

**Net-Zero Carbon
Development Plan Document**

**Consultation Draft
June 2021**

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1. The Local Context

1.1 Warwick District Council's Climate Change Commitments

1.1.1 On 27 June 2019 Members of Warwick District Council (WDC) unanimously declared a climate emergency, issuing the following statement:

"In October 2018, the IPCC Intergovernmental Panel on climate change issued a special report on the state of global warming, which warned of the rapid and far reaching consequences of over 1.5 °C of warming on all aspects of society. The Council recognises the importance of this report with the motion now adopted along with the following commitments.

- i) Becoming a net-zero carbon organisation, including contracted out services, by 2025.
- ii) Facilitating decarbonisation by local businesses, other organisations and residents so that total carbon emissions within Warwick District are as close to zero as possible by 2030.
- iii) Working with other local councils to lobby central government to help address the above points including by funding and changing regulation.
- iv) Engaging with and listening to all relevant stakeholders including members of the Warwickshire Youth Parliament regarding approaches to tackling the climate emergency.
- v) Ensuring that tackling the Climate Emergency is central to the strategic business plan – both in terms of adaptation and mitigation.
- vi) Producing within six months an action plan to implement these commitments."

1.1.2 Following this, the Council adopted a Climate Emergency Action Programme at its meeting in February 2020. The Action Programme included a strong recognition of the important influence of planning in tackling climate change including the following areas for possible action:

- Ensure that the planning system, led by the Local Plan, sets developments and land use standards aimed at reducing carbon emissions and building sustainable communities
- Develop and implement policies that will deliver improved net zero carbon building standards - subject to national policy
- Ensure carbon reduction features and BREEAM standards are included in major development schemes

1.1.3 The CEAP recognises the importance of the planning system in achieving its ambitions: "In the coming decade, Warwick will have to improve the efficiency of all its buildings to reduce the demand for energy. Low carbon and/or renewable heating, energy reduction and an increase in the adoption of energy efficiency technologies in both commercial and domestic buildings will be required." A key part of this is a proposal to "Develop and implement policies that will deliver improved net zero carbon building standards".

- 1.1.4 Recognising that the Council had declared a climate emergency, the preparation of a Climate Change Development Plan ahead of a Local Plan review was identified as an area for early priority focus when the Executive approved the year 1 priorities in December 2020. This was considered to be an important early element in enabling Warwick District to be as close as possible to net zero by 2030.
- 1.1.5 Development plan documents (DPDs) are the statutory elements of the Local Plan and as such this document provides new and extended policies to those found in the Local Plan with regard to climate change and sustainable buildings. This DPD outlines the issues we are facing in terms of climate change in order to facilitate delivery of the council's commitments outlined above.

1.2 About Warwick District

- 1.2.1 Warwick District lies between the city of Coventry to the north, rural parts of Solihull Metropolitan Borough to the north and west, Stratford-on-Avon District to the south and Rugby Borough to the east. It enjoys good links by rail to Birmingham and London. There are regionally significant road networks linking to the M40, A45 and A46 corridors within and adjacent to the district.
- 1.2.2 90% of the 137,700 residents (2011 Census) live in the main urban areas of Kenilworth, Royal Leamington Spa, Warwick, and Whitnash with the remaining 10% living in a number of relatively small villages. Updated estimates put the district's population at 143,753 in 2019.
- 1.2.3 Relative to the West Midlands as a whole, the district has a strong local economy, with a skilled population and higher than average levels of productivity and earnings.
- 1.2.4 The district's relative prosperity masks some significant areas of deprivation however.
- 1.2.5 Approximately 80% of the district's rural area lies within the West Midlands Green Belt, with only the area to the south of Warwick, Whitnash and Royal Leamington Spa lying outside it.
- 1.2.6 81% of total employment in the district is provided in the professional services, health and education sectors together with retailing and public administration. There are strong representations of companies dealing in computing, IT and communications technology and the gaming industry (*2011 Employment Land Review*).
- 1.2.7 Overall, it has been estimated that the District is responsible for 1,259,600 tonnes CO₂e per year (based on 2017 Scatter figures). Of this around 40% of carbon emission arises from buildings (split evenly between residential buildings and institutional/commercial/industrial buildings).
- 1.2.8 'Carbon' is used in this DPD as a shorthand term for all greenhouse gases excluding water vapour (see Glossary for definitions of key terms). This will

require the reduction of all greenhouse gases, of which carbon dioxide is the most prominent.

2 National Context

- 2.1 The Committee on Climate Change (CCC) advises the government on emissions targets and reports to Parliament on progress made in reducing greenhouse gas emissions. CCC is an executive non-departmental public body, sponsored by the Department for Business, Energy and Industrial Strategy. The CCC reports that 40% of UK emissions come from households (<https://www.theccc.org.uk/wp-content/uploads/2016/07/5CB-Infographic-FINAL-.pdf>), advising that this can be reduced by continuing to reduce, reuse or recycle waste, switching to smart heating systems and by walking, cycling and investing in a more efficient or an electric car.
- 2.2 The 2020 CCC update report <https://www.theccc.org.uk/publication/reducing-uk-emissions-2020-progress-report-to-parliament/> states that the Committee has assessed a wide set of measures and gathered the latest evidence on the role of climate policies in the economic recovery. Its report highlights five clear investment priorities in the months ahead:
- Low-carbon retrofits and buildings that are fit for the future
 - Tree planting, peatland restoration, and green infrastructure
 - Energy networks must be strengthened
 - Infrastructure to make it easy for people to walk, cycle, and work remotely
 - Moving towards a circular economy.
- 2.3 The report finds that UK action to curb greenhouse gas emissions is lagging behind what is needed to meet legally-binding emissions targets.
- 2.4 The UK has legislated for net-zero emissions by 2050 and in a statement in April 2021, the Prime Minister announced the UK's ambition to cut greenhouse gas emissions by 78% by 2035.
- 2.5 Given the significant proportion of emissions nationally that stem from buildings, it is a key part of the Government's strategy to improve building standards. As a result, the Government has published its intentions to introduce new buildings regulations during 2021, updating Part L for new homes and non-domestic buildings as a first step towards a Future Homes Standard. The new building regulations will require standards that are expected to reduce emissions from new buildings in comparison with current standards by 31%. Further, proposals to bring in to effect a Future Homes Standard from 2025 have been published. The proposed Future Homes Standard seeks to deliver homes that are zero-carbon ready by:
- setting the performance standard of the Future Homes Standard at a level which means that new homes will not be built with fossil fuel heating, such as a natural gas boiler.
 - future-proofing homes with low carbon heating and high levels of energy efficiency.

- ensuring no further energy efficiency retrofit work will be necessary to enable them to become zero-carbon as the electricity grid continues to decarbonise.

2.6 The Government expects the proposals for a Future Homes Standard to “ensure that an average home will produce at least 75% lower CO2 emissions than one built to current energy efficiency requirements. In the short term this represents a considerable improvement in the energy efficiency standards for new homes. Homes built under the Future Homes Standard will be ‘zero carbon ready’, which means that in the longer term, no further retrofit work for energy efficiency will be necessary to enable them to become zero-carbon homes as the electricity grid continues to decarbonise.”

2.7 The Future Homes Standard includes proposals for fabric first to achieve energy efficient building construction and low carbon heat options, such as an intention “*to move away from heating our homes with fossil fuels*” recognising that it is “unlikely that there will be a one-size-fits all solution, so multiple technologies will play a role”, whilst recognising that “currently, electrification is one of the few proven scalable options for decarbonising heat. As set out in the consultation, we expect heat pumps will become the primary heating technology for new homes under the Future Homes Standard and we believe that it is therefore important to build the market for them now”.

2.8 Alongside its plans to decarbonise new buildings by 2025 through the Future Homes Standard, the Government has clarified its position with regard to the power of Local Authorities to set standards which go beyond the Building Regulations. Specifically, the proposals state:

“All levels of Government have a role to play in meeting the net zero target and local councils have been excellent advocates of the importance of taking action to tackle climate change. Local authorities have a unique combination of powers, assets, access to funding, local knowledge, relationships with key stakeholders and democratic accountability. This enables them to drive local progress towards our national climate change commitments in a way that maximises the benefits to the communities they serve. As part of this, the Government wishes to ensure that we have a planning system in place that enables the creation of beautiful places that will stand the test of time, protects and enhances our precious environment, and supports our efforts to combat climate change and bring greenhouse gas emissions to net zero by 2050.

We recognise that there is a need to provide local authorities with a renewed understanding of the role that Government expects local plans to play in creating a greener built environment; and to provide developers with the confidence that they need to invest in the skills and supply chains needed to deliver new homes from 2021 onwards. To provide some certainty in the immediate term, the Government will not amend the Planning and Energy Act 2008, which means that local planning authorities will retain powers to set local energy efficiency standards for new homes.”

2.9 Alongside this, lenders, investors and shareholders are likely to put increasing pressure developers to decarbonise. This combination of shifting national policy

and changes to the way development is financed, provide important context to local planning policies which support decarbonisation of new development.

- 2.10 In declaring a climate emergency, WDC has committed to “facilitating decarbonisation by local businesses, other organisations and residents so that total carbon emissions within Warwick District are as close to zero as possible by 2030.” The Council is therefore committed to introducing standards which enable net-zero carbon buildings as soon as possible. Recognising the Government’s position that “*local planning authorities will retain powers to set local energy efficiency standards for new homes*”, Warwick District Council is committed to bringing forward policies ahead of the Government’s stated timetable for the Future Homes Standard, whilst ensuring the approach we take broadly aligns with the approach set out in the Government’s outline proposals. This DPD provides the building standards policies to achieve this and (except where policies within the existing Local Plan are replaced by the DPD), these policies supplement those within the adopted Warwick District Local Plan, 2011 – 2029. The policies will be incorporated and built on in the preparation of the emerging South Warwickshire Local Plan.

3 The Planning Policy Context

3.1 National Planning Policy Framework (NPPF), February 2019

- 3.1.1 The NPPF originally published in 2012 and revised in July 2018 was updated in 2019 and addresses the issue of sustainability by promoting sustainable development and encouraging sustainable transport. The NPPF addresses climate change and directs meeting the challenge of flooding and coastal change and adapting accordingly. It also directs that plans should include policies that move toward a low carbon economy.
- 3.1.2 It goes on to say in paragraph 9, that “These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area.

3.2 Planning Practice Guidance updated in 2019

- 3.2.1 The Planning Practice Guidance states that: “Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. To be found sound, Local Plans will need to reflect this principle and enable the delivery of sustainable development in accordance with the policies in the NPPF. These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change.”

3.3 Warwick District Local Plan 2011-2029, adopted Sept 2017

- 3.3.1 The adopted Local Plan was prepared at a time when the NPPF was a recently published document which directed planning authorities to prepare plans for sustainable development. Policies were therefore written with this very much in mind. One of the policy areas considered was “climate change mitigation and adaptation, and the conservation and enhancement of the natural and historic environment, including landscape.”
- 3.3.2 Identified issues included:
- The threat of flooding to homes and businesses in some areas, and the concern that flooding events will increase because of climate change
 - Pressure for new development and climate change threatening the high-quality built and natural environments in the district, particularly in historic areas.
- 3.3.3 These policies aim to protect those elements of the environment that support and generate climate change resilience and include the more strategic objectives that are expected to contribute towards sustainable development and adaptation.
- 3.3.4 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 expands on Local Plan policies and introduce standards in development which will positively contribute to the new targets set by both local and central government since the Local Plan was adopted.
- 3.3.5 The Warwick District Local Plan 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.
- 3.3.6 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.

3.4 Neighbourhood Development Plans (NDP)

- 3.4.1 NDPs become part of the local development framework when they are made and policies carry the weight of those in the Local Plan. Sustainable development and climate change issues can and should also be addressed in policies in NDPs and any relevant adopted policies will need to be complied with when planning applications are submitted. There are currently 8 made Neighbourhood Plans within Warwick District. Policy NZC1 set out below is a Strategic Development Plan Policy with which new Neighbourhood Plans are expected to conform.

- 3.5 Information and reference for further relevant international, national and local policy are set out at Appendix 1.

4 Aims and Objectives

4.1 Aim

- 4.1.1 This DPD aims to focus on minimising carbon emissions from new buildings within the District to support the achievement of national and local carbon reduction targets set out in section 1.1 and paragraph 2.4 above. From adoption (and earlier where possible) the DPD will aim to ensure all new developments (as set out on para 5.4) should be net zero carbon in operation.
- 4.1.2 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.

4.2 Objectives

- 4.2.1 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 be net zero carbon in operation.
- 4.2.2 Objective 2: To ensure practical and viable low carbon building standards that can be applied to new buildings.
- 4.2.3 Objective 3: To support the consideration of low carbon energy sources as part of large scale development proposals.
- 4.2.4 Objective 4: To provide the policy framework for addressing residual carbon from new buildings through a robust carbon offsetting policy.

5 Overarching strategy

- 5.1 New development that falls within the scope of this Development Plan (as set out in 5.1 below) is expected to comply with the whole Plan.

Policy NZC1: Achieving Net Zero Carbon Development

New development should achieve net zero carbon emissions. To do achieve this, developments will be expected to demonstrate that three critical elements have been considered holistically:

- 1.** Reduce energy demand by bringing forward and implementing proposals that minimise demand for energy in operation taking account of up to date technology that enables occupants to live in ways that minimise energy demands and energy efficient layout and design
- 2.** Incorporate and utilise zero or low carbon energy sources, taking account of the availability and/or potential for large scale, low carbon energy sources and by incorporating passive and renewable energy sources within the development. Where fossil fuel based energy sources must be utilised,

the technology incorporated within developments should ensure proposals are "zero carbon ready"

- 3.** Offset any residual carbon to bring the total operational carbon emissions to net zero. Offsetting should be delivered within or as close as possible to the development.

Policy NZC2(A-D) sets out the detailed policy requirements for new development

- 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 – in other words the net zero carbon emissions will occur following completion of the development.
- 5.3 The strategy seeks to achieve this by asking applicants to address carbon emissions in three ways:
 - 5.3.1 **1: Reduce energy demands.** Developments should be designed to minimise demand for energy in operation, thereby minimising carbon emissions. This involves:
 - a) Considering the potential for technology that enables occupants to live in ways that minimise energy demands
 - b) Maximising energy efficiency.
 - 5.3.2 **2: Zero or low carbon energy sources.** To meet energy demands in operation, developments should incorporate or utilise zero or low carbon energy sources. This involves:
 - a) Considering the potential to utilise large scale renewable or low carbon energy sources such as heat networks or local large-scale renewable energy generation sources, preferably through a direct connect.
 - b) Incorporating passive and renewable energy sources within the development.
 - 5.3.3 **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 to net zero.
- 5.4 Policy NZC2 sets out what is required of development proposals to demonstrate the delivery of this strategy. The policies in this plan will apply to the following new developments:
 - a) All new residential developments of 1 dwelling or more
 - b) Other new residential buildings with a floor area over 30 square metres (or 15 square metres if it includes sleeping accommodation) which require planning permission and which will be physically separate from the main dwelling (for instance domestic outbuildings) or which will or could be used separately from the main dwelling
 - c) Where planning permission is required, change of use or conversions to residential or commercial uses
 - d) All new non-residential buildings.

6 Reducing Energy Demands: Energy Efficient Buildings

Policy NZC2(A) Making buildings energy efficient

Using the most up to date Standard Assessment Procedure (SAP) developments should demonstrate improved energy efficiency in design and operation of 75% over and above 2013 building regulations standards.

Measurement of energy efficiency performance and carbon emissions should be carried out in accordance with the performance metrics set out in the Government's response to the Future Homes Standard consultation (January 2021) or any subsequent set of metrics required through the Building Regulations.

To demonstrate the validity of the energy efficiency performance, proposals will be required to provide certified energy performance through a nationally recognised building standard.

Certification to a nationally recognised standard to demonstrate the predicted energy performance across the entire development should be provided as part of any reserved matters application, full application, Section 73 application or section 96a (non material amendment) application, to evidence the passive and energy efficient design for building performance.

To ensure the performance gap between design and construction is minimised, applicants will be required to demonstrate, prior to occupation, that building performance on completion has been tested through the most up to date Standard Assessment Procedure (SAP) and that any energy efficiency performance gap between design and construction is identified and the resulting additional carbon emissions are calculated. Where this results in additional carbon emissions over and above those identified in the design, Policy NZC2(D) will apply.

- 6.1 The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings.
- 6.2 The energy efficiency of buildings has a significant part to play in achieving the Council's net zero aims, but it also carries wider benefits for consumers and the country at large. We know that, in addition to reducing CO2 emissions, energy efficient homes minimise energy bills, provide healthier and more comfortable environments to live in, and ensure that we are making the best use of energy resources which in turn will help facilitate a faster transition to low carbon energy sources for all.
- 6.3 As a District that can demonstrate levels of development viability that can accommodate energy efficiency measures that go beyond the 2021 Part L building regulations, Policy NZC2 requires developments to achieve building performance that is broadly consistent with national ambitions as set out in the proposed Future Homes Standard to be introduced in 2025.
- 6.4 To provide clarity, consistency and confidence in the way energy efficiency measures and resulting carbon reductions are incorporated and calculated in developments, developers are required to use a certified building performance standard. The policy is not prescriptive about which standard is used as long as the certification provided by the scheme is widely recognised and can

demonstrate that energy efficiency standards have been incorporated in to the design to deliver improvements of at least 75% over and above 2013 building regulations standards. Examples of certified standard may include Association for Environment Conscious Building (AECB) Standard; Passivhaus; BREEAM Outstanding. The Council will provide guidance on appropriate standards.

- 6.5 To demonstrate compliance with this policy, development proposals should provide data that is consistent with the building performance metrics set out in the Government's response to the Future Homes Standard consultation (January 2021) or any subsequent set of metrics required through the Building Regulations. At the time of drafting this policy, this requires four metrics to be provided:

- i) Primary energy target
- ii) CO2 emission target
- iii) Fabric energy efficiency target
- iv) Minimum standards for fabric and fixed building services.

The use of these metrics will ensure consistency and clarity in the way data is collated and set out.

- 6.6 The approach focuses on a fabric first methodology to ensure the maximum benefits of passive and low energy design and technology can be achieved. This serves to reduce energy demand and minimise lifecycle cost.
- 6.7 In addition to the requirements of this policy, proposals for dwellings may wish to consider how to make best use of site orientation, building form, layout, landscaping and materials to maximise natural light and heat, whilst avoiding internal overheating by providing passive cooling and/or mechanical ventilation, thus reducing potential overheating and reliance on air conditioning systems.
- 6.8 For sites under 10 dwellings, all dwellings will be expected to be tested through the most up to date SAP to demonstrate the performance gap between design and construction. For sites of over 10 dwellings where standard house types are used, a sample of at least 20% of all dwellings (and including all house types) shall be tested through the most up to date SAP to demonstrate the performance gap between design and construction.

7 Energy sources

Policy NZC2(B) Zero or Low Carbon Energy Sources

Proposals for new development must include an energy statement which demonstrates that zero and low carbon sources of energy have been considered and, where possible, incorporated or utilised in the development.

Specifically, the energy statement should give full consideration to the following:

- The potential for onsite renewable energy generation
- Utilisation of onsite heat sources
- Utilisation of any existing or planned local offsite renewable energy generation including renewable energy Power Purchase Agreements or direct off-grid connections to renewable energy generation
- Utilisation of any existing or planned heat networks
- Other low carbon energy sources.

Alternatives to fossil fuels (such as heat pumps) should be used for heating in all housing unless the costs or configuration of the development can be demonstrated to make this unviable or impractical. Use of fossil fuels as sources of energy should be avoided unless it can be clearly demonstrated that:

- a) renewable or low carbon options are unviable (in terms of cost of installation or in terms resulting in running costs which could result in fuel poverty); or
- b) the nature of the use is such that renewable or low carbon options are unable to fully meet the energy demands.

7.1 Clause (B) of NZC2 applies to all full or reserved matters planning applications. It is the Council's aspiration that by maximising the energy efficiencies achieved through Clause (A) of NZC2, the energy demands of developments will be significantly reduced. Clause (B) requires that the means of meeting residual energy demands is set out in an energy statement. This energy statement should consider all available zero or low carbon energy sources that could be incorporated or utilised so that the energy used in the development achieves the minimum carbon emissions. The Council will expect energy statements to address low carbon or renewable energy generation in the specific local context of each development. Options should explore:

- On site renewable energy and low carbon energy generation for individual buildings including solar energy and heat pumps and any other sources of energy/heat that may be applicable
- Direct, off grid connections to local offsite renewable energy sources such as solar farms or wind turbines. As an alternative Power Purchase Agreements for renewable energy generation could be considered
- Large scale sources of energy/heat such as connecting to low carbon heat networks.

7.2 Developers are expected to incorporate local renewable energy generation within schemes in line with the energy statement, as a way of reducing the offsetting requirements. Where large scale renewable or low carbon energy options may be appropriate (such as for residential schemes in excess of 150 dwellings), developers are advised to contact the Council to discuss data on appropriate

sources of heat, existing schemes or plans that could support the development and other support that the Council or its partners may be able to offer.

- 7.3 The Government has set out its intention to ensure that new homes and buildings will not be built with fossil fuel heating, such as natural gas boilers. Given the Council's commitment to reducing carbon emissions across the District, we are seeking to accelerate the delivery of this national ambition within Warwick District. As a result, the Council is expecting that energy sources avoid fossil fuels except in very specific circumstances as detailed in sub clauses a) and b) of Clause (B) of NZC2.

Policy NZC2(C) Zero-Carbon-Ready Technology

Where the energy statement required in policy NZC2(B) demonstrates that renewable or low carbon options are unable to fully meet demand or are unviable, developments will be required to incorporate "zero carbon-ready" technology that will allow future decarbonisation of energy as the national energy grids or any other local energy sources decarbonise.

Where fossil fuel based energy sources are utilised, residual emissions will be offset through NZC2(D) below.

- 7.4 Clause (B) of Policy NZC2 sets out that energy sources that rely predominantly fossil fuels should be avoided unless it can be demonstrated, through the energy statement required in Clause (B) of Policy NZC2, that renewable or low carbon options are unable to fully meet demand or are unviable.
- 7.5 Developers should note that where development falls short of net zero carbon on occupation, this will either require retrofitting to achieve the holistic net zero carbon ambitions for the District or will need to incorporate technology that is "zero carbon ready" as and when the national or local energy generation system is decarbonised. Where retrofitting is required, the cost of this will be reflected in the Policy NZC2(D).
- 7.6 Clause (C) of Policy NZC2 therefore applies in those exceptional cases where it can be demonstrated that it is not possible from the initial occupation of a new development to utilise zero or low carbon energy sources to meet all energy requirements. Where the energy statement required in Clause (B) of Policy NZC2 has fully considered zero or low carbon energy sources and that this demonstrates that the site circumstances or viability means that these cannot meet the full energy demands of the development, then fossil fuel based energy sources may be required, at least initially. In these circumstances, developments should incorporate heating and electrical technologies that are zero-carbon-ready, to ensure that future decarbonisation of the development can be achieved without requiring retrofitting. For example, development may include gas heating systems that are "hydrogen-ready"; may rely on electrical heating systems that will gradually decarbonise as the national electricity grid decarbonises; or may utilise smart technology that enables the efficient use of

energy to be maximised by occupiers. Heating systems that rely purely on oil, natural gas or coal should be avoided.

- 7.7 Where energy systems incorporated within developments give rise to carbon emissions, Clause (D) of Policy NZC2 will apply. Where there is robust evidence that zero-carbon-ready or other technologies will reduce carbon emissions over time (for instance as result of the introduction of green hydrogen in to the national gas grid or the increasing utilisation of renewable energy in the electricity grid), the offsetting calculation will be based on reasonable assumptions (including published national policy ambitions for energy sources such as renewable electricity and green hydrogen) about future levels of carbon emissions associated with a particular energy source.

8 Carbon Offsetting

Policy NZC2(D): Carbon Offsetting

Where a development proposal cannot demonstrate that it is net zero carbon at the point of determination of planning permission, it will be required to address any residual carbon emissions by:

- 1) a cash in lieu contribution to the District Council's carbon offsetting fund
or
- 2) at the Council's discretion, a verified local off-site offsetting scheme, provided that the scheme is properly quantified and is verified by the Warwickshire County Council's Ecology team. The delivery of any such scheme must be local and guaranteed.

Contributions to an offsetting scheme shall be secured through Section 106 Agreements. The Council will maintain Supplementary Planning Guidance setting out how contributions will be utilised.

Developers will be expected to set out and evidence anticipated carbon emissions for developments taking account of emissions during the operational/occupied phase of the building's life and during demolition if it is reasonable to expect this to occur within 30 years. In determining the level of the development's carbon emissions assessments should consider all emissions that will occur within 30 years of completion.

Where "zero-carbon ready" technology is incorporated within the building, associated carbon emissions will be calculated in accordance with the stated national trajectories for the carbon reduction of the relevant energy sources.

Where the SAP undertaken at completion shows that there is a performance gap between the design and the performance of the completed building, carbon offsetting contributions will be required to reflect any associated additional carbon emissions not accounted for at the point of determination of the planning application.

- 8.1 Offsetting should only be used where a developer has maximised carbon reductions through applying NZC2(A) and NZC2(B). Offsetting will only be acceptable where it is demonstrated that it is the only option available to enable necessary development to be brought forward. As such the Council considers offsetting to be an option of final resort. It has been estimated that it would take the planting of 160 trees to offset a 4 tonne carbon footprint.
- 8.2 Using the most up to date Standard Assessment Procedure (SAP), planning applications will be required to set out in full the anticipated annual operational carbon emissions from the development for each of the 30 years after completion. The sum of this will be the amount of carbon to be offset over the 30 year building life. The resulting financial contribution will be calculated as follows:
- 8.2.1 The estimated amount of residual CO₂ emissions from the development over 30 years from the completion of the development, multiplied by the average carbon market price per tonne for the 12-month period preceding the completion of the development.
- 8.2.2 The average carbon market price shall be determined from the Carbon Emissions Allowance from the European Union Emissions Trading Scheme (unless replaced by UK adopted equivalent which will then apply).
- 8.3 New development is expected to get as close as possible to zero-carbon on-site through fabric performance and the inclusion of renewable energy. Where “zero-carbon ready” technology is incorporated within the development, associated carbon emissions will be calculated in accordance with the stated national trajectories for the carbon reduction of the relevant energy sources. As an example, if an electrical heating system based on supply from the national grid is utilised, the calculation of carbon emissions associated with this will be based on any published national government carbon reduction targets (including where possible a reduction trajectory) for the electricity grid. Where there are no published government targets, existing levels of carbon will be assumed unless robust evidence can be provided regarding future decarbonisation of the energy source.
- 8.4 Offset contributions will be paid into the Council’s Carbon Offset Fund and ring-fenced for off-site carbon reduction projects or, at the Council’s discretion, may support a verified local off-site offsetting scheme, provided that such a proposal is properly researched/quantified. 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. Any other scheme will be referred to the Warwickshire County Council’s Ecology team for verification. Its delivery must be local and must be guaranteed.
- 8.5 The Council will maintain supplementary planning guidance setting out how contributions to the Carbon Offset Fund will be utilised to enable net-zero carbon. This will include a list of projects to be funded and regularly reviewed in line with the Council’s Climate Emergency Action Programme to ensure that there is transparency throughout the process. Examples of project types

include: investment in natural assets that will capture carbon; development of large scale renewable energy projects within or close to the District; providing advice and/or funding to enable the District's existing building stock to be decarbonised.

8.6 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:

- 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.



9 Viability

Policy NZC2(E) Viability

Where the nature or location of the site (for instance impact on the significance heritage assets) means that complying with the requirements of this DPD can be demonstrated to result in a development proposal becoming unviable, Policy DM2 of the Local Plan will apply.

9.1 Net zero carbon development that accords with this DPD will be required except where it can clearly be demonstrated that meeting all the requirements of this DPD will render a development proposal unviable. Where this is the case, in line with Local Plan Policy DM2, applicants should discuss viability concerns with the Local Planning Authority at the earliest possible stage in the development process and any viability assessment will be independently reviewed. Where this demonstrates that the viability of a proposal is threatened, discussions should take place with the Local Planning Authority on a case by case basis to consider

the implications. It should be noted, that in preparing this DPD, the Council has undertaken a high level viability assessment. This demonstrates that the majority of development types, in the majority of locations are viable. The Council therefore considers that policy NZC2(E) will only apply in unusual circumstances such as where there are particularly high build costs, where there abnormal site circumstances (such as the need to prevent harm to heritage assets) or where sales values are particularly low.

10 Local Plan 2011-2029 - Policies superseded or amended by this DPD

10.1 The following Local Plan policies will be superseded or amended by this DPD:

10.1.1 Policy CC3: Building Standards and other Sustainability Requirements is superseded

10.1.2 Expands Policy SC0 Sustainable Communities

10.1.3 Expands Policy BE1 Layout and Design

10.1.4 Expands Policy HS1 Healthy, Safe and Inclusive Communities

10.1.5 Expands Policy CC1 Planning for Climate Change Adaptation

10.1.6 Partially replaces Policy CC2 Planning for Renewable Energy and Low Carbon Generation

Glossary

Air-Source Heat Pump: A type of heat pump which captures the latent heat in the air outside a building and uses that to help heat a home. Some air-source heat pumps can also be used for cooling in the summer.

Anthropogenic greenhouse emissions: Greenhouse gas emissions resulting from human activities.

Biomass: Living organisms and dead matter such as wood, leaves etc. used as a fuel or energy source. These fuels are considered renewable as long as the vegetation producing them is maintained or replanted, such as firewood, alcohol fermented from sugar, and combustible oils extracted from soy beans. Their use in place of fossil fuels cuts greenhouse gas emissions because the plants that are the fuel sources capture carbon dioxide from the atmosphere.

Carbon deficit: The amount by which carbon emitted exceeds carbon sequestered. If there is no carbon deficit, then 'net zero' has been achieved.

Carbon dioxide (CO₂): Carbon dioxide is a gas which occurs naturally in the atmosphere, and is produced as a by-product of human activity such as burning fossil fuels to generate electricity and power vehicles. It is the main greenhouse gas created by combustion.

Carbon footprint: A measure of the impact that activities, people and businesses have on the environment in terms of the amount of greenhouse gases produced, measured in units of carbon dioxide.

Carbon neutral: Carbon neutral refers to a process, energy source, material, or product that, when factoring everything that goes into it, neither adds to nor reduces the amount of CO₂ in the atmosphere.

Carbon offsetting: To help become carbon neutral, activities such as tree planting can off-set carbon-producing activities such as the burning of fossil fuels. Trees lock in carbon.

Climate change adaptation: Adjustments to natural or human systems in response to actual or expected climatic factors or their effects (including from changes in rainfall and rising temperatures) which moderate harm or exploit beneficial opportunities for climate change mitigation.

Climate change mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Climate Emergency Declaration: An action taken by governments and scientists to acknowledge humanity is in a climate emergency. Warwick District Council declared a climate emergency in February 2020.

Combined heat and power (CHP): An efficient technology for generating electricity and heat together. A CHP plant is an installation generating usable heat and power simultaneously (usually electricity) in a single process. The heat generated in the process is utilised via suitable heat recovery equipment for a variety of purposes including industrial processes and community heating.

Decarbonisation: The process of replacing carbon-emitting processes with carbon-neutral processes. For example, the national energy grid is expected to decarbonise over time as coal and gas fired power stations are replaced with renewable energy sources.

Development Plan Documents (DPDs): DPDs are statutory component parts of the local development framework, which can introduce new policy to sit alongside the Local

Plan. DPDs are formally consulted on and tested for soundness at an examination in public.

Embodied carbon / embodied energy (Carbon Capital): All the carbon / energy required to grow, harvest, extract, manufacture, refine, process, package, transport, install and dispose of a particular product or building material.

Energy efficiency: Using less energy to provide the same level of energy service. Along with renewable energy, energy efficiency is one of the twin pillars of sustainable energy.

Fabric First: A 'fabric first' approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems.

Fossil fuels: Coal, oil and natural gas which produce carbon dioxide when burnt; responsible for global warming and climate change.

Geothermal Energy: Energy found in the form of heat beneath the ground. It is usually only a viable source of power in areas near tectonic plate boundaries.

Greenhouse gases: Gases in the atmosphere that absorb the earth's thermal infrared radiation. Scientists believe that greenhouse gases resulting from human activity are causing the earth's climate to change, and this is now a generally accepted view.

Ground source heat pump: A type of heat pump which captures the latent heat from the ground and uses that to help heat a home.

Heat exchanger: A system used to transfer heat between two or more fluids. Heat exchangers are used in both cooling and heating processes.

Heat pump: A device that moves heat from a low temperature heat source to a higher temperature heat sink. Examples include ground source heat pumps, air to air heat pumps, refrigerators and air conditioners.

Mitigation: Intervention to attempt to reduce the negative impact of human activity, or to balance the negative impact with positive actions elsewhere.

Net zero carbon: Net zero refers to achieving a balance between the amount of greenhouse gas emissions produced and the amount removed from the atmosphere.

Nitrogen oxides: Nitrogen Oxide and Nitrogen Dioxide are collectively known as Nitrogen Oxides. Nitrogen Oxides are primarily produced as a result of the combustion process, typically from motor vehicles and power stations. They are one of the precursors for photochemical ozone formation as well as being injurious to human health.

Passive design: A design strategy that optimises a building's form, fabric and orientation to make the most of natural sources of heating, cooling and ventilation, to reduce the energy usage in operation.

Passivhaus standard: A construction standard for all buildings which emphasises high levels of insulation and airtightness, minimal thermal bridging, use of solar and internal heat gains and tightly controlled ventilation.

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural environment or general

amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Power Purchase Agreements: a contractual agreement between energy buyers and sellers. They come together and agree to buy and sell an amount of energy which is or will be generated by a renewable asset. PPAs are usually signed for a long-term period between 10-20 years.

R-value: The R-value is a measure of resistance to heat flow through a given thickness of material. So the higher the R-value, the more thermal resistance the material has and therefore the better its insulating properties. The R-value is calculated by using the formula $R = l / \lambda$ Where: l is the thickness of the material in metres and λ is the thermal conductivity in W/mK. The R-value is measured in metres squared Kelvin per Watt (m²K/W). For example the thermal resistance of 220mm of solid brick wall (with thermal conductivity $\lambda=1.2$ W/mK) is 0.18 m²K/W.

Renewable and low carbon energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Renewable resources: Resources that are capable of regeneration at a rate greater than their rate of depletion.

Residual Carbon: The remaining emissions after these have been reduced as far as possible through attention to energy efficiency and use of renewable energy.

Retrofitting: Applying new components to existing buildings, for example to improve energy efficiency or the use of renewable energy.

Sequestration (Carbon): The removal or storage of carbon in a place (a sink) where it will remain. Types of sequestration include 'geological' where CO₂ is captured and buried underground and 'biological' where CO₂ is absorbed during the growth of plants and trees.

Sink: Any process, activity or mechanism which removes a greenhouse gas. Forests and other vegetation are considered sinks because they remove carbon dioxide through photosynthesis.

Smart meters: Smart meters give real-time information on energy use. Through an in-home display, usage and cost can be tracked giving the consumer a picture of how they are using energy and the total cost.

Solar energy: The use of energy from the sun, captured either by a solar photovoltaic panel, or a solar thermal system that concentrates solar energy to heat water (or other medium) that then generates steam which is converted into electrical power.

Supplementary Planning Documents (SPDs): Documents that add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. SPDs are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable development: Resolution 42/187 of the United Nations General Assembly defines sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future sets out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, electric, low and ultra-low emission vehicles, car sharing and public transport.

Viability: This can have two meanings:

- an objective financial viability test of the ability of a development project to meet its costs including the cost of planning obligations, whilst ensuring an appropriate site value for the landowner and a market risk adjusted return to the developer in delivering that project. Essentially it is the ability to attract investment and business.
- To be capable of existing / surviving successfully. The term is often used in the context of whether town centres are able to exist as viable retail areas.

Water Vapour: Water in a vaporous form especially when below boiling temperature and diffused (as in the atmosphere).

Zero carbon building: A building with no net carbon emissions resulting from its operation over the space of a year.

Zero carbon ready: Buildings built to a standard such that no further energy efficiency retrofit work will be necessary to enable them to become zero carbon as the electricity grid continues to decarbonise.

APPENDIX 1: Policy Context

International

The Paris Agreement:

The Paris Agreement (<https://unfccc.int/process-and-meetings/the-paris-agreement/the-paris-agreement>) under the United Nations Framework Convention on Climate Change, also called Paris Climate Agreement or COP21,

international treaty, was adopted in December 2015, and aimed to reduce the emission of gases that contribute to global warming.

The Paris Agreement continued the process started at the 1992 Earth Summit (<https://sustainabledevelopment.un.org/milestones/unced>) where countries joined the international treaty, the 'United Nations Framework Convention on Climate Change' (<https://unfccc.int/process-and-meetings/the-convention/what-is-the-united-nations-framework-convention-on-climate-change>). The objective of this treaty was to 'stabilise greenhouse gas concentrations in the atmosphere at a level that would prevent dangerous anthropogenic (human) interference with the climate system'.

Energy Performance of Buildings Directive:

Both the Energy Performance of Buildings Directive 2010/31/EU (EPBD) (<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2010:153:0013:0035:en:PDF>) and the Energy Efficiency Directive 2012/27/EU (<https://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2012:315:0001:0056:en:PDF>), were amended, as part of the Clean energy for all Europeans package, in 2018 and 2019 (https://ec.europa.eu/energy/topics/energy-strategy/clean-energy-all-europeans_en). The European Union (EU) Directive on the energy performance of buildings was intended to improve the energy efficiency of buildings, reduce carbon emissions and the impact of climate change.

National

In December 2006, the then Labour government committed that from 2016 all new homes would be 'zero carbon'. This introduced the Code for Sustainable Homes (<https://www.breeam.com/discover/technical-standards/homes/>)

The 'Building a Greener Future: Policy Statement' (<https://www.thenbs.com/PublicationIndex/documents/details?Pub=DCLG&DocID=283171>) in 2007 proposed tightening of the building regulations to achieve the 2016 goal, first by 25% in 2010 and then by 44% in 2013. The Labour budget in 2008 announced a further intention that all new non-domestic buildings should also be zero carbon from 2019.

The current Regulations are the Energy Performance of Buildings (England and Wales) Regulations 2012 (<https://www.legislation.gov.uk/ukxi/2012/3118/contents/mad>) which were last amended in 2018.

The future of all such directives for the UK and therefore the regulations, is currently unknown as a result of the United Kingdom's withdrawal from the European Union (Brexit).

Climate Change Act 2008:

(<https://www.legislation.gov.uk/ukpga/2008/27/contents>)

The act originally set up a national target for the reduction of greenhouse gas emissions for the year 2050. The target of reducing carbon emissions by 80%

compared to 1990 levels by 2050, with a reduction of at least 34% by 2020 was supported by a strategy to achieve it set out in The Carbon Plan published in December 2011. The Act also set up the independent statutory Committee on Climate Change, an advisory body to government.

The Decarbonisation and Economic Strategy Bill:

(<https://services.parliament.uk/bills/2019-21/decarbonisationandeconomicstrategy.html>)

Published in September 2019 was expected to provide a framework to decarbonise the UK economy. This bill failed to complete its passage through Parliament before the end of the session which means the Bill will make no further progress.

The Infrastructure Bill, 2014:

(<https://services.parliament.uk/bills/2014-15/infrastructure.html>)

The Infrastructure Bill, published by the Department for Transport, proposed re-setting the zero-carbon home standard at Level 5 of the Code for Sustainable Homes, but allowing developers to build to Level 4 by using allowable solutions to achieve Level 5, but controversially making small sites of fewer than 10 dwellings exempt from the allowable solutions option. This bill received royal assent and became law in 2015 as the Infrastructure Act 2015.

Fixing the Foundations, creating a more prosperous nation, 2015:

(<https://www.gov.uk/government/publications/fixing-the-foundations-creating-a-more-prosperous-nation>)

The report stated, "The government does not intend to proceed with the zero carbon Allowable Solutions carbon offsetting scheme, or the proposed 2016 increase in on-site energy efficiency standards, but will keep energy efficiency standards under review, recognising that existing measures to increase energy efficiency of new buildings should be allowed time to become established."

The industry viewed this as a massively retrograde step, putting at risk the government's commitment to controlling climate change and ending the zero carbon homes project.

Housing and Planning Bill, 2015:

(<https://commonslibrary.parliament.uk/research-briefings/cbp-7331/>)

The Bill scrapped the zero carbon homes initiative and in spite of attempts by the House of Lords to reintroduce it in 2016, the requirement was dropped. The Chancellor's budget speech in March 2019 however, stated that from 2025, new homes may not be connected to the gas grid for the purposes of heating. This bill received royal assent and became law in 2016 as the Housing and Planning Act 2015.

The National Adaptation Programme and the third strategy for climate adaptation reporting, published 19 July 2018:

(https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/727252/national-adaptation-programme-2018.pdf)

Looking at the role of local authorities in the resilience agenda, the report states "Local government has obligations that contribute to resilience. These include flood risk management, under the Flood and Water Management Act 2010, and commitments to prepare and plan for emergencies under the Civil Contingencies Act 2004. Local Planning Authorities (LPAs) are also required under the Planning Act 2008 to adopt proactive strategies to mitigate and adapt to climate change." The stated vision being, "Local Government plays a central role in leading and supporting local places to become more resilient to a range of future risks and to be prepared for the opportunities from a changing climate".

National Planning Policy Framework (NPPF), February 2019:

(<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

The NPPF originally published in 2012 and revised in July 2018 was updated in 2019 and addresses the issue of sustainability by promoting sustainable development and encouraging sustainable transport. The NPPF addresses climate change and directs meeting the challenge of flooding and coastal change and adapting accordingly. It also directs that plans should include policies that move toward a low carbon economy.

It goes on to say in paragraph 9, that "These objectives should be delivered through the preparation and implementation of plans and the application of the policies in this Framework; they are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account to reflect the character, needs and opportunities of each area."

This DPD aims to address that local element and deliver at a local level while contributing to national targets.

Planning Practice Guidance, <https://www.gov.uk/guidance/climate-change> published in 2014 and updated in 2019 states that:

"Addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking. To be found sound, Local Plans will need to reflect this principle and enable the delivery of sustainable development in accordance with the policies in the NPPF. These include the requirements for local authorities to adopt proactive strategies to mitigate and adapt to climate change in line with the provisions and objectives of the Climate Change Act 2008, and co-operate to deliver strategic priorities which include climate change."

Latest Supporting Information

In June 2019, the Prime Minister, committed the government to reducing UK greenhouse gas emissions to net zero by 2050, in a review of the Climate Change Act of 2008 (<https://www.legislation.gov.uk/ukdsi/2019/9780111187654>), to tackle climate change. This introduces tougher measures to the UK's current target to reduce emissions by 80% by 2050.

This proposal is designed to help meet an international target of not exceeding a 0.5°C temperature rise by 2100; the rise considered to be the dangerous climate threshold.

The Building Regulations (as updated at 2016):

(<https://www.gov.uk/government/publications/building-regulations-c-amendment-regulations-2016>)

Part L: Conservation of fuel and power, The Building Regulations, sets out how the regulations will control aspects of new buildings in relation to carbon indexing.

Part L also sets requirements for Carbon Index ratings.

The Future Homes Standard:

(<https://www.gov.uk/government/consultations/the-future-buildings-standard>)

Consultation on changes to Part L (energy) and Part F (ventilation) of the Building Regulations for new dwellings, October 2019.

The government has consulted on proposed changes to the relevant parts of the Building Regulations relating to energy and ventilation in new homes. There are two options under consideration; one which will increase the current standards regarding carbon emissions by 20% above current levels and the other by 31% (the government's preferred option). Potentially the adopted level will be reviewed again in 2025 with a possible increase to hasten zero carbon emission targets to be met by 2050. Additionally, the envisaged changes would remove the powers of local planning authorities to require exceedance of those levels in future.

Update:

The Future Homes Standard is currently being consulted upon and Building Regulations are set to change in line with the government's recommendations. The consultation ends in April 2021. There is however, as this point in time, no mention of denying local planning authorities from exceeding these standards.

Environment Bill 2019-20:

(<https://services.parliament.uk/bills/2019-21/environment.html>)

The Bill is currently making its way through parliament and has gone through its second reading. It is to "provide measures to address environmental governance gaps following withdrawal from the EU and beyond". It "puts into legislation a series of environmental principles and establishes an Office for Environmental Protection, which will have scrutiny, advice and enforcement functions. It also makes provision for the setting of long-term, legally binding environmental targets in four "priority areas" of air quality, water, biodiversity and resource efficiency and waste reduction, along with the production of statutory Environmental Improvement Plans". The Bill reached the report stage in January 2021.

The National Design Guide; Planning practice guidance for beautiful, enduring and successful places, 2021:

(<https://www.gov.uk/government/publications/national-design-guide>)

Published by the Ministry of Housing, Communities and Local Government, The National Planning Policy Framework makes clear that “creating high quality buildings and places is fundamental to what the planning and development process should achieve”. The National Design Guide, and the National Model Design Code and Guidance Notes for Design Codes “illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice. It forms part of the Government’s collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools”.

Local

Warwick District Local Plan 2011-2029 (adopted Sept 2017):

(https://www.warwickdc.gov.uk/info/20410/new_local_plan)

The adopted Local Plan was prepared at a time when the NPPF was a recently published document which directed planning authorities to prepare plans for sustainable development. Policies were therefore written with this very much in mind. One of the policy areas considered was “climate change mitigation and adaptation, and the conservation and enhancement of the natural and historic environment, including landscape.”

Identified issues included:

- The threat of flooding to homes and businesses in some areas, and the concern that flooding events will increase because of climate change
- Pressure for new development and climate change threatening the high-quality built and natural environments in the district, particularly in historic areas

These policies aim to protect those elements of the environment that support and generate climate change resilience and include the more strategic objectives that are expected to contribute towards sustainable development and adaptation. There are policies on climate change and water conservation. This DPD will expand on Local Plan policies and introduce standards in development which will positively contribute to the new targets set by central government since the Local Plan was adopted.

There is an adopted Sustainable Buildings SPD, dated December 2008. This is now very much in need of updating and the DPD will replace it in due course.

Neighbourhood Development Plans (NDP):

(https://www.warwickdc.gov.uk/info/20444/neighbourhood_plans)

NDPs become part of the local development framework when they are made and policies carry the weight of those in the Local Plan. Sustainable development and climate change issues can and should also be addressed in policies in NDPs and any relevant adopted policies will need to be complied with when planning applications are submitted.

Relevant Local Plan Objectives:

The objectives of the Local Plan have sustainability at their heart. The objectives provide the framework to deliver sustainable development by balancing social, economic and environmental imperatives and where possible enhancing all three.

- a) Providing sustainable levels of growth in the District.

- b) Providing well-designed new developments that are in the right location and address climate change
- c) Enabling the District's infrastructure to improve and support growth

Related Supplementary Planning Documents and Guidance

The following supplementary planning documents and guidance are related to this DPD:

SPDS

Climate Emergency Action Programme – Main Report

<https://estates8.warwickdc.gov.uk/CMIS/Document.ashx?czJKcaeAi5tUFL1DTL2UE4zNRBcoShgo=y0rbw8uPBpN3%2b9y6%2b%2bUMr0KIj%2f9nVgPY%2bETFW5sMWFPBkiDjjnjwcQ%3d%3d&rUzwRPf%2bZ3zd4E7Ikn8Lyw%3d%3d=pwRE6AGJFLDNih225F5QMaQWCtPHwdhUfCZ%2fLUQzgA2uL5jNRG4jdQ%3d%3d&mCTIbCubSFfXsDGW9IXnlq%3d%3d=hFfIUdN3100%3d&kCx1AnS9%2fpWZQ40DXFvdEw%3d%3d=hFfIUdN3100%3d&uJovDxwdjMPoYv%2bAJvYtyA%3d%3d=ctNJFf55vVA%3d&FgPIIEJYlotS%2bYGoBi5olA%3d%3d=NHdURQburHA%3d&d9Qjj0ag1Pd993jsyOJqFvmyB7X0CSQK=ctNJFf55vVA%3d&WGewmoAfeNR9xqBux0r1Q8Za60lavYmz=ctNJFf55vVA%3d&WGewmoAfeNQ16B2MHuCPMRKZMwaG1PaO=ctNJFf55vVA%3d>

Air Quality SPD:

https://www.warwickdc.gov.uk/downloads/file/5043/air_quality_spd

Public Open Space SPD:

https://www.warwickdc.gov.uk/downloads/file/5516/public_open_space_spd

Residential Design Guide:

https://www.warwickdc.gov.uk/downloads/file/4782/residential_design_guide