

Development and Climate Change Guidance Note

1. Purpose of this Note

1.1 The Replacement Local Development Plan (RLDP) 2018-2033 Preferred Strategy outlines how the Council seeks to build sustainable and resilient communities that support the wellbeing of future generations. The Sustainable and Resilient Communities Strategy makes provision for a total of 8,232 homes to deliver a housing requirement of 7,483 dwellings¹ including approximately 2,155 affordable homes. The Strategy also makes provision for 4,695 jobs within the County. The Strategy seeks to address the key issues surrounding Monmouthshire in relation to its ageing demography, housing affordability and out-commuting and associated travel movements.



1.2 In May 2019 Monmouthshire County Council declared a Climate Emergency, with unanimous support from Councillors. The growth levels outlined within the Preferred Strategy and allocations that will follow in the Deposit Plan should have direct regard to climate change and ensure that sustainable development principles and resilience measures are embedded within development proposals from the outset.

1.3 The purpose of this note is to provide some guidance in relation to the climate change issues and responses that should be considered as part of the candidate site submissions. We also offer the opportunity for site promoters to engage with the Council through the **Planning Policy Candidate Sites Advice Service** to determine site specific S106 obligations. Please see the Council's website for details of this service: <https://www.monmouthshire.gov.uk/planning-policy/candidate-sites/>

2. Climate Change Considerations

2.1 Land that is allocated for development will be in sustainable locations and the impact of development on the environment will be fully considered. Land that is being promoted for development needs to ensure that development resilience measures are incorporated within proposals. Site viability needs to take full account of climate change considerations including adaptation and mitigation measures. As part of the second call for candidate sites, promoters and developers are asked the following question: -

¹ This provision is based indicatively on 10% flexibility allowance which will be given further consideration and refined at Deposit Plan Stage

In view of the Council's declaration of a climate emergency how will your site adapt to, avoid or mitigate against climate change?

- 2.2 The Council is still working on the policy framework of exactly what measures will be sought from development proposals, however this document seeks to outline what is currently being considered. Land promoters and developers need to ensure that they promote their sites with specific reference to how development will address the Council's declaration of a Climate Emergency and how it will adapt, avoid and mitigate against climate change. It needs to be clearly evidenced in the viability assessment that the measures proposed have been fully considered in relation to the deliverability of the site.
- 2.3 Development proposals will be required to demonstrate how the development of a site can deliver:
- **Climate Change Mitigation** – Avoiding destruction of, and contributing to, the creation of carbon sinks, reducing emissions from new development e.g. the amount of emissions that a development uses in construction and operation, energy production on site, EV charging, proximity to public transport and active travel routes etc.
 - **Climate Change Adaptation** – Reducing the effects of climate change as they happen e.g. Space for Green Infrastructure to maintain ecological connectivity and resilient ecosystems, use of strategic Green Infrastructure such as trees to create cooling through the heat island effect and building flood resilience.

3. Potential Climate Change Policy Requirements

- 3.1 The following list sets out examples of potential climate change policy requirements that need to be considered as part of development viability and delivery. The policy specifics will be developed as part of the detailed policy work on the Deposit Plan, but developers should ensure candidate site submissions reflect the Council's declaration of a climate emergency to deliver low/zero carbon developments.

- **Renewable energy sources** proposed on each home or place of employment - Solar Panels, Air Source Heat Pumps, Ground Source Heat Pumps.
- **EV Charging** to be installed on each home and within employment allocations.
- Large-scale developments will include opportunities for **onsite micro renewable energy technologies** or connect into existing renewable energy schemes.
- Developments are built to enable the incorporation of **digital infrastructure** (reduce need to travel).



- Development sites could incorporate **onsite woodland plantation** to mitigate the impact of development (this would be in addition to placemaking and green infrastructure landscaping).
- **Food production opportunities** to be incorporated into development.
- Demonstration that building is **energy efficient and sustainable sources of materials** are used within the development including the heating source.
- Development proposals are well designed to ensure **energy efficiency** including the orientation of buildings (openings) to ensure positive heat gain and minimise heat loss.
- **Sustainable urban drainage schemes** that are fully utilised within development proposals.
- **Green Infrastructure** Policy is fully embedded within the master planning of the site and is used to reduce the development's carbon footprint.
- Developments can enhance the green infrastructure network in Monmouthshire and ensure **ecological resilience**. Please see Monmouthshire's Green Infrastructure Strategy for further details.
- **Colocation of uses** – mixed-use developments may result in less travel movements and contribute towards place-making objectives.

