

CONSULTATION DRAFT

Plymouth and South West Devon Climate Emergency Planning Policy and Guidance

Introduction

Climate change is a significant issue that requires urgent action. Planning, together with Building Regulations, can ensure all new development minimises carbon emissions and adapts to increasing temperatures.

We are introducing new planning policy and guidance that responds directly to the Climate Emergency Declarations and identifies exactly what all new development should do to meet the challenge of climate change. It builds from our existing planning policy and guidance, embraces new standards and proposes new requirements.

This is for anyone wanting to submit a planning application for development. It suggests a range of new requirements for:

- Householders who want to extend their homes
- Housing developers wanting to develop sites allocated for development in the Joint Local Plan
- Commercial developers who want to build new, or convert space for a range of uses

The new Climate Emergency Planning Policy and Guidance is deliberately ambitious and challenges the 'business as normal' approach. It intentionally suggests measures that look to the future, and encourages development that goes further. Such as using new tools to calculate the carbon impact of development and score the performance of multifunctional green and blue surfaces within a development site. It is the start of a conversation and aims to raise awareness of the opportunities that new development offers to tackle climate change.

This document below sets out why we need it, its status, how it works, and how to deliver it. The proposed requirements follow in a series of factsheets according to the development type. Once adopted it will be an online tool for all those seeking planning permission. It will identify current policy, signpost to good practice and useful guidance, and explain what is required, why and how it can be included within designs.

Consultation

We need your help to test the proposals. Specifically we want your views on whether they are appropriate and workable and/or whether there are better alternative approaches that we should include. We want to start a discussion about the Climate Emergency and explore how far you want us to go.

We want you to tell us

- Will these new requirements work?
- Do they go far enough or too far?
- What are the challenges?
- Have we missed anything?
- Could we do it better/differently?
- Would any additional guides help?
- Should the Statement of Compliance be included as a new validation requirement and included on the local planning authorities' validation checklist?

The consultation will run for 6 weeks from March 2022

Status of the policy and guidance

This new interim policy and guidance is produced prior to any future review of the Plymouth and South West Joint Local Plan (JLP) and its formal Supplementary Planning Document (SPD). It does not change the status of the JLP as the development plan which is the starting point for decision making but it does introduce a new material consideration into the development management process.

This policy and guidance is required because of the increased significance of the Climate Emergency. This has become increasingly urgent since the JLP and SPD were prepared. It responds directly to the climate challenge and sets out what is required to ensure all new development incorporates positive measure to mitigate and adapt to climate change and ensure resilience.

As a material planning consideration it will be used in the determination of planning applications. Applications will be assessed for their conformity with this guidance and will be determined on a case by case basis.

Why additional policy and guidance is needed

Since 2019, when the JLP was adopted, there have been a number of significant national and local changes that have elevated the importance of addressing the climate challenge as a material consideration.

All three Councils; Plymouth City, South Hams District and West Devon Borough have declared Climate Emergencies¹, and biodiversity emergencies, as has Devon County. This commitment to net zero by 2030 means that there is a requirement for urgent and immediate action. The Councils' Climate Emergency Action Plans² set out specific measures to address the climate emergency including specific actions, which were to inform a future review of the JLP. However, it is clear urgent action is required, so the Councils have identified clear mitigation and adaptation measures ahead of any review or update of the JLP. This document also provides an immediate response to recent national policy and guidance updates.

Recent national policy and guidance

The Climate Change Act 2008 (amended in 2019) requires a 100% reduction in greenhouse gas emissions by 2050 (compared to 1990 levels). This is known as the net zero target. In June 2021 the Government adopted the sixth carbon budget³ that sets out a more ambitious target of 68% reduction by 2030. Achieving this requires urgent action.

¹ Plymouth City Council Full Council 18 March 2019, South Hams District Council Executive 6 June 2019, West Devon Borough Council full council 21 May 2019. See action Plans

² South Hams: [Action Plan and Activity | SH Climate Change \(southhams.gov.uk\)](https://www.southhams.gov.uk/action-plan-and-activity-sh-climate-change), Plymouth: <https://www.plymouth.gov.uk/environmentandpollution/climateemergency/climateemergencyactionplan/climateemergencyactionplan2022>, West Devon: [Action Plan and Activity | WD Climate Change \(westdevon.gov.uk\)](https://www.westdevon.gov.uk/action-plan-and-activity-wd-climate-change)

³ The Carbon Budget Order 2021 (SI 2021/750)

The National Planning Policy Framework (NPPF)⁴ was amended in July 2021 to include reference to the United Nations Sustainable Development Goals. These are set out below.



This means there is a duty to deliver development that contributes positively to goal 11 *Sustainable Cities and Communities*, and goal 13 *Climate Action*. While more is needed to enshrine the climate emergency within the NPPF, paragraph 8 identifies the opportunity to secure net gain and requires a positive approach to ‘mitigating and adapting to climate change, including moving to a low carbon economy’. It also includes a chapter on meeting the challenge of climate change, flooding and coastal change, and within that is a requirement to help ‘shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience’.

The National Model Design Code⁵ published on 20th July 2021 requires codes to cover “sustainability including energy efficiency, net zero alignment and climate resilience”. This reflects the National Design Guide that sets out the ten characteristics of a well-designed place that need to positively address environmental issues affecting climate.

On 19th October 2021 the Government published its Net Zero Strategy: Building Back Greener and its Heat and Buildings Strategy⁶. This contained a raft of commitments including ensuring the reformed planning system supports efforts to combat climate change. Key elements include retiring the internal combustion engine by banning petrol and diesel cars from 2030, phasing out the installation of new and replacement gas boilers by 2035, introducing interim Future Homes Standards from June 2022 and reviewing the NPPF. The Government intends to publish an electric vehicle infrastructure strategy later this year and the latest announcement⁷ sets out that all new homes and buildings will be required by law to install electric vehicle charging points from the middle of 2022.

The recent Housing, Communities and Local Government Select Committee Report⁸ requires action to deliver its Net Zero Strategy. This includes giving net zero a central role in the NPPF and bringing forward Future Homes Standard legislation as soon as possible. The Government response to this, published on 13th January 2022 commits to accelerating the legislation to introduce the full Future Homes Standard in 2024.

The Environment Act received royal assent on 9th November 2021. It provides increasing emphasis on the sustainable use of resources and the importance of nature in addressing the

⁴ NPPF 2021 para 8c.

⁵ [National Model Design Code: Part 1 - The Coding Process \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/national-model-design-code-part-1-the-coding-process)

⁶ M Government, [Net Zero Strategy: Building Back Greener](#), (October 2021); HM Government, [Heat and Buildings Strategy](#), (October 2021)

⁷ 21st November 2021 <https://www.bbc.co.uk/news/business-59369715>

⁸ Fifth Report published 29th October 2021 [Local government and the path to net zero - Committees - UK Parliament](#)

climate emergency. It sets out new requirements for waste, water, local nature recovery and expects all new developments to deliver a ten per cent biodiversity net gain managed for at least 30 years. The JLP policy and SPD already requires biodiversity net gain on major development and recognises this is an evolving area of policy. Detailed additional guidance on biodiversity net gain will be produced to assist developers and applicants with the use of the new biodiversity metric and will set out the process of habitat banking, credits and maintenance costs.

On 15th December 2021 the Government announced new building regulations⁹ that will help deliver net zero through a number of measures including requiring new homes to produce 30% less carbon emissions and delivery 40% of the building footprint as roof mounted solar photovoltaic (pv) panels. These standards will come into force on 15th June 2022.

On 17th January 2022 the Government published the UK Climate Change Risk Assessment 2022¹⁰ which identifies that even under low warming scenarios the UK will be subject to a range of significant and costly impacts unless significant further action is taken now. It states that *'the evidence shows that we must do more to build climate change into any decisions that have long-term effects, such as in new housing or infrastructure, to avoid often costly remedial actions in the future'*.

On 2nd February 2022 the Government published its Levelling Up White Paper¹¹ which supports the decarbonisation agenda and recognises changes to the planning system are needed to support the transition to net zero.

Recent appeal decisions

Appeal decisions are increasingly recognising the climate emergency as a significant material consideration in decision making. In April 2021 the Secretary of State recognised that *'the scale and urgency of the climate change emergency is such that tackling climate change is a material consideration to which significant weight should be attached'*¹². In November 2021 in an appeal in Dartmouth Inspector Cook explicitly referred to the issue of climate change as one where planning policy may not be quite keeping pace with development elsewhere. In his decision letter¹³ he states *'My site visit took place on the third day of the Cop26 climate conference in Glasgow where the need for urgent action was once again made crystal clear by the Prime Minister. The recent initiatives such as those mentioned above are therefore a material consideration which I believe should carry some weight. It seems to me folly to build new houses now that will commit the owners to potentially expensive and disruptive alterations as the UK moves to decarbonise the heating of its housing stock'*.

Stakeholder and developer climate statements

The Climate Change Act 2008 sets out a policy framework to reduce domestic emissions and ensure the UK adapts to climate change. This includes commitments to produce a UK Climate Change Risk Assessment to identify risks, followed by a National Adaptation Programme to address those risks every five years.

⁹ [New homes to produce nearly a third less carbon - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

¹⁰ [UK Climate Change Risk Assessment 2022 \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

¹¹ [Levelling Up White Paper \(publishing.service.gov.uk\)](https://publishing.service.gov.uk)

¹² APP/V2255/W/19/3233606 Secretary of State decision. Appeal by Quinn Estates Ltd and Mulberry Estates (Sittingbourne) Ltd against Swale Borough Council.

¹³ APP/K1128/X/20/3252613, APP/K1128/W/20/3252623. Appeal by Mr David Holloway against South Hams District Council.

Defra is the lead department for domestic climate adaptation, but across government actions and policies are being implemented. Adaptation is also embedded in other key government commitments such as the 25 Year Environment Plan. The climate emergency requires everyone to design and build for the right outcomes and take responsibility for climate resilience. All stakeholders and developers are addressing it by setting out how they can adapt their plans and programmes in response to the external stresses of climate change. For example, the Environment Agency's strategy¹⁴ is about living better with a changing climate and designing today for tomorrow's climate. Their aim is to create a net zero nation that is resilient to climate change. Natural England's vision for thriving nature for people and planet is at the heart of their action plan¹⁵. The Government's Transport Decarbonisation Plan¹⁶ sets out the pathway to net zero transport in the UK. National Highways have set out a plan¹⁷ to 2050 for net zero highways and are investing in energy storage systems to support electric vehicle (EV) drivers.

The Town and Country Planning Association (TCPA) and Royal Town Planning Institute (RTPI) explores ways local authorities and communities can make a real difference and conclude that *'The threat of climate change is real, and time is running dangerously short. A resilient and sustainable future is achievable, but only if we act now'*¹⁸.

House builders and Commercial organisations are also committed to addressing climate change. Persimmon's Annual report 2020¹⁹ identifies climate change action and resilience as the single most important material issues to be addressed and have set targets aligned to the UN Sustainable Development Goals. This includes the *'aim to be net zero carbon for our homes in use by 2030 and in our operations by 2040 and 50% of our homes will be built using timber frames from our off-site manufacturing facilities by 2025'*.

Taylor Wimpey in their 2020 Annual Report²⁰ explicitly identify climate change as one of their priorities recognising it as *'the most significant global environmental threat and we are determined to play our part in tackling it'*. This has translated into setting targets and recognising the need to purchase land that factors in the new costs associated with the Future Homes Standard and EV charging regulations.

The Planning Practice Guidance is very clear that it is the responsibility of site promoters to engage in plan making, take into account any costs including their own profit expectations and risks, and ensure that proposals for development are policy compliant. Policy compliant means development which fully complies with up to date plan policies. A decision maker can give appropriate weight to emerging policies. The price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions²¹.

¹⁴Living better with a changing climate <https://www.gov.uk/government/publications/climate-adaptation-reporting-third-round-environment-agency>

¹⁵ <https://www.gov.uk/government/publications/natural-england-action-plan-2021-to-2022/natural-england-action-plan-2021-to-2022>

¹⁶ <https://www.gov.uk/government/publications/transport-decarbonisation-plan>

¹⁷ <https://nationalhighways.co.uk/netzerohighways/>

¹⁸ TCPA/RTPI, The Climate Crisis – a guide for planning authorities on planning for climate change, October 2021 <https://www.tcpa.org.uk/planning-for-climate-change>

¹⁹ [persimmon_ar2020_web_bmarks-final.pdf](https://www.persimmon.com/~/media/2020/09/persimmon_ar2020_web_bmarks-final.pdf)

²⁰ [Annual Report and Accounts 2020 · Taylor Wimpey](https://www.taylorwimpey.com/~/media/2020/09/annual-report-and-accounts-2020.pdf)

²¹ NPPG Paragraph: 002 Reference ID: 10-002-20190509

Bold action is required now. No longer can development be permitted that is obsolete as soon as it is built. By setting clear requirements and working with developers all new development will be fit for the future climate.

How the policy and guidance relates to the Joint Local Plan

This policy and guidance builds off the spatial strategy of the JLP. The guidance is consistent with the principles and policies of the JLP. It flows directly from the strategic objectives and policies in the JLP that are rooted in the pursuit of sustainable development. Strategic Objective SO11 *Delivering high quality development* already expects development to respond positively to the challenges of climate change, reducing carbon emissions and creating communities that are more resilient.

The strategic policies set the framework for growth based on the delivery of sustainable development:

- SPT1 *Delivering sustainable development*
- SPT2 *Sustainable linked neighbourhoods and sustainable rural communities*
- SPT10 *Balanced transport strategy for growth and healthy and sustainable communities.*

The development policies seek to deliver sustainable development of the right quality in the right location. This policy and guidance builds on and reinforces the existing development policies in the JLP that seek to deliver development that positively responds to the climate challenge. While policy DEV32 *Delivering low carbon development* is a very progressive policy, which is most relevant, there are many other policies that contain specific hooks for these new requirements.

The climate emergency is boundary blind and there are important cross boundary relationship that recognises the importance of protected landscapes including the Dartmoor National Park and the Areas of Outstanding National Beauty. While this guidance can only cover the area within the Joint Local Plan it is necessary to consider how this will be taken forward in the National Park, and how it can link with the Devon Carbon Plan and work that other authorities are doing.

How the policy and guidance relates to the Plymouth and South West Devon Joint Local Plan Supplementary Planning Document

The SPD contains considerable detailed planning guidance explaining how the policies work and what is required to comply with them. In relation to policy DEV32 it sets out the application requirements, promotes the reuse and recycling of building materials, explains the dangers of overheating, identifies exactly what Energy Statements and Solar Masterplans should cover and explains the energy hierarchy as well as signposting to numerous resources.

There are also numerous other parts of the SPD that are highly relevant to delivering a positive response to the climate challenge. This includes requirements for travel plans and electric vehicle charging as well as delivering biodiversity and sustainable drainage systems.

This policy and guidance expands on and simplifies the requirements in the SPD. It also adds additional requirements and signposts what is required. When published in a final draft it will be a simple web based tool setting out what is required as an interactive schedule.

We want to create a user-friendly simple schedule that develops and clarifies what is required by all new development to implement the requirements of the SPD and meet the increasingly demanding expectations of the climate emergency.

What the policy and guidance does and how it works

The aim is to achieve better outcomes from new development. By working with developers, the opportunity exists to maximise climate change mitigation, adaptation and resilience. We want to achieve this by incorporating measures that reduce the impact, such as the emission of greenhouse gases, and adjust to the current and future effects of climate change.

In most instances, the requirements are consistent with the requirements of the Future Homes/Building Standard²² expected through incorporation into building regulations on 15th June 2022. This means that developers and house builders should already be preparing and are already factoring these new requirements into their costs. Given the scale of the emergency and the need for urgent action this policy and guidance seeks to fast track the standards so they in place as soon as possible. This will ensure that all new development is fit for the future climate and will not need retrofitting soon after construction.

We are proposing a new strategic objective to provide a clear message about what is required to address the climate emergency. This will also help meet some of the actions set out in the Councils' Climate Emergency Action Plans.

Strategic Objective

Delivering positive measures to address the climate emergency

To deliver development that mitigates the impacts of climate change and adapts to its current and future effects through:

- Ensuring resilience by providing positive benefits that reduce carbon
- Incorporating renewable energy
- Increasing energy efficiency
- Using sustainable local materials and minimising embodied energy
- Moving away from natural gas and oil
- Embracing electric vehicles and their charging infrastructure
- Increasing walking and cycling opportunities
- Reducing waste and increasing recycling
- Effective use of solar gain, solar cooling and shading
- Delivering biodiversity net gain and using nature based solutions
- Reducing flood risk, improving sustainable drainage and minimising impermeable surfaces

²² <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings> and <https://www.gov.uk/government/consultations/the-future-buildings-standard>.

The proposals divide into two sections, mitigation and adaptation.

Mitigation

The primary aim of the mitigation measures is to reduce the amount of carbon emitted through the development process. The proposals set an intentionally high bar in terms of demonstrating how carbon reduction permeates all aspects of a development scheme.

We propose specific new mitigation measures in all new buildings to address:

- The need for increased energy efficiency through ensuring the building minimises energy use by incorporating on-site renewables and maximising passive energy capture. A key issue is addressing volatile energy prices and promoting heating systems that do not use gas or oil boilers.
- The need to use sustainable, local and durable materials in the construction process. The loss of embodied energy and prioritising the re-use of buildings, rather than the demolition and replacement of dwellings. There are complexities around this and we are interested to explore what options exist, including using Article 4 directions to require prior approval of demolitions.
- The importance of reducing the need to travel and increasing sustainable transport options including the provision of adequate charging facilities for electric car and bikes.

In practice this means aligning with the expectations of the Future Homes Standard and new building regulations that will come into force on 15th June 2022. At that point all new homes should provide an uplift in thermal efficiency against 2013 building regulations of 30%, with a minimum of 40% of the building footprint accommodating roof mounted solar pv panels. These have all been subject to the Government's Impact Assessment ²³ that considers the costs of implementing these measures, which once will be non-negotiable once included in building regulations. In addition to these new building regulation requirements this policy and guidance requires development to go further in some instances.

The new and additional requirements are:

- Inclusion of air or ground source heat pumps rather than gas or oil boilers
- Ensuring adequate space is provided for battery storage;
- All EV charging to be at least 7kw for homes with 50% of communal bays to be connected and for commercial development charging points should be a minimum of 22kw and major development should include electric bike charging facilities;
- For commercial buildings an uplift in thermal efficiency of 27% together with a minimum of 40% of the roofspace to accommodate roof mounted solar photovoltaic panels;
- Prioritising retention and reuse of buildings with any demolitions and replacement dwellings required to offset their embodied carbon;
- Increased emphasis on sustainable, durable and local materials and introducing a hierarchy of acceptability for natural roof slates and proof of provenance;
- All extensions, conversions and changes of use to achieve a net gain in Energy Performance Certificate (EPC) rating – this means demonstrating that performance has improved and moved up a rating band
- New protective measures to reduce the risk of overheating where the window to floor area ratio exceeds 21%

²³ <https://www.gov.uk/government/publications/the-future-homes-standard-consultation-impact-assessment>

- Major development to provide external charging points for ebikes and schemes over 50 dwellings should assess the potential for onsite car clubs and ebike hire as well as links with mobility hubs in Plymouth.

We are also keen to explore how we can make best use of a carbon calculator to understand the carbon within development projects. This will provide whole life carbon assessments that will help us benchmark a range of development types and inform any carbon budget policy that any future JLP review or update may include.

Developers and house builders should factor these requirements into their land purchases and will be expected to clearly demonstrate how they are being met, either through compliance with new building regulations or condition.

Adaptation

Adaptation to the impacts and effects of climate change can often be overlooked in favour of mitigation measures to reduce the carbon impact of development. Effective adaptation is an important part of delivering carbon reduction saving from the development process, which in turns helps achieve a number of our mitigation requirements.

The policies of the JLP and existing guidance in the SPD provides considerable detail on how development should include measures to ensure the building is adaptable to climate change. In many instances, the solutions and opportunities are interconnected and the design should consider these holistically to maximise the benefits and deliver buildings that positively mitigate and adapt to the challenge of climate change.

To minimise the adverse effects of climate change all development should consider how the development adapts to a changing climate. This means positively:

- Protecting our soil resource
- Protecting and enhancing tree cover
- Protecting and enhancing green spaces and greenfield sites
- Delivering sustainable drainage, surface water management and restricting urban creep
- Delivering biodiversity net gain and habitat improvements

The inclusion of positive adaptation measures within development schemes is now given more importance and will be a material consideration in the decision making process.

We are keen to explore the use of a Green Space Factor as an effective way to bring together the key adaptation requirements. This is a way of measuring and scoring the green and blue spaces within a development. It enables threshold scores to be set for different types of development and different locations. It can also be used to recognise the intrinsic value of greenfield sites. These multifunctional benefits include the soil as a resource, managing drainage and surface water, source of biodiversity and habitats as well as playing an important role in maintaining our health and wellbeing. By setting an appropriate threshold we could ensure that any development on a greenfield windfall site retains their benefits and functions. Further work is required to develop this tool and set appropriate thresholds and understand how it could be used to compliment the approach on biodiversity net gain particularly on small sites. We will bring this forward separately as part of any biodiversity net gain guidance.

Biodiversity net gain is a key area where policy and practice is evolving with the Environment Act provisions. The JLP policy DEV26 requires 10% for all major development with enhancements for wildlife sought from all scales of development. A proportionate approach

is required for small-scale development and there is potential for this to be delivered using the Green Space Factor. Separate to this consultation we will produce additional detailed guidance on biodiversity net gain to assist developers and applicants with the use of the new biodiversity metrics, habitat banking and costs.

Structure of the Document

This overview is followed by a series of factsheets. These set out what we require by theme for the broad categories of development. It identifies what we want, why it is required, how to deliver it and signposts additional external guidance. Once adopted we will produce it as an interactive web based tool.

The proposals identify exactly what we require to achieve low carbon development

This work is supported by a Glossary that explains the technical terms used, and a Sustainability and Equalities Impact Assessment. These are available separately on the webpage.

A number additional national and local toolkits and checklists are available to assist applicants. These include:

- Net Zero Carbon Building Toolkit (currently in development)
- Green policy playbook²⁴

Further guidance will be prepared to provide additional detail on:

- Biodiversity Net Gain
- Green roofs and walls
- Carbon offsetting
- Embodied energy calculations

The guidance does not change the JLP policy and it is not comprehensive. It is an initial step towards longer-term ambitious climate emergency policy. We will use this consultation process to start the conversation about the climate emergency and the role of planning in delivering low carbon development. Proposals from developers that want to go further and be more ambitious, for example building carbon negative buildings, are welcomed and encouraged.

There is already provision for offsetting within policy DEV32 that makes clear that this should be a last resort. We recognise that there may be some exceptional circumstances when it may not be possible to meet all the mitigation and adaptation requirements of this Climate Emergency Planning Policy and Guidance. In these cases, with the agreement of the Local Planning Authorities', where it is demonstrably not possible to meet these requirements a contribution to offset carbon emissions may be provided. The Councils' will provide a list of suitable offsetting schemes that contribute to our 2030 target and all contributions will be secured by Section 106 agreements.

How will we deliver this?

The aim is to simplify the current process and design an interactive web-based platform that identifies what is required, why and how we will require it. Part of the objective is to ensure the proactive consideration of all the issues and opportunities at the beginning of the

²⁴ [New Homes Policy Playbook - UKGBC - UK Green Building Council](#)

process. This will help improve the awareness of applicants of what is required and what they should ask for from their designers, architects and builders.

All applications are required to complete a Statement of Compliance to demonstrate how they are meeting each of the mitigation requirements and delivering adaptation measures in their proposals. This will enable applicants to explain exactly which document, or plan the evidence is included within, and if the measures are not provided to justify their exclusion. We will include completion of the Statement of Compliance within the validation process and will be updating the validation checklist accordingly. This consultation is seeking views on the inclusion of this Statement of Compliance as a new validation requirement of the local planning authorities'.

The measures could be included in an Energy Statement/Strategy; Design and Access Statement; Sustainability Statement, Sustainable Travel Plan, Energy Performance Certificate, Standard Assessment Procedure (SAP) or specifically indicated on plans, other compliance reports. We think a Climate Emergency Compliance Form could be a useful way of identifying how applicants will demonstrate they are meeting the requirements.

All mitigation and adaptation measures identified should integrate into the design and layouts of developments and will be subject to control through building regulations and/or planning condition. In some cases it will be necessary to secure delivery and management through the use of a S106 planning obligation.

We have deliberately been consistent with the Future Homes Standard due to come into force on 15th June 2022 when building regulations can secure them. The implementation of the full Future Homes Standards is likely in 2024/25 and that will see a further increase in the requirements for buildings.

Transitional arrangements are required to ensure that schemes currently in the planning process are not subject to the new policy until a date to be agreed. Once adopted all new applications received will be subject to the new requirements.

Sustainability and Equalities Impact Assessment

We have assessed this emerging policy and guidance against sustainability objectives and a supporting document has been prepared setting out how it this has been undertaken. As well as considering the document against wider sustainability outcomes, the assessment has also considered climate justice and the impacts that climate change has on different groups in society.

In the JLP area we might find that there are variations in how communities respond to the risks of climate change. Certain characteristics can mean that people can experience different levels of vulnerability to climate change for example:

- Groups sensitive to heatwaves
 - People with pre-existing health problems, long term illness, mental health disorders, people in car homes, people who misuse alcohol, homeless, socially isolated
- Groups sensitive to flooding
 - People with health issues who may need additional support to access medication and treatment during flood events, people with mental health disorders, people who abuse alcohol and drugs, socially isolated

The measures set out in the document will help ensure that new developments are responding to climate change. This will have direct impacts for those who are living within the properties or use services and facilities that have adapted or mitigated for climate change.

There might also be some secondary benefits particularly in response to flood and heatwave risks. For example, planning guidance for enhancing green space and urban cooling measures, including nature based solutions, has the potential to reduce urban heat islands and moderate outdoor temperatures. Importantly, green infrastructure has the potential to reduce urban temperatures.

In terms of Equalities Impact Assessment, the emerging policy and guidance does not have any direct negative impacts on different groups. We recognise that climate change impacts differently on people and communities and their capacity to adapt will depend on different factors including:

- Personal features of the individual, such as age and health, which affect their sensitivity to climate impacts;
- Environmental characteristics, such as the availability of green space, quality of housing stock or elevation of buildings, which can increase or offset exposure to flooding or heat;
- Social and institutional context, such as levels of inequality and income, the strength of social networks, the cohesion of neighbourhoods and the day-to-day practices of institutions, such as care regimes in nursing homes, which affect people's ability to adapt.

This policy and guidance seeks to improve the resilience of future development and its ability to adapt to climate change. It will also will raise awareness about climate change and how the Councils are responding.

What do you think?

We are interested in your general thoughts on this document and our approach. We want to know whether we should address the climate emergency in this way.

- Will these new requirements work?
- Do they go far enough or too far?
- What are the challenges?
- Have we missed anything?
- Could we do it better/differently?
- What transitional arrangements are required?
- Would any additional guides help?
- Should the Statement of Compliance be included as a new validation requirement and included on the local planning authorities' validation checklist?

The detail of each proposal is set out in the next sections and we ask specific questions for each new measure.

The consultation will run for 6 weeks from March 2022