

Issue Number	Policy/Paragraph Number	Issue	Officer Response	Proposed Amendment
Adaptation				
22.1	22.2	Local food production is vital and provision should be made for people to grow their own food. Agricultural land should be protected	The final bullet point to paragraph 22.2.2 advocates the provision of allotments. Paragraph 112 of the NPPF sets out planning policy in respect of agricultural land so, while it is an important issue, it is not considered necessary to repeat this issue within the District Plan.	No amendment in response to this issue
22.2	22.2.2	Support from HCC for the inclusion of green roofs and green walls and provision of green infrastructure. Orchards could also be included.	Support noted and welcomed. Reference to orchards will be added.	No amendment Amendment to text (para 22.2.2) in response to this issue 5. providing green infrastructure including woodlands, orchards , street trees and green landscaping, parks, sports grounds, allotments, and green roofs.
22.3	22.2.2	All new development must be built to Passivhaus standards	Passivhaus is one of a number of sustainability standards that maybe utilised. Section 22.1 refers to Building Futures which is a Hertfordshire guide to climate change adaptation. A Ministerial Statement on 13 th March 2014 indicated that the Government will be seeking to incorporate sustainability standards within Building Regulations. However, the current situation is uncertain. The Council will therefore monitor the situation on an ongoing basis	No amendment in response to this issue

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			and react to any changes when they occur.	
22.4	CC1	Support, including from HCC, although reference should be made to the urban heat island effect.	Support noted and welcomed. The policy refers to the need to minimise overheating in urban areas while the supporting text identifies different methods of achieving this.	No amendment in response to this issue
22.5	CC1	The Canal and River Trust promote the use of river/canal water for heating and cooling buildings.	Noted.	No amendment in response to this issue
22.6	CC1	The Bishop's Stortford North Consortium considers that the policy needs to be revisited following the Ministerial Statement in March concerning incorporating sustainability standards through Building Regulations rather than the planning system.	A Ministerial Statement on 13 th March 2014 indicated that the Government will be seeking to incorporate sustainability standards within Building Regulations. However, the current situation is uncertain. The Council will therefore monitor the situation on an ongoing basis and react to any changes when they occur.	No amendment in response to this issue
22.7	CC1	The Environment Agency state that green roofs should be promoted in particular as they provide multiple benefits.	Agreed. Policy CC1 and its supporting text include reference to green roofs	No amendment in response to this issue
22.8	CC1	The standards contained within the Building Futures toolkit will increase construction costs. This should be factored into viability testing.	A Ministerial Statement on 13 th March 2014 indicated that the Government will be seeking to incorporate sustainability standards within Building Regulations. The Building Futures toolkit identifies ways in which such standards could be met. The cost implications of all District Plan and national policies are being factored into ongoing viability work.	No amendment in response to this issue

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Mitigation				
22.9	CC2	Support from HCC although it may be difficult to enforce the policy without a defined standard. The policy could undermine related objectives of promoting the use of recycled, sustainable and local materials.	Support noted and welcomed. It is not considered necessary or appropriate to include defined standards. The policy does require developments to demonstrate how carbon dioxide emissions will minimised. The policy approach should work in tandem with other related objectives and not undermine them.	No amendment in response to this issue
22.10	CC2	The Bishop's Stortford North Consortium considers that the policy needs to be revisited following the Ministerial Statement in March concerning incorporating sustainability standards through Building Regulations rather than the planning system.	A Ministerial Statement on 13 th March 2014 indicated that the Government will be seeking to incorporate sustainability standards within Building Regulations. However, the current situation is uncertain. The Council will therefore monitor the situation on an ongoing basis and react to any changes when they occur.	No amendment in response to this issue
Renewable and Low Carbon Energy				
22.11	CC3	Support from HCC for the need to assess impacts on environmental assets in consideration of renewable energy proposals	Support noted and welcomed.	No amendment in response to this issue
22.12	CC3	The policy does not go far enough. All development must have renewable schemes and they must provide 90% of energy requirements. All building must be to Passivhaus standards. Retrofitting is also important.	It is acknowledged that climate change mitigation is an important issue. However, the Council must not impose standards which would impact on viability and prevent sites from coming forward for development	No amendment in response to this issue
22.13	CC3	The Bishop's Stortford North Consortium and Persimmon Homes consider that the policy needs to be revisited following the Ministerial Statement in March concerning incorporating sustainability	A Ministerial Statement on 13 th March 2014 indicated that the Government will be seeking to incorporate sustainability standards within Building Regulations.	No amendment in response to this issue

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		standards through Building Regulations rather than the planning system.	However, the current situation is uncertain. The Council will therefore monitor the situation on an ongoing basis and react to any changes when they occur.	
22.14	CC3	The Council should consider the issue of 10% of energy demand coming from renewable sources within its viability work and should not rely on the revoked East of England Plan.	The requirements of the policy will be included within a plan wide viability assessment through ongoing evidence based work.	No amendment in response to this issue
22.15	CC3 Part III	Part III is not justified as the Council has no evidence to make a judgement on the special character of the rural area or on the nature of long distance views. There is no reference to the Landscape Character Assessment. This part of the policy should be removed.	The PPG states that the need for renewable energy does not automatically override environmental protections. The Landscape Character Assessment would be a material consideration in planning decisions. However, impact on the character of the rural area and on long distance views would need to be assessed on a case by case basis taking into account the nature of the proposal.	No amendment in response to this issue
22.16	22.4.5	The paragraph is not positively prepared in accordance with the NPPF and should not require a blanket ban on such technologies within or near urban areas. The paragraph should be revised to say: 'The Council will support proposals for renewable forms of energy used for heating. Where proposals are within or near the urban areas of settlements, applications should be supported by an air quality assessment, as explained in Policy EQ4 (Air Quality) (see Chapter 24: Environmental Quality).'	Agreed. <u>This paragraph needs to reflect the requirements of Policy DES1 and should be more proactive than just making an assessment of potential impacts. The paragraph should also be brought before the Policy.</u>	Amendment to text (para 22.4.5): <u>Some</u> The Council will support proposals for renewable forms of energy used for heating. <u>In line with Policy DES1, the Council will expect proposals to embrace renewable, zero and low-carbon technology to fulfil some, if not all, of the expected energy use of proposed development. may,</u> cumulatively or in isolation, result in a rise in particulates

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				which can be harmful to human health. For this reason such technologies will not be permitted <u>Where proposals are within or near the urban areas of settlements, applications should be supported by an air quality assessment, which details proposed mitigation measures where necessary.</u> as explained in Policy EQ4 (Air Quality) (see Chapter 24: Environmental Quality).
General Issues				
22.17		Natural England fully supports climate change adaptation by design and the role that Green Infrastructure can provide in mitigating the effects of climate change.	Support noted and welcomed.	No amendment in response to this issue

Other Proposed Amendments

Location/ Paragraph/Policy	Issue	Proposed Amendment
22.1	Add new paragraph to explain the current uncertainty with regards to sustainability standards.	Amendment to text (new para 22.1.3): <u>22.1.3 The Government has announced its intention to amend Building Regulations in order to incorporate sustainability standards and targets. This review is likely to address zero carbon</u>

		<u>standards, carbon and renewable energy targets and allowable solutions. East Herts Council will review any changes as they occur. The approach outlined in this chapter may therefore be subject to change</u>
<u>22.2.1</u>	<u>The introduction is too narrow in its explanation for the cause of climate change. It should refer not just to the burning of fossil fuels, but also the release of carbon from other practices such as agriculture and deforestation.</u>	<u>Amendment to text (para.22.2.1)</u> Climate change is caused in part by greenhouse gases that are primarily produced through the burning of fossil fuels <u>and the release of carbon through activities such as agriculture and the loss of woodland for example.</u>
22.3.5	Delete paragraph as reference to Government review of sustainability standards has moved to Introduction.	Amendment to text (para 22.3.5): 22.3.5 The government is currently undertaking a review of local standards which will include planning and building regulations. The review is likely to address zero carbon standards, carbon and renewable energy targets, and allowable solutions. It is anticipated that this will include the role of planning policy, and therefore the approach outlined here may be subject to change.
22.4.3	Reference to out of date national guidance	Amendment to text (para 22.4.3): At the same time as promoting renewable energy, the Council is also mindful of the need to ensure that an appropriate balance is maintained between the benefits of renewable energy and other constraints and considerations, <u>in accordance with the National Planning Practice Guidance.</u> The Department for Communities and Local Government (DCLG) issued in July 2013 specific planning guidance for renewable and low carbon energy. Government planning practice guidance can be a material consideration in planning decisions and should generally be followed unless

		there are clear reasons not to. (Box containing text from previous Government guidance also deleted, see amended chapter).
Policy CC3	Response to issue 16.34. Add in the fact that the safe operation of aerodromes will be a factor when considering applications for renewable energy schemes.	(d) the amenity of neighbouring residents (e) air quality and human health; and- <u>(f) the safe operation of aerodromes.</u>