

North Plymstock AAP Public Examination

Document Number:	PCC General Paper
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Title:	Statement on the extent to which the submitted North Plymstock AAP complies with Draft PPS Planning and Climate Change
Examination Session:	General Paper

Summary of Key Points

1. The Council feels that the document is sound with regard to climate change. Some minor adjustments are suggested in light of the Consultation Draft Supplement to PPS1 released since the AAP was submitted. The Council considers the changes recommended to the AAP would ensure that it is entirely consistent with the supplement as well as Policy G of the RSS, which has now been supported by additional evidence and the recommended changes to the Plymouth Core Strategy.

Context

2. The Draft Supplement to PPS1- Planning and Climate Change was released in December 2006, after the North Plymstock Area Action Plan and Plymouth's Core Strategy were submitted. The Council submitted a paper to the Inspector for the Core Strategy Public Examination explaining how the plan was in general conformity with the draft PPS, and that only a few minor amendments were needed. The Draft Supplement to PPS1- Planning and Climate Change has also been accompanied by the Draft Code for Sustainable Homes, and Building a Greener Future, which were published at the same time. These have also been taken into account in the recommended changes.

Detailed Points

3. When identifying land for development, the draft PPS Supplement states that planning authorities should take account of a number of issues including:
 - Access by means other than private car and opportunities for sustainable transport
 - Capacity of existing and potential infrastructure to service the area in ways consistent with cutting carbon emissions and adapting to likely changes in local climate
 - Ability to build and sustain socially cohesive communities, having regard to likely changes in local climate
 - The effect of development on biodiversity and capacity for adaptation, having regard to likely changes in the local climate
 - The contribution to be made from existing and new opportunities for open space to urban cooling
 - Known physical and environmental constraints on the development of land, and take a precautionary approach to increases in risk that could arise as a result of likely changes to the climate.

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4. Paragraph 1.13 of the draft PPS states that:
“Planning and Climate Change encourages LPAs to engage constructively and imaginatively with developers to secure the delivery of sustainable buildings and recognises there will be local circumstances that justify higher standards for particular developments. Where there are demonstrable and locally specific opportunities for requiring higher levels of building performance it is proposed these should be set out in advance in a DPD. These could include, for example, where there is significant local opportunity for major development to be delivered at higher levels of the Code for Sustainable Homes.”
5. The Council considers that the AAP already addresses these issues adequately. NP07 covers HQPT, and NP08 covers improvements to public transport services. NP01 (49-52) includes sustainable urban drainage and water conservation measures, waste storage and recycling facilities. NP01 (55) states that a district-heating scheme should be investigated. NP01 (53) and NP05 (48) include an Energy Strategy to reduce the demand for electricity and maximise energy usage from renewable sources. However, in light of new evidence / developments on climate change since submission of the AAP, there are some improvements that could be promoted which would not affect the soundness of the plan.

Evidence Produced and Other Developments Since Submission

6. The proposed Code for Sustainable Homes was published in December 2006. Building a Greener Future: Towards Zero Carbon Development (December 2006) suggests that Code rating for all new homes will be mandatory by April 2008.
7. The Regional Assembly has commissioned two reports by Faber Maunsell and Peter Capener into the Policy G requiring zero carbon new developments in the South West for the South West RSS. Their second report (Supporting and Delivering Zero Carbon Development in the South West, Final Policy Report) suggests that the policy should be worded to include:
 - *Requiring that all new and refurbished residential buildings achieve as a minimum the requirements of Level 3 of the ‘Code for Sustainable Homes’ in order to minimise lifetime resource use, energy consumption, water use and waste production*
 - *Requiring that all new and refurbished non-residential buildings achieve as a minimum, the requirements of BREEAM Very Good standard in order to minimise lifetime resource use, energy consumption, water use and waste production*

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- *Requiring that all larger scale residential developments and, in particular, urban extensions, are designed and constructed to meet or exceed the levels of the Code for Sustainable Homes appendix table 1 (set out in Table 3: Schedule of carbon reduction requirements for residential developments, Supporting and Delivering Zero Carbon Development in the South West, Final Policy Report)*
 - *Requiring that all larger scale non-residential developments are designed and constructed to meet or exceed the carbon reduction minimum requirements set out in appendix table 2*
 - *Requiring the use of sustainability statements for larger scale residential and/or mixed-use planning applications (as defined in paragraph 3.7.7), the contents of which should meet, or exceed, the ‘South West Sustainability Checklist for Developments’*
8. The Council put forward potential amendments to clarify the Core Strategy’s provisions in relation to climate change during the Public Examination process. This was in response to the Draft PPS Supplement and to the discussion at the Hearing session on climate change.

Suggested Adjustments

9. The adjustments suggested below relate to documents released since the submission of the North Plymstock AAP, and do not question the soundness of the document. However, the Council considers it would be appropriate to provide even clearer links to the policy approach on climate change emerging both nationally and regionally, and provide greater clarity to developers on what level of environmental performance the Council will seek to negotiate.

NP01. Change NP01 (53) to read:

The preparation of a Climate Change and Sustainability Strategy identifying where reasonable, the environmental performance of the development. Proposals should seek to achieve carbon neutrality as outlined in the emerging ‘Code for Sustainable Homes’ (level 6) and BREEAM standards.

The strategy should set out specifically how the development will address a number of issues, including:

- **minimise energy consumption,**
- **use of renewables and decentralized/ low carbon systems,**
- **accessible choice of shade and shelter,**
- **minimisation of adverse local environmental conditions,**
- **effect on biodiversity and the capacity for adaptation,**
- **sustainable urban drainage and waste systems,**
- **sustainable transport in line with PPG13.**

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In the reasoned justification add: **“The Climate Change and Sustainability Strategy should be robustly evidenced and address issues raised in draft PPS Climate Change”**.

Delete NP01 (54) as it repeats the Core Strategy.

Amend NP01 (55) to add: **‘The preparation of an Energy Strategy for the development, which includes an investigation of a district heating scheme, utilising the waste heat generated by the landfill gas electricity generation plant at Chelson Meadow and/ or an alternative Combined Heat and Power plant. This should be integrated into the development if technically feasible and financially viable.’**

NP03. NP03 add:

All residential buildings to seek to achieve carbon neutrality (Level 6 of the ‘Code for Sustainable Homes’). All non-residential buildings to achieve as a minimum the requirements of BREEAM Very Good standard.

NP05. NP05 add:- ***All residential buildings to seek to achieve carbon neutrality (Level 6 of the ‘Code for Sustainable Homes’). All non-residential buildings to achieve as a minimum the requirements of BREEAM Very Good standard.***

NP06. NP06 add:-***Any residential development options should seek to achieve carbon neutrality.***

Related Documents

- The Draft Supplement to PPS1- Planning and Climate Change, December 2006
- Building a Greener Future: Towards Zero Carbon Development – Consultation Draft, December 2006
- Code for Sustainable Homes, A step-change in sustainable home building practice, December 2006.
- The Draft Regional Spatial Strategy for the South West 2006- 2026, June 2006.
- Supporting and Delivering Zero Carbon Development in the South West, Final Technical Report, Faber Maunsell and Peter Capener, January 2007.
- Supporting and Delivering Zero Carbon Development in the South West, Final Policy Report, , Faber Maunsell and Peter Capener, January 2007.

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- Plymouth Core Strategy Public Examination, PCC General03 PPS1Supplement – Climate Change, general paper, January 2007.
- Plymouth Renewable Energy Strategic Viability Study, Final Draft, CSE, January 2007.