There should be a consideration of whether scopes one, two and three should be included in a revised definition of 'net zero'. In addition, it should be clarified if the response of the Council should include the outcomes of carbon emissions such as air quality issues and biodiversity impacts in the form a revised action plan. Although it was not felt that a full re-write of the declaration was necessary, there was a full agenda of work planned for the next two meetings. It would be helpful to identify success criteria to build the business case. Consequently, it was agreed there should be an additional informal meeting of the Board devoted solely to this discussion. The DSO would canvass for a date. It was the view of the Board that the re-worded declaration should be taken back to full Council for approval.

Carrie Anderson

Nat Prodger

It was expected that new the climate communications plan would be ready to submit to the Board at the next meeting in September. This would include planning to produce information and guidance videos.

Nat Prodger

Nat Prodger

Climate Change questions would be included in any future business surveys drawn up by Economic Development.

The revised Carbon Trajectory report had just been delivered and there would be more information provided at the September meeting.

Nat  
Prodger/Chris  
Wheeler

The Council was in the process of rolling out new LEV (Low Emissions Vehicle) community minibuses. The reference to Surrey County Council in the original action was unclear but could relate to a funding opportunity. Nat and Chris would check to ensure there were no outstanding issues and the action could be closed. Confirmed by Chris that the Action could be closed.

An action was outstanding for Alistair to circulate a paper concerning natural capital and health and well-being costs.

It was recommended a specialist in carbon costs be invited to address the Board and to set out any opportunities for the Council. The Finance Team would be approached for more detail.

An action concerning collaboration with UNIS with regard to an influencing behaviours project was considered beneficial and should be retained.

**15. ANY OTHER BUSINESS**

There was no other business.

**16. DATES OF FUTURE MEETINGS**

The date of the next meeting would be Wednesday 28 September at 10:30am.

The meeting would be in-person in Committee Room 8 (Hatchlands) and on Teams ('Hybrid') at the request of the members.

## **Briefing note: Changes to the Building Regulations in June 15 2022**

Dan Knowles

19 May 2022

### **1. Introduction**

1.1 This briefing note sets out the changes to the building regulations and Approved Documents from June 15 2022. It has been prepared by planning policy officers at the request of councillors, does not constitute professional building control advice and should not be shared externally.

### **2. Current building regulations and Approved Documents**

2.1 The current building regulations are the Building Regulations 2010 (as amended). The 2010 regulations have been amended several times, including in 2013 which saw the introduction of the current maximum carbon emission rates (implemented in 2014).

2.2 The building regulations are accompanied by the [Approved Documents](#). The Approved documents have a number of 'parts' which each cover a specific matter. They provide guidance on how the building regulations can be satisfied in common construction situations by setting out typical approaches. Developers are not obliged to build in the way described by the Approved Documents as long as they achieve the overall outcomes prescribed by the building regulations.

### **3. June 2022 Building Regulations Standards**

3.1 On June 15 2022 there will be a number of changes to the Building Regulations and the following Approved Documents:

- Part F: Ventilation
- Part L: Conservation of Fuel and Power
- Part S: Infrastructure for Charging Electric Vehicles (new Approved Document)
- Part O: Overheating (new Approved Document)

#### *Part L: Conservation of Fuel and Power*

3.2 The Target Emission Rate (TER, the maximum allowed carbon emission rate) for each new building will be around 31% lower for new dwellings and 27% lower for other types of building.

3.3 The limiting values (worst allowable u-values) for thermal elements like external walls, roofs and doors will be improved by 25-35%. There are modest improvements to the worst allowable values for thermal bridging and airtightness, which also effect energy efficiency. In order to achieve the TER, thermal elements have to be significantly better than the limiting values on the whole.

3.4 A new performance metric, 'primary energy', will be introduced. The new metric gives a complete picture of total energy used by heating, lighting, ventilation etc., but also considers upstream activities such as power station efficiency and energy used in the production and delivery of fuel to the building. New buildings will have a Target Primary Energy Rate (TPER) which they must not exceed.

- 3.5 Heating systems will have to be designed to operate at a maximum flow temperature of 55 degrees, a temperature compatible with ordinary heat pumps. Heating control devices must be self-regulating and based on zones.
- 3.6 Carbon emissions factors for different fuels and mains electricity will be revised. The main change is that the carbon emission factor for grid electricity will fall by 73%, reflecting the ongoing decarbonisation of electricity from the grid. As a result, electric technologies like heat pumps will perform much better in emission rate calculations.

*Part S: Infrastructure Charging for Electric Vehicles*

- 3.7 Newly introduced Part S reflects changes to the Building Regulations that will require the installation of Electric Vehicle Charge Points (EVCPs) or cable routes in new developments. It covers residential and non-residential new build, material change of use of buildings, major renovation and mixed-use buildings undergoing specified building work.
- 3.8 Whilst there are nuances to the regulations, a typical new residential building with associated parking must have access to an EVCP. For new non-residential buildings, one space must have access to an EVCP, and cable routes must be installed in a minimum of one fifth of the total number of remaining spaces. Various exemptions apply, detailed in Part S.
- 3.9 Part S suggests the regulations could be met by the installation of a 7kW untethered charge point (where a chargepoint is to be installed). Where cable routes are to be installed, this would include various aspects such as space for an electrical connection at a consumer unit or feeder pillar, a dedicated cable route, a future connection location, labelling and space for a future charge point to be installed.

*Part O: Overheating*

- 3.10 Part O covers overheating in domestic dwellings and commercial properties with a residential function (e.g. care homes and student accommodation).
- 3.11 The new regulations state that dwellings, or other buildings containing rooms for residential purposes, should a) make reasonable provision to limit unwanted solar gains in summer and b) provide an adequate means to remove heat from the indoor environment. Proposals must take account of the safety of the building's occupants and reasonable enjoyment of the residence. Mechanical cooling may only be used where other methods would be insufficient.
- 3.12 Developers may choose one of two routes to compliance:
  - The Simplified Method – England is divided into areas of 'high' and 'moderate' risk of overheating (Guildford borough is within an area of moderate risk) and development is classified as having cross-ventilation or not. Based on these two classifications, a maximum glazing area is specified. In high risk locations, further measures such as low-g glass or external shutters are required to east, south and west elevations.
  - The Dynamic Thermal Modelling Method – The building design must be subject to a prescribed overheating assessment: "TM59 Design Methodology for the Assessment of Overheating Risk in Homes" produced by the Chartered Institution of Building Services Engineers (CIBSE).



**4. Implementation and transitional arrangements**

- 4.1 The new Building Regulations come into force on 15 June 2022. A key change is that the new regulations will apply to each individual building rather than entire schemes, and schemes will no longer be able to 'lock in' the extant standards for the entire scheme or phase when they commence.
- 4.2 Where schemes submit an initial notice or building notice or deposit full plans after 15 June 2022, all the buildings covered by the notice or deposit must comply with the new regulations in full.
- 4.3 Where schemes submit a notice or deposit full plans before 15 June 2022, there is a transitional phase whereby the current (2013) standards will continue to apply to any individual buildings for which work is commenced before 15 June 2023.
- 4.4 All buildings commenced after 15 June 2023 must meet the new regulations in full.
- 4.5 Commencement may be deemed to have occurred when substantial work has begun, e.g. excavation for foundations, piling/boring for piles or other substantial work within the footprint of the proposed building.
- 4.6 The government intends to improve standards further with the implementation of 'Future Homes' and 'Future Buildings' in 2025, which will involve further improvements to energy efficiency standards and set maximum carbon emission rates around 70-80% lower than current (2013) maximums. The June 2022 standards are described as an interim step on the path to those future standards.

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**Planning Policy  
Presentation for Climate Change Board  
August 2022**

# Presentation: Planning policy work on climate change

- 2) Our past work:
  - The Local Plan Part 1
  - Climate Change SPD
- 3) Our current work:
  - Local Plan part 2
  - Development management support

## National context: the past

- Improvements to energy efficiency
- Limited change 1960s - 2014
- New house built to 2014 standards (2013 Part L) typically emits just over 3 tonnes of CO<sub>2</sub> per annum
- Grid has decarbonised since 2014

Source: Transition Bath <https://transitionbath.org/impact-housing-standards-energy-costs-co2-emissions/> (image has been edited)  
Values are carbon emission rates under Part L 2013 as at 2014.

# National context: the present

SAP Emission factors: kg of CO2 per Kw hour of energy

- New Building Regulations from June 2022 (2021 Part L):
  - CO2 from new homes 31% lower
  - CO2 from non-residential 27% lower
- Emission factors: electricity 55% lower in CO2 than in 2013
- Moderate improvements to minimum energy efficiency
- New measure: primary energy use
- All heating systems to be low temperature
- New requirements on overheating (Part O) and EV charging (Part S)

	2013	2022
Electricity	0.519	0.233
Gas	0.216	0.210

## National context: the future

- 
- Further improvement to fabric standards
- No gas boilers in new homes
- 
-

# The Local Plan: Strategy and Sites (Local Plan part 1)

Local Plan: Strategy and Sites 2015-2034:

Started 2013

Adopted 2019

Strategic policies:

Policy D2: Climate Change, Sustainable Design,  
Construction and Energy

Policy D1: Place shaping (paras (2) and (10))

Policy P4: Flooding, flood risk and groundwater  
protection zones (para. (5))

**POLICY P4: Flooding, flood risk and groundwater protection zones**

- (1) Flood zones in the borough of Guildford are defined based on definitions contained within national planning practice guidance and the Council's Strategic Flood Risk Assessment (Level 1).
- (2) Development in areas at medium or high risk of flooding, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment, including the 'developed' flood zone 3b (functional floodplain), will be permitted provided that:
  - a) the vulnerability of the proposed use is appropriate for the level of flood risk on the site
  - b) the proposal passes the sequential and exception test (where required) as outlined in the NPPF and Government guidance
  - c) a site-specific flood risk assessment demonstrates that the development, including the access and egress, will be safe for its lifetime, taking into account climate change, without increasing flooding elsewhere, and where possible, will reduce flood risk overall
  - d) the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site
  - e) when relevant, appropriate flood warning and evacuation plans are in place and approved and
  - f) site drainage systems are appropriately designed, taking account of storm events and flood risk of up to 1 in 100 year chance with an appropriate allowance for climate change.
- (3) Development proposals in the 'developed' flood zone 3b will only be approved where the footprint of the proposed building(s) is not greater than that of the existing building(s) and there will be no increase in development vulnerability. Proposals within these areas should facilitate greater floodwater storage.
- (4) With the exception of the provision of essential infrastructure, 'undeveloped' flood zone 3b will be safeguarded for flood management purposes.
- (5) All development proposals are required to demonstrate that land drainage will be adequate and that they will not result in an increase in surface water run-off. Proposals should have regard to appropriate mitigation measures identified in the Guildford Surface Water Management Plan or Ash Surface Water Study. Priority will be given to incorporating Such (Sustainable Drainage Systems) to manage surface water drainage, unless it can be demonstrated that they are not appropriate. Where SuDs are provided, arrangements must be put in place for their management and maintenance over their full lifetime.
- (6) Development within Groundwater Source Protection Zones and Principal Aquifers will only be permitted provided that it has no adverse impact on the quality of the groundwater resource and it does not put at risk the ability to maintain a public water supply.

**POLICY D1: Place shaping**

- (1) All new developments will be required to achieve high quality design that responds to distinctive local character (including landscape character) of the area in which it is set. Essential elements of place making including housing accessibility and social success are key. New developments should be designed to provide healthy and safe environments, and provide natural security through layout and design that promote the integration of land use and external space.
- (2) All new development is required to have regard to and perform positively against the environmental and community standards set out in the Local Plan and the Design and Delivery Standards. All new development should be designed to be of a high quality and inclusive design, as per the Design and Delivery Standards. All new development will be required to address the following:
  - Distinct local character**
  - (4) All new development will be designed to reflect the distinct local character of the area and will respond to the local context of the area, including the local landscape and heritage. Proposals will take account of local design guidance contained within the Local Plan and the Design and Delivery Standards.
  - (5) Give the size, function and proposed density of the strategic allocation it may not always be desirable to reflect nearby distinct patterns of development. These sites must create their own identity to ensure coherence and vibrant neighbourhoods.
  - Safe, connected and efficient streets**
  - (6) All new development will be designed to ensure it connects appropriately to existing street patterns and creates safe and accessible spaces. Particular regard shall be given to pedestrian and cycle routes and to the creation of high quality public realm.
  - Network of green spaces and public places**
  - (7) All new development will be designed to maximise the opportunity for and integrate green spaces and public places, including play spaces, and to include high quality landscaping that reflects the local distinctive character.
  - Crime prevention and security measures**
  - (8) All new development will be designed to reduce opportunities for crime and antisocial behaviour.
  - Access and inclusion**
  - (9) All new development will be designed to meet the needs of all users, this includes the siting of the building in the site, environmental, the location of the building on the plot, the layout of the plot, transport infrastructure and public realm.
  - Efficient use of natural resources**
  - (10) All new development will be designed with regard to efficient use of natural resources including passive solar gain to maximise the use of the sun's energy for heating and cooling.
  - Use of digital technologies**
  - (11) All new development will be designed in a manner that:
    - a) supports technological and digital services, including the provision of sufficient broadband capacity for digital connectivity infrastructure
    - b) enables access to high quality digital connectivity, enabling Fibre To The Premises (FTTP) where practical;
    - c) enables remote connectivity within the development;
    - d) enables access to services from a range of providers.
  - (12) Further provision and provision for 5G, fibre and other technologies will be encouraged.
  - Advantage for strategic sites**
  - (13) Developers will be required to produce Masterplans for selected Area Regeneration Project (AR) sites. These will be subject to assessment by a Design Review Panel (DRP) and will be subject to a Design Review Panel (DRP) assessment to ensure that the development will be consistent with the local context as well as:
    - (14) In order to ensure future coherence and vibrant neighbourhoods, they must demonstrate:
      - a) Creates successful places
      - b) Supports routes to public spaces
      - c) Includes public and play spaces
      - d) Is inclusive and well-serviced
      - e) Has a distinctive character
      - f) Is secure
      - g) Encourages active movement
      - h) Creates a sustainable environment in relation to access to services and facilities
      - i) Creates a sustainable environment in relation to access to services and facilities
  - (15) Planning applications will be considered with the Masterplans, which must be kept under review.
  - Use of Design Review Panel**
  - (16) In addition to the strategic sites, the Council will expect other large schemes to be subject to assessment by a Design Review Panel.
  - Villages**
  - (17) Proposals for new development within villages will have particular regard to:
    - a) The distinctive settlement pattern of the village and the important relationship between the built environment and the surrounding landscape
    - b) The impact of new development on the surrounding landscape
    - c) Views within the village of local landmarks
  - Ash & Tongham**
  - (18) In order to avoid detrimental development and to protect and enhance the existing character of Ash & Tongham and Ash Green, proposals within the area will have particular regard to:
    - a) The relationship and connectivity with the existing urban area
    - b) The relationship and connectivity between adjacent areas in different contours
    - c) The distinctive character of Ash & Tongham and Ash Green
    - d) The nature, origin, scale and its relationship with the surrounding countryside at the allocated site boundaries



## Policy D2: Climate Change, Sustainable Design, Construction and Energy

### Climate change adaptation

Fit for current climate/weather

Resilient to full range of expected climate change impacts

### Energy

Supports low/zero carbon energy

Some developments must consider heat networks

All new buildings 20% lower carbon emissions than 2013 Part L

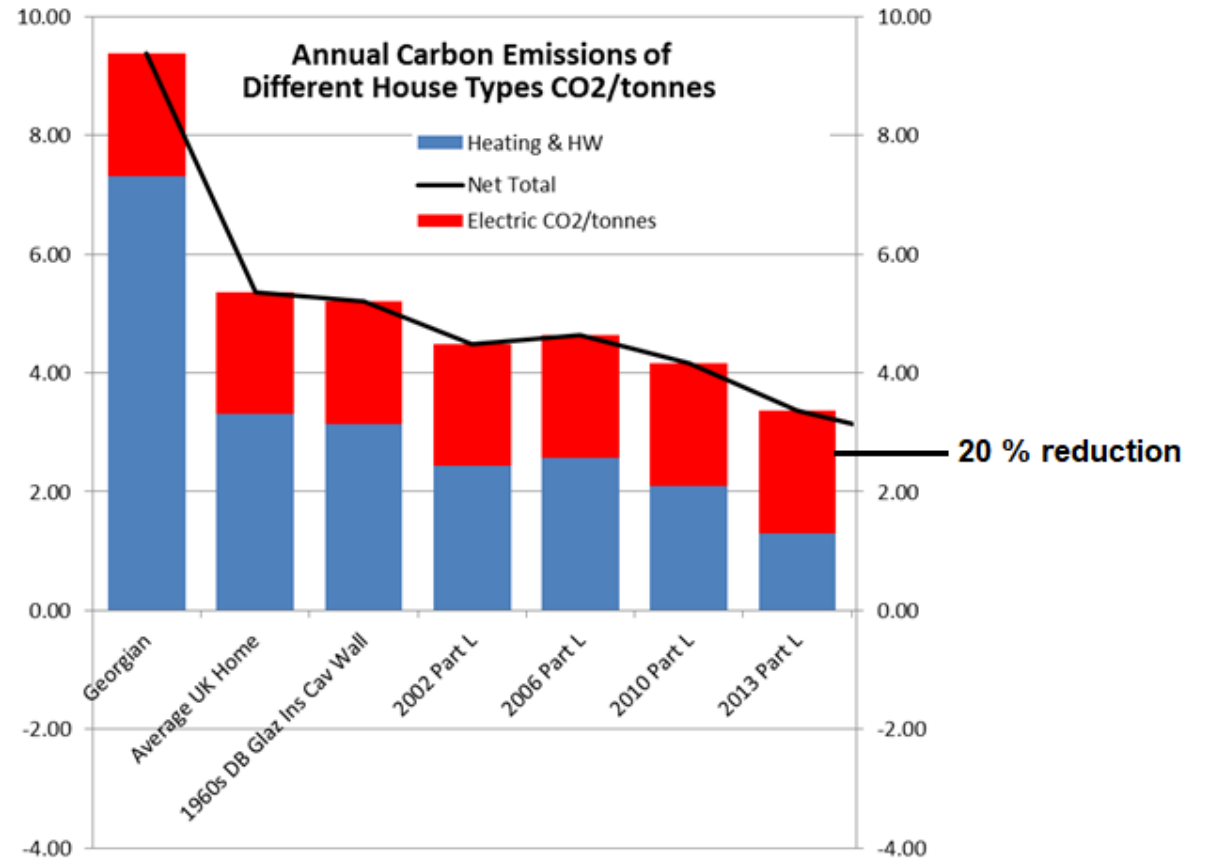
Designs must apply energy hierarchy

# Policy D2: Climate Change, Sustainable Design, Construction and Energy

20% carbon reduction

Implemented April 2019

baseline is 2013 standards



# The energy hierarchy

1. Eliminate and minimise demand/ consumption

2. Use low carbon energy

3. Mitigate remaining impacts

## The energy hierarchy

### Step 1: Eliminate energy need

Developments should be designed to eliminate the need for energy through measures including:

- design of the scheme layout
- thermally efficient construction methods and materials
- design features that eliminate the need for appliances
- making optimal use of passive heating and cooling systems

### Step 2: Use energy efficiently

Developments should incorporate energy efficient systems, equipment and appliances to reduce the remaining energy demand. Energy storage devices may improve efficiency.

### Step 3: Supply energy from renewable and low carbon sources

The remaining energy need should be met from renewable and low carbon sources.

### Step 4: Offset carbon emissions

As a final step, remaining emissions should be offset, for example through off-site measures that reduce carbon emissions or remove carbon from the atmosphere.

Energy hierarchy = fabric first

Qualitative - no technical standard

carbon reduction through fabric alone for new dwellings

## Policy D2: Climate Change, Sustainable Design, Construction and Energy

### Climate change adaptation

Key issues:

Overheating

Heavy rainfall

Drought

# Climate Change, Sustainable Design and Construction S 2020

Policy D2 requests a lot of information from applicants

Some information not adequate or robust

SPD Adopted September 2020

What information needed and how to present it

Provides general good practice guidance e.g. sustainable design

# The Local Plan: Development Management policies (Local Plan part 2)

Currently with Secretary of State at examination

Detailed policies:

Policy D12: Sustainable and Low Impact Development

Policy D13: Climate Change Adaptation

Policy D14: Carbon Emissions from Buildings

Policy D15: Renewable and Low Carbon Energy Generation and



## Policies D12 and D13

### Policy D12: Sustainable and Low Impact Development

Fabric first

Embodied carbon

Supports retrofit

Site Waste Management Plans for major developments

Water efficiency

### Policy D13: Climate Change Adaptation

Thermal comfort (overheating)

Urban heat island

Severe rainfall events

Wild fire risk

## Policy D14: Carbon Emissions from Buildings

Carbon reduction aligned with June 2022 building regulations



## Policy D15: Renewable and Low Carbon Energy Generation and Storage

New policy area

Sets out planning considerations for renewable energy schemes

Question marks over future of onshore wind

# Development Management Support

Planning Policy are consulted on climate change/sustainability matters

- Energy statements

- Sustainability statements

- Site Waste Management Plans

- SAP/SBEM modelling assessments

- Negotiation

Appeals

- Written proofs for appeals

Keep policy up to date

- June 2022 building regulations note

- SPD review in due course

Any questions?

