

## Policy DES10: Carbon Reduction

1. Planning permission will only be granted where development proposals for:
  - i) new build residential dwelling houses; or
  - ii) developments including 1,000sqm or more of C2 use (including student accommodation); or
  - iii) Houses in Multiple Occupation (C4 use or Sui Generis floorspace) achieve at least a 40% reduction in carbon emissions compared with a code 2013 Building Regulations compliant base case. This reduction is to be secured through renewable energy and other low carbon technologies and/ or energy efficiency measures. The requirement will increase from 31 March 2026 to at least a 50% reduction in carbon emissions and again from 31 March 2030 to a 100% reduction in carbon emissions (zero carbon). These targets will be reviewed in the light of any future legislation and national guidance.
2. Non-residential development proposals are required:
  - i) to meet the BREEAM excellent standard (or a recognised equivalent assessment methodology)
  - ii) in addition development proposals of 1,000sqm or more are required to achieve at least a 40% reduction in the carbon emissions compared with a 2013 Building Regulations compliant base case. This reduction is to be secured through renewable energy and other low carbon technologies and/ or energy efficiency measures. The requirement will increase from 31 March 2026 to at least a 50% reduction in carbon emissions.
3. An Energy Statement will be submitted to demonstrate compliance with this policy for all new build residential developments (other than householder applications) and new-build non-residential schemes over 1,000sqm. The Energy Statement will include details as to how the policy will be complied with and monitored.

This policy contributes towards achieving objectives 5 & 8.



8.33 To tackle the causes of climate change and address the commitment of the Council to become a carbon neutral district by 2030 it is crucial that planning policy limits carbon dioxide emissions from new development by ensuring developments use less energy and assess the opportunities for using renewable energy technologies.

8.34 The Council has ambitious aspirations for reducing the district's carbon emissions and recognises that more could be done to reduce emissions with regards to construction emissions, unregulated energy and reducing, capturing and storing embodied carbon. The Council also recognises that zero carbon homes are achievable for many residential developments now. The Council would encourage the delivery of zero carbon homes as soon as possible to avoid the need for costly retrofitting and would support development permitted by this Plan that exceeds the carbon reduction requirements set. The Council would also encourage similar reductions in terms of construction emissions and would implore developers to consider a development's overall carbon footprint and opportunities to reduce carbon emissions from the construction of infrastructure through offsetting. A request for a departure from this policy is expected to be supported by robust evidence including

viability assessments where required and will only be supported exceptionally. The Council will monitor the effect of this policy and consider a review of the policy in the light of any future legislation and national policy in this field.

- 8.35 New build non-residential buildings are required to meet the BREEAM excellent standard. This broadly represents performance equivalent to the top 10% of UK non-domestic buildings. Other recognised equivalent assessment methodology may be used, applicants are advised to check with the Council in order to ensure their alternative assessment methodology is acceptable. In addition to meeting the BREEAM excellent standard, new build non-residential development proposals of 1,000sqm or more, are required to achieve at least a 40% reduction in carbon emissions, increasing to 50% from 2026.
- 8.36 All energy efficiency measures used to achieve a reduction in carbon emissions, including renewable energy and low carbon technologies, should be delivered on-site, where possible. Where off-site renewable energy and low carbon technologies need to be used, the renewable or low carbon energy produced should directly service the proposed development scheme.
- 8.37 The Council encourages developers to take account of the energy hierarchy when identifying the measures taken to reduce carbon emissions and to adopt a fabric first approach by maximising the performance of the components and materials that make up the building fabric before considering the use of mechanical or electrical building services systems. Consideration should also be given to modern methods of construction.
- 8.38 It is important that the carbon emissions of these new developments are monitored effectively to ensure compliance. The Energy Statement submitted to support the application needs to set out how the developer will demonstrate compliance with the carbon reduction requirements and how emissions will be monitored to ensure that the development continues to comply. Suitable accreditations can be used to demonstrate compliance as part of the Energy Statement, for example the Passivhaus standard or the highest BREEAM standards. However, it will need to be clear how the accreditation relates to the requirements of the policy.
- 8.39 More information regarding sustainable design and construction is set out in the Council's Design Guide.