
Cornwall Climate Emergency Development Plan

Notes for Planning committee in considering applications

The Cornwall Climate Emergency Development plan has been adopted in full for implementation on 15/6/23. It covers a great deal of ground which we might need to refer to for exceptional applications, but I have picked out the policies most likely to be relevant to us in considering our normal applications. I have grouped them under the headings from our E&CE Strategic Plan, which the new policies greatly support.

From now on, all applications for new builds will need to be judged against the following and recommended for refusal if they don't meet the new requirements.

Reducing Impact

SEC1 - an Energy Statement, which will need to be a detailed report + Excel Summary Tool to demonstrate:

- Space heating demand less than 30kWh /m² /annum
- Total energy consumption less than 40kWh /m² /annum
- On-site renewable generation = total energy consumption (preference for roof-mounted solar PV)

The policy does not dictate construction materials, techniques or technologies but the following will typically help in meeting the requirements:

- Heat pump
- High performance glazing
- High specification insulation
- Designing out complex junctions and thermal bridging
- Mechanical Ventilation with Heat Recovery (MVHR)
- Maximising available roof area for solar PV (policy wording covers orientation)

Does the application clearly meet the SEC1 requirement?

T1- sustainable transport - new development should minimise need to travel and support modal hierarchy.

Does the application at least acknowledge the issue in applications and preferably not be reliant on car transport?

In addition, under the new Building Regulations, new extensions to existing buildings will have to have a SAP calculation proving the design meets the Fabric Energy Efficiency Standard
Does the D&A statement for extension proposals mention this and is there an accompanying SAP calculation?

Electric vehicle charging points – The new Approved Document S requires all domestic new builds to have the preparatory work completed for the future installation of an electric vehicle charge point. *Is this shown in the plans?*

Recovering Nature

G2 - Applications need to include a statement showing bio diversity net gain of 10% - this will cover all developments by April 24 - pre-commencement condition - *Is this included in the application?*

G3 - In addition major developments (10 or more units) will need tree canopy calculator - at least 15% canopy, less than that will have to be justified. *Dies the application meet this requirement?*

In addition to the above all local authorities are now required to develop Local Nature Recovery Strategic Plans which will be the basis for:

G4 – Local Nature Recovery Network

Where development is sited within or adjacent to an adopted Local Nature Recovery Network it should demonstrate how the proposal will maintain and enhance the integrity and connectivity of the network and support the principles of the Local Nature Recovery Strategy. *This is likely to mainly affect larger developments, but we will need to bare in mind with all new developments.*

Improving Health

New building regulations cover:

Ventilation and indoor air pollutants - new Approved document F - *is this addressed in the D&A statement?*

Prevention of overheating – new Approved Document O introduces glazing limits in new build homes to reduce unwanted solar heat. It also stipulates new levels of cross-ventilation required to remove excess heat. *Does the application consider this issue and address it?*