

A. Policies for new build developments:	OFFICER COMMENTS
<ul style="list-style-type: none"> - Implement the highest CO2 reduction targets for new buildings that can practically and viably be achieved, e.g. achieving net zero regulated emissions and considering options to go beyond this to achieve net zero unregulated emissions (3.1.3.1, 3.1.1.6) 	<p>New local plan to explore the extent to which these policies can be introduced through development management policies to encourage higher standards in new build development. This will have to have regard for national standards, including building regulations and be subject to viability testing to ensure that each element does not render development unviable. Were it to impact on viability it could have implications for the level of developer contributions the council could ask for from development, for example the level of affordable housing required.</p>
<ul style="list-style-type: none"> - Require new development to achieve a target fabric and energy efficiency performance and be designed in accordance with an energy and heat hierarchy (3.1.3.2, 3.1.3.3) 	
<ul style="list-style-type: none"> - Achieve at least BREEAM 'Excellent' or 'Outstanding' for non-domestic buildings, considering setting minimum targets for BREEAM credits in Ene01 (3.1.3.1) 	
<ul style="list-style-type: none"> - Require all new developments to maximise opportunities for renewable energy (4.1.5.1) 	
<ul style="list-style-type: none"> - Require developers to monitor and report on operational energy use and / or CO2 emissions, in order to confirm that the required level of improvement has been achieved, to help to close the 'performance gap' (3.1.3.1) 	
<ul style="list-style-type: none"> - Require developers to undertake Lifecycle Carbon Assessments and minimise embodied carbon. (3.1.1.3) 	
<ul style="list-style-type: none"> - Require high standards for water efficiency and conservation (3.1.3.4) 	
<p>B. Policies and joint working for transport/location of development:</p>	
<ul style="list-style-type: none"> - Require new developments to reduce reliance on private vehicles, including consideration of altering densities to support mixed uses, demonstrating adequate links to bus routes and pedestrian and cycle networks through spatial strategies and Local Transport Plan (3.2.4) - Supporting provision of ULEV vehicles, particularly within new developments, car parks and public realm facilities (3.2.4) 	

<p>- Implement plans and/or new policy that promotes walking and cycling e.g. by establishing new cycle lanes, pedestrian routes, and public transport links within Staffordshire and beyond (3.2.4)</p>	<p>Supported. Policies which support and promote healthy and active lifestyles would incorporate the need to deliver new sustainable routes.</p>
<p>- Ensure that any transport planning, or road network expansion is required to quantify and take steps to significantly reduce emissions (3.2.4)</p>	<p>This is a Staffordshire County Council responsibility.</p>
<p>- Consider how they can use their licensing authority and other powers to promote sustainable transport modes, for instance by introducing low / zero emission zones or congestion charges, workplace parking charges, differential charges for parking permits, or requiring all taxis and buses to be ultra-low emission or EV (3.2.4)</p>	<p>We could explore part of this, but elements are Staffordshire County Council responsibility.</p>
<p>C. Policies for renewable energy generation</p>	
<p>- Requiring all new developments to maximise opportunities for renewable energy, including considering requiring all new developments to include some form of onsite renewable electricity or heat generation and/or battery systems or setting a minimum target for the proportion of energy demands that should be met with renewables (4.1.5.1)</p>	<p>New local plan to explore the extent to which these policies can be introduced through development management policies to encourage higher standards in new build development. This will have to have regard for national standards, including building regulations and be subject to viability testing to ensure the ask does not render development unviable. Were development to be unviable this could have implications for the level of developer contributions the council could ask for from development, for example the level of affordable housing required.</p>
<p>- Increase policy support for low and zero carbon (LZC) energy schemes and broaden policy criteria for acceptability, including identifying all of Staffordshire as being 'strategically suitable' for wind energy (whilst recognising that there is very limited land available in either Tamworth or Cannock Chase), acknowledging the need to achieve at least a tenfold increase in renewable energy generation in the County (4.1.5.2)</p>	<p>New local plan to explore this; it could for example seek to identify areas where wind energy generating development would be supported. For example, the adopted local plan identified such areas.</p>

<p>- Where appropriate for an individual local authority, consider other options for increasing renewable energy delivery, including issuing a 'call for sites' for large scale LZC schemes, considering issuing Local Development Orders to extent permitted development rights for large scale LZC schemes, working with community groups to deliver local energy projects and reviewing subsidy schemes to ensure these are compatible with the Net Zero target (4.1.6)</p>	<p>Agree that the council could consider whether it runs a specific call for sites for this type of use, which could be extended to include a call for sites for BNG.</p>
<p>D. Policies for carbon sequestration and biodiversity</p>	
<p>- Increase tree planting and afforestation rate, increasing forestry cover through the planting of broadleaf and conifer woodland each year, improving the yield class (productivity) of new trees, and increasing management of existing woodlands (4.2.4)</p>	<p>Whilst trees have a key role to play in both biodiversity and carbon sequestration, there are myriad of other habitats which are equally if not more valuable in both regards. Increasing the cover of all ecologically valuable habitats should be the priority and not purely a focus on the planting of more trees.</p>
<p>- Increase agroforestry and extend hedgerow length with an aim to increase carbon sequestration by increasing the amount of permanent vegetation on agricultural land whilst maintaining agricultural production (4.2.4)</p>	<p>We could work more closely with our local farming community to promote practices which increase biodiversity, carbon sequestration and soil health, but unsure how we would secure these through planning policy. We could be supportive of these in our policies.</p>
<p>- Involve ecological experts in the delivery of biodiversity net gain and carbon sequestration in the writing of planning conditions relating to biodiversity and environmental net gain, habitat or protected species to ensure the conditions are appropriately worded (4.2.4)</p>	<p>Biodiversity Net Gain is already a statutory requirement in new developments. Suitably worded conditions to secure BNG, protection of protected/ notable habitats/ species are already being used in planning applications.</p>