

**Climate Emergency Development Plan Document (DPD)
Renewable Energy & Sustainable Energy & Construction Policies**

Proposed Policies Renewable and Low Carbon Energy

Policy RE1 - Renewable and Low Carbon Energy

1. Proposals for renewable and low carbon energy-generating and distribution networks, will be supported in the context of sustainable development and climate change, where:
 - a. they contribute to meeting Cornwall's target of 100% renewable electricity supply by 2030; and
 - b. they balance the wider environmental, social and economic benefits of renewable energy and heat generation, and distribution; and
 - c. It will not result in significant adverse impacts on the local environment that cannot be satisfactorily mitigated, including cumulative landscape and visual impacts, and the special qualities of all nationally important landscapes, heritage assets including their setting which must be conserved or enhanced; and
 - d. The use allows for the continuation of the site for some form of agricultural activity proportionate to the scale of the proposal or provides for 10% biodiversity net gain; and
 - e. It provides for a community benefit in terms of profit sharing or proportion of community ownership and delivers local social and community benefits;
 - f. There are appropriate plans and a mechanism in place for the removal of the technology on cessation of generation, and restoration of the site to an acceptable alternative use;
 - g. Significant weight will be given to community led energy schemes where evidence of community support can be demonstrated as well as administrative and financial structures are in place to deliver/manage the project and any income from it.

- h. Commercial led energy schemes with a capacity over 5mw shall provide an option to communities to own at least 5% of the scheme.

In addition, the following criteria will be used to assess each of the specific generation types:

2. Wind energy development proposals will be permitted where they:
 - a) Are located in a 'suitable area' identified on the Policies Map or are for the repowering of an existing wind turbine/farm; and
 - b) Demonstrate that, following consultation, the planning impacts identified by the affected local community have been fully addressed by the proposal; and
3. Solar energy development proposals, including both building mounted and standalone ground mounted installations and extensions or repowering of solar installations will be supported where they are focussed on previously developed land and away from best and most versatile land.
4. Hydroelectricity development proposals will be supported as part of the transition to a low carbon economy where they do not have significant adverse impacts on the water regime, landscape and nature conservation.
5. Deep geothermal and mine water energy development proposals will be supported as part of the transition to a low carbon economy where:
 - a. Heritage or historic landscape issues are adequately addressed;
 - b. Water quality
 - c. Minimisation of the visual impact of buildings and equipment.
6. Energy storage: There is a presumption in favour of energy storage where:
 - d. it is co-located with an existing or proposed renewable energy development;
 - e. it can be shown that it alleviates grid constraints;
 - f. it allows further renewable developments to be deployed,
7. Infrastructure to support offshore renewable energy
Associated land-based infrastructure to support offshore renewable energy schemes will be supported.

Policy RE2 - Safeguarding strategic renewable energy sites

Planning permission for non-renewable energy proposals within areas identified on the Policy Map as being potentially suitable for renewable energy will only be granted where it can be demonstrated that the proposal would:

1. Not introduce adverse impacts within close proximity or interfere with the operation of any installed or planned renewable energy installation and enabling infrastructure; or

2. is a temporary use that will be re-located or removed prior to the renewable energy proposal commencing; and
3. Support energy needs for a specified and limited temporary period of time and as low carbon as possible.

Proposed Policy Sustainable Energy and Construction

The 'energy hierarchy' says that as well as using greener energy sources, we should first think about how to reduce energy use through measures such as positioning buildings to maximise natural warming from the sun (solar gain), maximising insulation, installing low energy lighting and appliances for example. Following the energy hierarchy approach will not only reduce carbon emissions, but also mean lower energy costs for the occupier and thus help to tackle fuel poverty. Policy SEC1 has been developed to help achieve these aims.

Policy SEC1 – Sustainable Energy and Construction

Please note, this policy remains subject to considerable change and uncertainty relating to anticipated changes in building regulations. We await feedback from the government on the consultation on the Future Homes Standard and proposed uplift to Building Regulations, which was expected in Autumn 2020. This includes confirmation on whether Local Authorities will be allowed to continue to set their own energy efficiency standards or whether this will be stopped in favour of national consistency (Deregulation Act). In the absence of any clarity on this issue, we have continued to develop options for our own, more ambitious standards.

Some significant policy amendments have been necessary to Policy SEC1 as the DPD has evolved. In particular, following feedback from businesses, the results of our viability study and through discussions with the South West Energy Hub which all indicated that the requirements in part 2 of the policy would not be viable for most types of non-residential development. Our consultants have suggested that BREEAM 'Excellent' would not have a significant impact on viability, so we have modified our policy approach accordingly.

Amendments have also been made to highlight solar PV as our preferred renewable energy solution to reflect consultation response and member support for solar.

Work has been commissioned from consultants Etude to determine the best way of measuring energy efficiency – this is likely to be a figure based on kWh/m² rather than a % reduction on building regulations, as currently set out at 2b(i). This is in response to lessons learned by other Local Authorities and in line with emerging best practice. As part of this work, Etude will also be suggesting a 2nd more ambitious policy option based on their research which would be an untested policy approach but would definitely 'push boundaries'. Once the information is available and has been viability tested, this will allow us to consider which should be the preferred policy approach.

Following the last round of consultation, we have also amalgamated the former policy SC2 (Natural Carbon Storage) into part 2b(iii) of policy SEC1, as this seems like a natural fit and simplifies the DPD.

Finally, consultation feedback has been to make support for retrofitting historic buildings stronger in favour of carbon reduction measures. We have reviewed the policy text and discussed with our historic environment and world heritage colleagues and, due to our statutory duty to protect and enhance heritage assets, we are unable to be any more ambitious with this issue.

Policy SEC1 – Sustainable Energy and Construction

Development proposals will be required to demonstrate how they have implemented the principles and requirements set out in the policy below.

1 The Energy Hierarchy

All proposals should embed the Energy Hierarchy within the design of buildings by prioritising fabric first, orientation and landscaping in order to minimise energy demand for heating, lighting and cooling. All proposals should consider opportunities to provide solar PV and energy storage.

2a New Development – Non-Residential

Development proposals for non-residential development of 1,000m² or more should demonstrate how they achieve BREEAM ‘Excellent’.

2b - New Development – Residential

Development proposals for more than 10 dwellings will be required to submit an ‘Energy and Carbon Statement’ that demonstrates how the proposal will:

- i. Achieve at least a 19% carbon reduction improvement upon the requirements within Building Regulations Approved Document Part L (or achieve any higher standard than this that is required under new national planning policy or Building Regulations) based on energy efficiency measures; and
- ii. Provide on-site renewable energy generation, consisting of solar PV for each unit or a connection to a renewable or low carbon community energy scheme, that contributes to at least a further 20% reduction in the residual carbon emissions subsequent to 1) above;
- iii. Minimise any loss in natural carbon storage and show the difference between the carbon storage capacities of the pre and post development habitat on the site using a Carbon Storage Calculation.
- iv. Provide onsite natural carbon offsetting and/or make financial contributions to enable all residual carbon emissions and natural storage loss subsequent to 1), 2) and 3) above to be offset by natural climate schemes within the Local Nature Recovery Network or through suitable carbon reduction technology within Cornwall.

3 Energy Networks

Developments will be required to connect to existing district energy networks in the locality or, where there is a future network planned, to be designed to be capable of connection to that network.

All major development proposals should seek to integrate low carbon energy and decentralised energy networks into the proposal. Proposals for development of more than 100 dwellings or non-residential development of over 1,000m² should

take opportunities to integrate community energy networks in the development, taking into account the site's characteristics and the existing cooling, heat and power demands on adjacent sites unless this is demonstrated not to be feasible. Where appropriate, proportionate contributions will be sought to enable a network to be established or completed.

Opportunities for co-location of energy producers with energy users, in particular heat will be supported.

4 Existing Buildings

Significant weight will be given to the benefits of development resulting in considerable improvements to the energy efficiency and reduction in carbon emissions in existing buildings.

Proposals that help to increase resilience to climate change and secure a sustainable future for historic buildings and other designated and non-designated heritage assets will be supported where they:

- conserve (and where appropriate enhance/better reveal) the design, character, appearance and historical significance of the building; or
- facilitate their sensitive re-use where they have fallen into a state of disrepair or dereliction (subject to such a re-use being appropriate to the specific heritage asset).

5 Domestic and Non-Residential Renewables

The Council will support domestic and non-residential renewables such as solar panels (including ground mounted) where they require planning permission. Proposals should seek to minimise visual impact and not impact upon the appearance of the building when viewed from the public realm.

Where fixed to a listed building, proposals must ensure that: technology will not cause significant harm to the appearance and special historic character of the building; require minimal intervention with the fabric of the building; and shall be easily reversible.

6 Water

All dwellings (including conversions, reversions and change of use) should aim to achieve an estimated water consumption of no more than 110 litres/ person/day through the incorporation of water saving measures where feasible.

Development proposals for 50 or more dwellings and non-residential development with a floor space of 1,000 m² or more should incorporate water reuse and recycling and rainwater harvesting measures.

7 Materials and Waste

All development proposals should minimise use of materials and creation of waste through:

- i. Prioritising the use of previously developed land and buildings, whilst maintaining and enhancing local character and distinctiveness;
- ii. Reuse and recycling of appropriate materials that arise through demolition and refurbishment, including the reuse of non-contaminated excavated soil and hardcore within the site;
- iii. Prioritise the use of locally sourced and/or sustainable materials and construction techniques that have smaller ecological and carbon footprints;
- iv. Using locally distinctive, resilient, low maintenance materials that are appropriate for Cornwall's damp maritime climate, for example locally won materials such as slate and granite (particularly for areas that will be harder to maintain once the building is occupied) as described in the Cornwall Design Guide;
- v. Considering the lifecycle of the development and surrounding area, including how they can be adapted to meet changing community needs and how materials can be recycled at the end of their lifetime;
- vi. Providing adequate space to enable and encourage greater levels of recycling across residential and non-residential developments. Space requirements for residential developments should follow those outlined in the Cornwall Design Guide.