Actions noted for Matter 8 (Tuesday 1st May, 2018)

Unless a deadline for actions is specifically stated, the Inspector suggested that the Council should seek to respond to all action points as soon as is reasonably possible and that the deadline for these can be agreed as time progresses.

Matter 8: Climate Change / Renewable Energy

1. **Policy 38: Climate Change, Flood Risk and Renewable Low Carbon Energy: The Inspector asked the Council to delete reference to "nationally prescribed sustainable building standards for energy efficiency" from the first paragraph and to include a reference to it in the supporting text.**

2. **Policy 38: Climate Change, Flood Risk and Renewable Low Carbon Energy: The Inspector asked the Council to consider making amendments to paragraph 3 to make Policy 38 more effective.**

3. **Policy 38: Climate Change, Flood Risk and Renewable Low Carbon Energy: The Inspector asked the Council to amend paragraphs 10 and 11 (the first two paragraphs in the 'Renewable / Low Carbon Energy' section) to make Policy 38 more effective.**

Taking account of the above, the Council propose the following wording amendment to Paragraph 10.2.4 and Policy 38 of the Local Plan.

10.2.4 The Council, together with all public and private sector agencies, has a responsibility to plan for and implement a strategic approach that will:

- Ensure new developments adapt to, and mitigate for, the potential impact of climate change upon the natural and built environment;
- Increase the energy efficiency of all new developments and major refurbishment, by respecting nationally prescribed sustainable standards, thus reducing carbon emissions; and,
- Proactively seek to utilise more renewable and low carbon energy solutions within the Borough.

Policy 38 Climate Change, Flood Risk and Renewable Low Carbon Energy

New development proposals in the Borough ~~will need to~~shall ~~achieve nationally prescribed sustainable building standards for energy efficiency;~~ take into account the potential risks and impacts of climate change~~,~~; and, seek to ensure that the prospect of flood risk is minimised through appropriate mitigation measures.

Climate Change

The Council will expect all development proposals to make use of sustainable resources and seek to reduce their impact upon climate change by meeting high standards of sustainable design and construction.

The Council will also expect all major-scale planning applications, including refurbishments (11 or more residential units or 1,000+ square metres of floor area) to be accompanied by a Sustainability / Energy Statement demonstrating how (potential) harmful emissions ~~will be reduced by addressing issues, including~~have been addressed and minimised by taking account of:

- Energy efficiency;
- Water conservation;
- Sourcing of construction materials;
- Giving consideration to site orientation aspects of a scheme;
- Promoting sustainable means of transport;
- Sustainable waste management solutions (during and post-construction); and,
- The feasibility of integrating renewable energy solutions into the development.

~~The level of detail required will depend upon the scale and complexity of the application and will be determined through collaboration with the Council.~~

Flood Risk

New development proposals in the Borough should take into account the potential impact of climate change on water resources, water quality and on the level of flood risk posed, as detailed in the Council's latest Strategic Flood Risk Assessment (SFRA) and by the Environment Agency.

Development in areas that would be at risk from flooding should be avoided unless it can be demonstrated that:

- Appropriate land at lower risk is not available (and this has been evidenced through the application of the National Planning Policy Framework Sequential Test);
- There are national policies or other material considerations permitting development of that nature on land with a high risk of flooding;
- There are exceptional reasons for development to take place in that location; and,
- The localised and cumulative risk of flooding can be fully mitigated through careful design and engineering methods.

A detailed Flood Risk Assessment will be required for all development proposals greater than 1 hectare in size situated within a Flood Zone 1 and all development proposals regardless of size situated in Flood Zone 2 or 3, or in an area within Flood Zone 1 which has critical drainage problems. The assessment should identify the necessary mitigation and adaptation measures which should:

- Aim to avoid or reduce the risk of flooding and harm from it by ensuring the sequential approach has been taken and the development is safe for the lifetime of the development and will not increase flood risk to others;

- Where appropriate, include suitable habitat creation and not cause detriment to existing habitats and species; and

- Demonstrate how such measures form an intrinsic part of the overall development.

Development should proactively manage surface water run-off through the promotion of sustainable drainage techniques and positive land management, including the use of permeable surfacing.

Development of previously developed sites should be accompanied by a desktop study to identify any potential contamination. If there is potential for contamination to be present on site, further more detailed investigation will be required to ensure that contaminants are not mobilised through development and enter groundwater supplies or watercourses.

Renewable / Low Carbon Energy

Unless it can be demonstrated by an applicant not to be feasible or viable, all developments greater than 1 hectare in size will be required to incorporate on-site renewable energy generation and / or on-site provision of buildings that reduce the need for non-renewable energy use.

The Council will ~~provide~~ support ~~for~~ renewable or low-carbon energy schemes, subject to the following considerations:

- The degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to the Borough's Landscape Character Assessment;

- The degree to which the proposal has demonstrated any environmental, economic and social benefits of a scheme as well as how any environmental or social impacts have been minimised (e.g. visual, noise or smell);

- The impact on designated sites on European, national and local biodiversity and geological; and,

- The impact on the amenity of residents and other interests of acknowledged importance, including the historic environment.