

EXAMPLES OF GOOD PRACTICE

20. Many local authorities have developed their own sustainable development guides, or Supplementary Planning Documents, and some have included the issue in Local Plan Policy. Coverage across the country is neither complete nor uniform in its consideration of climate change and similarly the approach varies greatly between authorities. This guidance attempts to draw on existing good practice to encourage and enable the development of policy and to provide an evidence base to assist decision making which is effective in achieving the GHG reductions required to reach net zero by 2050 while remaining within identified carbon budgets, without losing sight of the need to include the principles of adaptation. Below are examples of good practice in both policy and implementation of development.
21. Below is a selection of examples of adopted and emerging planning policy along with examples of developments incorporating design features which contribute to climate change mitigation, adaptation and resilience, demonstrating that the adoption of such measures can lead to an attractive resilient and sustainable form of development.
22. **Solihull Metropolitan Borough Council, Solihull Local Plan: Draft Submission Plan 2020:** Policy P9, Mitigating and adapting to climate change: This policy requires all new dwellings to be net zero from 2025 and non-residential development to conform to the BREEAM Excellent standard. Electric vehicle charging points are also required along with

requirements for renewable energy provision, reduction of embedded energy in building materials and options for carbon offsetting.

23. **Greater Manchester Combined Authority, Places for Everyone, joint Development Plan Publication, 2021:** Policy JP-S 2 Carbon and Energy, aims to deliver carbon neutrality for the Greater Manchester area by no later than 2038, all new development will be net zero by 2028 by following the energy hierarchy, vehicle charging points will also be required. All developments are to be accompanied by a carbon assessment demonstrating how the design and layout of the development will maximise whole life carbon reductions.

24. **Bristol City Council, Bristol Local Plan Review 2019,** Draft Policy CCS2: Towards zero carbon development:

Energy use in new development:

Development will be expected to:

- Minimise the demand for heating, cooling, hot water, lighting and power through energy efficiency measures; then
- Meet its remaining heat/cooling demand sustainably, as set out below; then
- Maximise on-site renewable energy generation; and then
- Meet any outstanding reduction in residual emissions through carbon offsetting.

Development will be expected to achieve:

- A minimum 10% reduction in regulated CO₂ emissions through energy efficiency measures; and
- A minimum 35% reduction in regulated CO₂ emissions through a combination of energy efficiency measures and on-site renewable energy generation.

After applying on site measures, development is expected to achieve a 100% reduction in its remaining regulated and unregulated emissions through the use of carbon offsetting as set out below.

25. **Cornwall County Council Climate Emergency Development Plan Submission Document, November 2021:** The draft DPD and draft policies included have been developed to help deliver Cornwall County Council's Climate Change Action Plan, decarbonising lifestyles, creating resilient communities, protecting and enhancing the environment, rebalancing the need to travel, ensuring health and wellbeing of residents, embedding practices and standards making buildings and places more efficient and developing a whole system approach.
26. Cornwall County Council are seeking, through this document, to achieve a carbon neutral Cornwall by 2030 and acknowledge that not all decisions will be popular. "This is a climate emergency; we need to act now. We are consulting with interested parties throughout the process of developing this DPD. We know of the real benefit these new policies offer by improving health (better air quality, warmer homes, more opportunity to walk and cycle and supporting healthier diets) and creating a more resilient economy with better energy security and new green industries and practices."

27. **Milton Keynes Council, Plan: MK 2016 - 2031:** The Milton Keynes Council Local Plan 2016 – 2031 includes policies seeking to achieve a 19% carbon reduction improvement upon the requirements in Building Regulations Part L 2013, or achieve any higher standard than this that is required under new national planning policy or building regulations. There are also requirements to ensure that the ‘as built’ energy and carbon performance of new buildings matches the calculated design performance through the use of a recognised monitoring regime applied to a sample of buildings during their first year of occupancy.
28. **Derbyshire Dales District Council, Climate Change Supplementary Planning Document, July 2021:** The SPD supports the District Council’s local plan and declaration of a climate emergency. It is split into five sections concerned with: Securing and enhancing green infrastructure; Managing drainage, flood risk and water conservation; Using less energy, increasing energy efficiency and promoting renewable energy; Reducing the need to travel and promoting sustainable transport; and Improving building design and layout to meet the objectives of the SPD. A checklist included as appendix A provides a tool for developers to consider potential measures to improve planning applications in relation to climate change.

29. **Goldsmith Street, Norwich:** A multi award winning, including the RIBA Stirling Prize, low carbon housing scheme in Norwich, the largest social housing scheme in the UK and built to 'Passivhaus' standards. Designed by Riches



Hawley Mikhail for Norwich City Council. The scheme consists of 4 terraced streets designed to reflect the traditional road layout while incorporating passive solar design principles. The scheme also includes public green space enabling active travel permeability.

Goldsmith Street, Norwich. With permission of Mikhail Riches Architects. Public space, including street trees, accessible paths and motor vehicle restrictions between residential areas at Goldsmith Street Norwich

30. **Gusto Homes, Nottinghamshire/Lincolnshire:** Several residential developments including Lincoln (LN1 2ZF & LN6 7SS) and at Collingford, Nottinghamshire (NG23 7RL). Developments consisting of low energy, low carbon homes, built by a commercial construction company as market housing, not part of a demonstration project, simply a refinement of the product that the developer has been building since the late 1990s. Including triple glazing, air management systems, solar PV, wastewater heat recovery, passive solar design and high levels of insulation meaning that central heating is not normally required. An example of fabric first design and construction.
31. **Joseph Rowntree Housing Trust, Derwenthorpe, York:** Derwenthorpe is a large-scale low carbon, mixed tenure development extending to 481 homes, located to the east of York city centre. The development is connected to a low carbon district heating system, producing up to 50% fewer emissions than conventional domestic heating systems. The design includes many characteristics of a low carbon development, including SuDS and street layout and detailing to encouraging active travel. However, the provision of solar PV has been largely omitted and this is reflected in plot and block orientation. Street trees, public spaces and green infrastructure have been incorporated into the design and contribute to a highly permeable layout encouraging active travel.
32. **Poundbury, Dorset:** A compact, mixed-use development incorporating a wide variety of dwelling types and business, industrial, retail and service premises in a high-quality public realm. While this development lacks a number of other

features that are considered necessary for climate change mitigation and adaptation, it does demonstrate how a varied street layout, the absence of formal road markings and active travel permeability can contribute to encouraging higher than average active travel rates.

Adnams Distribution Centre: Located at Reydon in Suffolk, the distribution centre is an example of a large-scale commercial building using sustainable construction techniques. The walls are made from hemp and lime which provide a high degree of thermal insulation and reduce energy demand. This is complemented by a green roof which, while providing over 1 million litres of clean water each year through a rainwater harvesting system, also provides a valuable meadow habitat supporting, among other things, a wide variety of insect pollinators. Fifteen years after construction the building continues to demonstrate how sustainable construction techniques can be applied to



commercial buildings on a large scale bringing financial savings and environmental benefits. Image provided by Adnams Plc.

33. **The Essex Design Guide:** The Essex Design Guide is accessed as a web page. It is not intended as a design guide specifically related to climate change but does include many of the measures which will significantly contribute to climate change mitigation and adaptation.
34. **New Homes Policy Playbook, UK Green Building Council:** The New Homes Policy Playbook and resource pack is designed to assist local authorities to drive up the sustainability of new homes to deliver what is required from all homes, from both environmental and social perspectives. Like this guidance, the Policy Playbook seeks to ensure that local authorities adopt a consistent approach
35. **RTPI and TCPA guidance, October 2021:** Written by the Royal Town Planning Institute (RTPI) and the Town and Country Planning Association (TCPA), the guide provides an accessible introduction to the broad issues involved in planning for climate change. It is intended to help planners and politicians play their full part in tackling the climate crisis and is designed to inform the preparation of strategic and local development plans being prepared by local and combined authorities in the UK. It replaces the previous edition of this guidance published in 2018.

36. The guide cannot cover the full breadth of all the planning policy issues raised by climate change. Instead, it focuses on the broad approaches to handling carbon reduction and climate adaptation through the planning system. It refers to the relationships between planning and other systems, such as building regulations, but focuses on the former. It does not contain detailed material on important elements such as green infrastructure, biodiversity, and food security. Nor does it repeat the guidance on flood risk assessments published by government agencies. There is a growing body of detailed and practical advice on addressing climate change issued by a range of cross-sector organisations, as listed in Section 6 of the guide. It does not repeat any of this material but offers signposts to it where appropriate.
37. **Association for Environment Conscious Building:** The AECB (Association for Environment Conscious Building www.aecb.net) is a network of individuals and companies with a common aim of promoting sustainable building. Running since the 1980's the AECB are the largest and oldest network for sustainable building. Bringing together contractors, trades people, self-builders, architects, designers, engineers, manufacturers, housing associations, local authorities and academics to help develop, share, train and promote sustainable building best practice. The AECB promote excellence in design and construction and their publication 'The New Homes Policy Playbook: Driving sustainability in new homes – a resource for local authorities', February 2021, provides a wealth of information on the development of policy and its contribution to climate change mitigation and adaptation.