

## Activity 1 – what can you do at each stage of the application process?

### The Activity

Using the development examples set out below consider what you can do to deliver the policies in the NPPF/local plan at each of the following stages of the planning application process:

- Pre-application discussions
- Information requirements/validation
- Assessing/negotiating on applications

Please fill in the A3 worksheet provided.

### Relevant National and Regional Planning Policy

#### National Planning Policy Framework: Meeting the challenge of climate change, flooding and coastal change (Section 10)

93. Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable National Planning Policy Framework and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.
94. Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.
95. To support the move to a low carbon future, local planning authorities should:
- plan for new development in locations and ways which reduce greenhouse gas emissions;
  - actively support energy efficiency improvements to existing buildings; and
  - when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards.
96. In determining planning applications, local planning authorities should expect new development to:
- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
  - take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

97. To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should:
- have a positive strategy to promote energy from renewable and low carbon sources; design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts;
  - consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure the development of such sources;
  - support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.

Regional Spatial Strategy, May 2010 - Policy ENV5: Energy

The Region will maximise improvements to energy efficiency and increases in renewable energy capacity. Plans, strategies, investment decisions and programmes should:

- A Reduce greenhouse gas emissions, improve energy efficiency and maximise the efficient use of power sources by:

1. Requiring the orientation and layout of development to maximise passive solar heating
2. Ensuring that publicly funded housing, and Yorkshire Forward supported development, meet high energy efficiency standards
3. Maximising the use of combined heat and power, particularly for developments with energy demands over 2MW, and incorporating renewable sources of energy where possible
4. Ensuring that development takes advantage of community heating opportunities wherever they arise in the region, including at Immingham and near Selby
5. Providing for new efficient energy generation and transmission infrastructure in keeping with local amenity and areas of demand
6. Supporting the use of clean coal technologies and abatement measures

- B Maximise renewable energy capacity by:

1. Delivering at least the following Regional and Sub-Regional targets for installed grid-connected renewable energy capacity:

	2010	2021
Humber	124MW	350MW
North Yorkshire	209MW	428MW

South Yorkshire	47MW	160MW
West Yorkshire	88MW	295MW
Offshore	240MW	630MW
Total	708MW	1862MW

2. Monitoring annually planning permissions and developments against the indicative local authority targets for 2010 and 2021 set out in Table 10.2 and taking action accordingly in order to ensure the regional and subregional targets are exceeded
3. Promoting and securing greater use of decentralised and renewable or low-carbon energy in new development, including through Development Plan Documents setting ambitious but viable proportions of the energy supply for new development to be required to come from such sources. In advance of local targets being set in DPDs, new developments of more than 10 dwellings or 1000m<sup>2</sup> of non-residential floorspace should secure at least 10% of their energy from decentralised and renewable or low-carbon sources, unless, having regard to the type of development involved and its design, this is not feasible or viable.

### Scenarios

**An outline planning application for 200 residential units in a main town. The site is allocated in the development plan.**

Relevant Local Planning Policies (Sheffield Adopted Core Strategy)

#### **Policy CS 63 - Responses to Climate Change**

Action to reduce the city's impact on climate change will include:

- a. giving priority to development in the City Centre and other areas that are well served by sustainable forms of transport; and
- b. promoting higher densities of development in locations that are well served by sustainable forms of transport; and
- c. promoting routes that encourage walking, cycling and the use of public transport; and
- d. designing development to increase energy efficiency and reduce energy consumption and carbon emissions; and
- e. promoting developments that generate renewable energy; and
- f. reducing the volume of waste disposed of in landfill sites and generating energy from waste.

Action to adapt to expected climate change will include:

- g. locating and designing development to eliminate unacceptable flood risk

- h. giving preference to development of previously developed land where this is sustainably located
- i. adopting sustainable drainage systems
- j. encouraging environments that promote biodiversity, including the city's Green Network
- k. designing development to minimise the relative heating of urban areas.

### **Policy CS 64, Climate Change, Resources and Sustainable Design of Developments**

All new buildings and conversions of existing buildings must be designed to reduce emissions of greenhouse gases and function in a changing climate. All developments will be required to:

- a. achieve a high standard of energy efficiency; and
- b. make the best use of solar energy, passive heating and cooling, natural light, and natural ventilation; and
- c. minimise the impact on existing renewable energy installations, and produce renewable energy to compensate for any loss in generation from existing installations as a result of the development.

All new buildings and conversions of existing buildings must be designed to use resources sustainably. This includes, but is not limited to:

- d. minimising water consumption and maximising water re-cycling;
- e. re-using existing buildings and vacant floors wherever possible;
- f. designing buildings flexibly from the outset to allow a wide variety of possible future uses;
- g. using sustainable materials wherever possible and making the most sustainable use of other materials;
- h. minimising waste and promoting recycling, during both construction and occupation.

### **Policy CS 65, Renewable Energy and Carbon Reduction**

Renewable energy capacity in the city will exceed 12MW by 2010 and 60MW by 2021.

The Smithywood and Hesley Wood areas are potential locations for larger-scale wind generation though not to the exclusion of other sustainable locations.

Where appropriate, developments will be encouraged to connect to the City Centre District Heating Scheme. Shared energy schemes within large developments or between neighbouring developments, new or existing, will also be encouraged.

All significant developments will be required, unless this can be shown not to be feasible and viable, to:

- a. provide a minimum of 10% of their predicted energy needs from decentralised and renewable or low carbon energy; and

b. Generate further renewable or low carbon energy or incorporate design measures sufficient to reduce the development's overall predicted carbon dioxide emissions by 20%. This would include the decentralised and renewable or low carbon energy required to satisfy (a).

The renewable or low carbon energy technologies must be operational before any new or converted buildings are occupied.

If it can be demonstrated that the required reduction in carbon emissions cannot be met through decentralised renewable or low carbon energy and/or design and specification measures, a contribution towards an off-site carbon reduction scheme may be acceptable.

**A 4000 square metre office development in a town centre location. This scheme is a new build, to provide a headquarters for a national firm.**

Relevant Local Planning Policies (based on Barnsley Adopted Core Strategy)

**Policy CSP 1** Climate Change is an overarching policy which provides for development to; reduce and mitigate the impact of growth on the environment and carbon emissions and increase the efficient use of resources through sustainable construction techniques and the use of renewable energy.

**Policy CSP2** Sustainable Construction states that all development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation. All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period and by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016. All non residential development will be expected to achieve at least BREEAM standard of 'very good' or equivalent.

**Policy CSP 3** Sustainable Drainage Systems provides for all developments to use Sustainable Drainage Systems (SuDs). Planning applications must include an assessment to show that SuDS will work and be maintained. Measures should be taken to avoid water contamination and safeguard groundwater supply.

**Policy CSP 4** Flood Risk provides for the extent and impact of flooding will be reduced by: not permitting new development where it would be at an unacceptable risk of flooding or would give rise to flooding elsewhere; requiring developers with proposals in Flood Zones 2 and 3 to provide evidence of the sequential test and exception test where appropriate; and requiring site-specific Flood Risk Assessments (FRAs) for proposals over 1 hectare in Flood Zone 1 and all proposals in Flood Zones 2 and 3.

**Policy CSP 5** Including Renewable Energy in Developments requires that all development (either new build or conversions) of 10 or more dwellings or 1000m<sup>2</sup> of non-residential floorspace will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015, rising to 20% for applications submitted thereafter subject to such measures being practicable and not unacceptably prejudicing the viability of the development.

Where it is not appropriate to incorporate such provisions within the development, an off site scheme, or contribution to such may be acceptable.

Para 9.34 states that an SPD will be prepared to explain how this policy will be applied.

**CSP 6** Development that produces renewable energy states that development that produces renewable energy as long as there is no significantly harmful effect on: the character of the landscape and appearance of the area; living conditions; biodiversity, geodiversity and water quality; historical and cultural features and areas; highway safety, and infrastructure including radar. The policy also states that any proposals must be accompanied by information that shows how the local environment will be protected, and that the site will be restored when production ends.

**An infill scheme of 8 residential units on a brownfield site (former garage site allocated in the Development Plan) in existing residential area.**

#### Relevant Local Planning Policies (Hambleton Adopted Core Strategy and Development Policies)

Core Strategy, Adopted April 2007

**CP17 Promoting High Quality Design** provides support for proposals that adopt sustainable construction principles.

**CP18 Prudent Use of Resources** ensures that proposals must take all potential opportunities to minimise energy demand, improve energy efficiency and promote renewable energy technologies.

**CP21 Safe Response to Natural and other Forces** provides for all proposals to take particular account of the need to ensure protection from, and not worsen the potential for, flooding.

Development Policies, Adopted February 2008

**DP34 Sustainable energy** provides for all developments above 1,000 m. sq. in size, or 10 or more residential units to incorporate energy efficient measures that will provide at least 10% of their energy requirements from on-site renewable energy generation, or otherwise demonstrate similar energy savings through design measures; and developers must show that they have addressed sustainable energy issues. The policy also makes a requirement that on commercial developments an energy assessment is undertaken to consider the feasibility of incorporating CHP schemes.

Para 6.6.2 states that for commercial developments (offices, industry or retail) the main accredited energy assessment is the "BREEAM" scheme (Building Research Establishment's Environmental Assessment Method), and developments will be expected to at least meet "very good" accreditation under that scheme. For residential developments, either the "Eco-homes", NHER (National Home Energy Rating) or SAP (Standard Assessment Procedure) ratings should be utilised, and developments similarly should at least achieve the equivalent of a "very good" rating from the Eco-homes scheme.

**DP43 Flooding and Flood plains** ensures that proposals that are permitted will not have an adverse effect on watercourses or increase the risk of flooding elsewhere and Flood Risk Assessments are carried out.



An extension of 400 square metre on to a single house in a rural area. The extension does require planning permission.

Relevant Local Planning Policies (Kirklees Core Strategy, Submission May 2012)

**Policy SCS6 Energy Efficiency Extensions** states that where planning permission is required for extensions to residential properties smaller than 1000 square metres proposals for extensions must incorporate measures to increase the energy efficiency of the host building by at least 30% unless this can be demonstrated to be unfeasible or to render the proposal unviable.

Building Regulations are currently out for consultation. If the consultation draft is finalised (later this year) it will mean that 10% of the costs of extending a house under 1000M2 will need to be spent on the host dwelling to improve its efficiency. Building Regulations currently covers dwellings over 1000M2.