

APPENDIX 3 – MAIN MODIFICATIONS

The modifications below are expressed either in the conventional form of strikethrough for deletions and underlining for additions of text, or by specifying the modification in words in italics. Modifications in bold relate to changes to policies.

The page numbers and paragraph numbering below refer to the submission Development Plan Document (SUB1) and do not take account of the deletion or addition of text set out and otherwise accepted in the main modifications in this schedule.

Ref	Chapter / Policy	Paragraph Number or Page Number	Main Modification
MM01	5. Overarching Strategy: Achieving Net Zero Carbon Development	Page 21 New Para 5.12	<u>This policy supports and expands upon Local Plan policies DS3, SC0, HS1, BE1, CC1, CC2 and CC3 through introducing standards for development which will positively contribute to reducing carbon emissions against local and national targets. The DPD aligns with, and should be read alongside, Local Plan policy DM1 with regard to financial contributions towards carbon offsetting and policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and development plan as a whole.</u>
MM02	6. Reducing Energy Demands: Energy Efficient Buildings	Page 24 New Para 6.11	<u>This policy supports and expands upon Local Plan policies DS3, SC0, HS1, BE1, CC1 and CC3 through introducing target fabric efficiency improvements through the design of proposed buildings and reduce carbon emissions. The DPD aligns with, and should be read alongside, Local Plan policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and the development plan as a whole.</u>
MM03	7. Energy Sources	Page 27 New Para 7.10	<u>This policy supports and expands upon Local Plan policies DS3, SC0 and CC2 through the inclusion of low or zero carbon technologies to reduce carbon emissions from new buildings. The DPD aligns with, and should be read alongside, Local Plan policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and the development plan as a whole.</u>
MM04	8. Carbon Offsetting	Page 31 Para 8.7	In the event that Warwickshire County Council or Warwick District Council operate a local carbon market that gives value to the growth and enhancement of local natural assets, this will be the preferred scheme.

Ref	Chapter / Policy	Paragraph Number or Page Number	Main Modification
			<p><u>Warwickshire County Council has developed the Warwickshire Ecosystem Trading Protocol (WESTP) which is a mechanism for carbon offsetting and trading based on nature-based solutions.</u></p> <p><u>Local conditions for nature-based solutions are detailed through the WESTP. The WESTP mandates that all compensation sites will be registered through the Woodland Carbon Code with additional requirements for securing woodland, and its management for a minimum of 100 years.</u></p> <p><u>Warwick District Council intend to utilise nature-based solutions through the WESTP as its preferred carbon offsetting mechanism in the first instance. Other offsetting mechanisms may also be developed in the future.</u></p>
MM05	8. Carbon Offsetting	Page 31 New Para 8.10	<p><u>This policy supports and expands upon Local Plan policy DS3 providing a mechanism reduce carbon emissions from new buildings (or offset) to deliver a low carbon economy and to support environmental sustainability. The DPD aligns with and should be read alongside Local Plan policies DM1 with regard to financial contributions towards carbon offsetting and policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and development plan as a whole. For the avoidance of doubt, offsetting funds shall be secured through a Section 106 Agreement and will be ringfenced, and such will be separate to any Community Infrastructure Levy (CIL) charges.</u></p>
MM06	9. Embodied Carbon	Page 33 New Para 9.4	<p><u>This policy supports and expands upon Local Plan policy DS3 through the consideration and assessment of the embodied carbon of building materials to reduce carbon emissions from new buildings to deliver a low carbon economy and support environmental sustainability. In addition, Policy NZC3 should be read alongside Local Plan policy CC3 as embodied carbon assessment is a consideration within the BREEAM Very Good requirement of policy CC3 for major non-residential development. BREEAM assessment credits relating to embodied carbon may be used to demonstrate compliance with Policy NZC3.</u></p>

Ref	Chapter / Policy	Paragraph Number or Page Number	Main Modification
MM07	10. Existing Buildings	Page 35 New Para 10.3	<u>This policy supports and expands upon Local Plan policies DS3, SC0 and CC1 to promote the reduction of carbon emissions through the alteration and extension of existing buildings and in particular to promote the use of alternatives to conventional fossil fuel boilers in existing buildings.</u>
MM08	1. The Local Context	Page 7 Para 1.3.1	<p><u>This DPD aims to focus on minimising carbon emissions from existing and new buildings within the District to support the achievement of national and local carbon reduction targets.</u></p> <p>Objective of DPD</p> <p>In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.</p> <p><u>To work towards this aim, the DPD is designed to ensure that new development's contribution to the District's carbon deficit is minimised and that new homes do not add to the significant number of existing buildings in the District that will need costly and disruptive retrofit as part of the local and national transition to achieve net zero carbon. By bringing forward performance standards equivalent to the Future Homes Standard (two years in advance of its national introduction) the new homes should not need future retrofit, and by collecting carbon offset payments the DPD will raise funds to deliver other vital but currently underfunded actions necessary for the national and local transition to net zero – such as additional renewable energy, retrofit of other existing buildings, or creation of woodland.</u></p>
MM09	4. Aims and Objectives	Page 16 Para 4.1.2	<p>In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.</p> <p><u>To work towards this aim, the DPD is designed to ensure that new development's contribution to the District's carbon deficit is minimised and that new homes do not add to</u></p>

Ref	Chapter / Policy	Paragraph Number or Page Number	Main Modification
			<p><u>the significant number of existing buildings in the District that will need costly and disruptive retrofit as part of the local and national transition to achieve net zero carbon. By bringing forward performance standards equivalent to the Future Homes Standard (two years in advance of its national introduction) the new homes should not need future retrofit, and by collecting carbon offset payments the DPD will raise funds to deliver other vital but currently underfunded actions necessary for the national and local transition to net zero – such as additional renewable energy, retrofit of other existing buildings, or creation of woodland.</u></p>
MM10	4. Aims and Objectives	Page 16 Para 4.2.1 Objective 1	Objective 1: To provide a clear policy framework to enable developers to understand the requirements for planning proposals to ensure new buildings are planned and constructed to have net zero <u>regulated</u> carbon in operation.
MM11	4. Aims and Objectives	Page 16 Para 4.2.2 Objective 2	Objective 2: To ensure practical and viable low carbon building standards that can be applied to new <u>and existing</u> buildings.
MM12	5. Overarching Strategy: Achieving Net Zero Carbon Development	Page 19 Para 5.2	This strategy has been designed to deliver the objectives set out in section 4 above. The focus is on providing a practical and viable approach to deliver new development which is net zero carbon in operation <u>in relation to regulated operational energy</u> —in other words the net zero carbon emissions will occur following completion of the development.
MM13	5. Overarching Strategy: Achieving Net Zero Carbon Development	Page 19 Para 5.6	3: Carbon Offsetting. Developments that result in residual operational carbon emissions having incorporated stage 1 and stage 2, will be subject to carbon offsetting requirements to bring the total operational carbon emissions (<u>regulated energy</u>) to net zero.

Ref	Chapter / Policy	Paragraph Number or Page Number	Main Modification
MM14	7. Energy Sources Policy NZC2(B)	Page 26 Policy NZC2(B)	New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm or more of new non-residential floorspace, hotels (C1 use class), or residential institutions (C2 use class) should demonstrate through an energy statement that additional renewable, zero and low carbon energy technologies have been provided on-site* to achieve the carbon reductions required by Policy NZC1 and achieve on-site net zero regulated operational carbon wherever possible.
MM15	12. Warwick District Local Plan 2011 – 2029: Policies superseded or amended by this DPD	Page 37 Para 12.1	<p>12.1 The following Local Plan policies will be superseded or amended by this DPD:</p> <ul style="list-style-type: none"> • <u>Expands Policy CC3: Building Standards and other Sustainability Requirements</u> is superseded
MM16	3. The Planning Policy Context	Page 14 Para 3.3.4	<p>There are policies on climate change and water conservation. However, it should be noted that the Examination of the adopted Local Plan took place within the context of a Written Ministerial Statement setting out an expectation that local planning authorities should not set energy efficiency standards for new homes higher than the energy requirements of Level 4 of the Code for Sustainable Homes. This meant that the draft policy relating to sustainable homes was removed from the Plan prior to adoption. Following adoption, restriction on the ability of local authorities to prepare local building standards policies was lifted and thus provides the opportunity to prepare a DPD to do this. This DPD replaces and expands on relevant Warwick District Local Plan 2011-2029 policies and introduces standards for development which will positively contribute to the new targets set by both local and central government since the Local Plan was adopted.</p> <p><u>Local Plan policies to be expanded by this DPD are as follows:</u></p>

Ref	Chapter / Policy	Paragraph Number or Page Number	Main Modification
			<ul style="list-style-type: none"> • <u>Policy SC0: Sustainable Communities</u> • <u>Policy BE1: Layout and Design</u> • <u>Policy HS1: Healthy, Safe and Inclusive Communities</u> • <u>Policy CC1: Planning for Climate Change Adaptation</u> • <u>Policy CC2: Planning for Renewable Energy and Low Carbon Generation</u> • <u>Policy CC3: Building Standards and other Sustainability Requirements</u>
MM17	3. The Planning Policy Context	Page 14 Para 3.3.5	<p>The Warwick District Local Plan 2011 –2029 forms the framework within which developments are expected to conform. The Local Plan already contains policies which deal with aspects of climate change such as adaptation. This DPD should be used alongside the Local Plan and forms part of the development plan for the area. It carries equal weight and where policies set higher standards, these will take precedence and will further meet the Local Plan Objectives. <u>The relationship between each of the policies in this DPD and the Local Plan policies is detailed for each policy in the supporting text.</u></p>
MM18	3. The Planning Policy Context	Page 14 Para 3.3.6	<p>There is an adopted Sustainable Buildings SPD, dated December 2008. This is now very much in need of updating and the DPD will supersede it upon adoption. <u>To assist the implementation of the DPD policies, the Council will also provide supplementary guidance alongside the DPD, including on the contents of Energy Statements.</u></p>
MM19	8. Carbon Offsetting	Page 31 Para 8.9	<p><u>The Carbon Offset fund will be separate to the Community Infrastructure Levy (CIL) and other funds and will be used to deliver carbon-saving interventions that would otherwise not be deliverable with other available funds.</u> Monitoring of the funds and progress made by adopting this policy will be included in the Authority Monitoring Report produced annually and will include details of:</p> <ul style="list-style-type: none"> • The amount of carbon offset fund payments collected • The amount of carbon offset fund payments spent • Types of projects being funded • Amount of CO2 offset and price.

Ref	Chapter / Policy	Paragraph Number or Page Number	Main Modification
MM20	9. Embodied Carbon	Page 33 Para 9.3	<p>The materials used in development should use and manage resources as efficiently as possible accounting for the energy, carbon emissions and other environmental impacts arising from construction and end of life demolition and disposal. Use of environmental assessment methods such as <u>RICS</u>, BREEAM or HQM pre-assessments with reference to the BRE Green Guide would be suitable as such a statement. <u>Additional guidance in terms of the type and scope of embodied carbon assessments will be included in Supplementary Planning Guidance to support the DPD.</u></p>