

| CHAPTER 5 CLIMATE CHANGE | |
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| POLICY CC1 | Net Zero Development Standards |
| Q14 a) Do you agree? | Yes. This policy encourages the right approach. |
| b) Given the recent Ministerial Statement, how should we address net zero development standards through planning policy? | <p>In light of the fact that this Local Plan may not deliver the full extent of house building that the UK Government would wish to see delivered, due to environmental restraints in Wealden District, it is unlikely in reality that the policies within this plan could be any tougher in the context of climate change, to impose stricter targets on developments to improve efficiency. The Baroness herself said <i>“Equally, there is a legitimate consideration for the Government to want to strike the best balance between making progress on improving the efficiency and performance of homes whilst still wanting to ensure housing is built in sufficient numbers to support those who wish to own or rent their own home.”</i></p> <p>The lifespan of the Wealden Local Plan will see the proposed change in energy efficiency building regulations thought to come into force in 2025. This policy therefore needs to clearly reference its support of future standards to reduce the impact of housebuilding on the environment.</p> |
| c) Anything else that needs changing? | - |
| d) Have they missed anything? | <p>Renewable technologies are likely to develop further within the Local Plan period, and the wording of this policy is flexible enough to support the need for applicants to meet the performance standards at that time. For example, right now, we want to see new builds with solar panels on every roof (residential and commercial) and the need for energy security to be standard not optional. But, technology could develop further in the next 16 years, and it would be prudent for the policy to set expectations of what regulations or standards should be met at that time.</p> <p>Members questioned how this will be measured and enforced? Will this be monitored through the annual monitoring report, or through Wealden DC’s Climate Change Strategy action plan?</p> |
| POLICY CC2 | Reducing energy consumption in existing buildings |
| Q15 | Yes |
| a) Do you agree? | |
| b) Do you consider there to be any other reasonable and viable measures for improving the energy efficiency of existing buildings. | <p>This appears to be a full cycle in local government having worked in the sector for 20 years but a number of local authorities used to offer Home Maintenance Grants, as a discretionary grant service, which would support householders with works such as roofing, insulation, boilers etc. Although there has been UK government funding and utility companies offering grants or contributions towards the installation of plumbing/heating systems, there appears to be a gap in funding to support substantial home improvements. In Scandinavian countries there is greater emphasis on the need for homes to improve the fabric of the building and not just concentrate on heating systems. An example would be the installation of triple glazed windows etc. Repairs to roofing, fascias, soffits and double glazed windows is just as paramount to improve the energy efficiency of existing properties, as the installation of new and renewable heating sources.</p> <p>Consideration of support to residential, and community based buildings is necessary and should not be disregarded. In this financial crisis, with rising rents/mortgage payments, food and utility costs, residents are spending their disposable income on the day to day necessities.</p> |

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| | External maintenance to properties is of substantial cost and not viable for most, which sees the properties further decline in their condition. This can be echoed for school, parish, town council and community buildings across the district which are in a poor condition. |
| c) Anything else that needs changing? | - |
| d) Have they missed anything? | Could applicants be encouraged to direct any S106 agreement funding or CIL contributions towards the refurbishment of nearby infrastructure such as community buildings (village halls, parish council buildings, church halls and school buildings) to encourage the use of renewable energy sources or installation of renewable technology to achieve energy efficiency outcomes and reduce carbon. |
| POLICY CC3 | Sustainable Design and Construction |
| Q16 a) Do you agree? | Yes, we agree with the policy. |
| b) Anything else that needs changing? | - |
| c) Have they missed anything? | Support should be given to building sustainability into new developments, as this is cheaper and easier than retrofitting. Planning policies should set expectations for minimum standards, but make it clear that developers should strive for best practice in all developments. |
| POLICY CC4 | Carbon Sequestration |
| Q17 a) Do you agree? | Yes. |
| b) Anything else that needs changing? | - |
| c) Have they missed anything? | <p>We totally agree that we should focus more on sustainable transport solutions. We should focus on making cars less necessary and taking cars off the road.</p> <p>It could be questioned that by supporting the reopening of former routes of public transport such as the Lewes to Uckfield rail line, more options are being provided to residents to reach education and work, to reduce dependence on the car. In addition to the creation of an integrated masterplan for cycling/walking.</p> <p>The plan omits reference to the need to conserve and restore important waterways such as the River Uck/Ouse.</p> <p>This chapter should reference natural resources – water, abstraction and sewage treatment.</p> |
| POLICY CC5 | Renewable and low carbon energy |
| Q18 a) Do you agree? | Yes. |
| b) Subject to the Council's renewable energy study, would you support the identification of areas within the district for locating solar farms? Please explain your answer. | Is the Gridserve development referenced anywhere in this draft plan? In the original planning stages, part of the site was also going to incorporate a solar farm, adjacent to the service station with electric vehicle charging, but no more information has been shared. |

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| c) Anything else that needs changing? | - |
| d) Have they missed anything? | This policy hits all the right points in encouraging an environmentally friendly approach and far superior than the previous draft plan. But, policy writers could consider whether we could harness the power generated by our water system (rivers). |
| POLICY CC6 | Water efficiency |
| Q19 a) Do you agree? | Peter maybe? |
| b) Anything else that needs changing? | |
| c) Have they missed anything? | |
| POLICY CC7 | Managing flood risk |
| Q20 a) Do you agree? | No. |
| b) Anything else that needs changing? | <p>The broad scope of the policy cannot be criticised, however, as in many cases, the detail needs to be explored further. Local conditions and local knowledge must be more closely associated with any and all decisions which may influence flood risk by development.</p> <p>Uckfield suffers from both types of flooding: fluvial and run off (flash flooding) Both types are exacerbated by our particular geography and geology. We inhabit an area consisting of steep ghyll valleys at the transition point of High to Low Weald landscapes and sit on a predominantly clay soil overlaying a sandstone bedrock. This causes runoff to be fast moving, pooling in low areas, or quickly swelling ditches, streams and on into our river, which rises extremely rapidly.</p> <p>Wealden District Council has a long-standing policy of acknowledgement of the climate emergency and must exercise the utmost caution in consideration of all matters relating to development, in terms of not only its impact upon climate change, but potential impacts of climate change on both proposed and current properties and environments. Upstream development must not have any adverse effects upon downstream areas.</p> <p>Under bridge capacities should be evaluated to ensure they are built well above the volume which we would currently expect as a worst case scenario, to ensure future proofing. An example would be the road by the pumping station on Framfield Road (at the bottom of Bird in Eye Hill).</p> <p>The reduction of current flood risk, should be included in the aims of any proposed development, not just ensuring that it does make it more likely.</p> <p>Any flood mitigation measures factored into potential development must be robust, unquestionably properly managed and maintained in perpetuity and provably fit for purpose in terms of climate change scenarios.</p> <p>Agricultural land is vital to flood management. It is also increasingly likely to be required to be productive if we as a nation are to be food secure in a changing climate. The types of crops which British farmers will need to switch to that will survive our increasingly wet winters and summer drought conditions will most probably require greater acreage of land put back to the plough. We cannot expect to be able to import our way out of food insecurity at a time when climate change is affecting food production on a global scale.</p> <p>Similarly, the protection of our flora is vital to the reduction of flooding.</p> |

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| | <p>A mature oak tree is estimated to consume around 50 gallons of water per day.</p> <p>An acre of grassland is estimated to be able to hold around 270,000 gallons of water in the top 6 inches of soil.</p> <p>This natural flood defence must be protected and its loss to development must be very carefully considered in its own right, even without the added considerations of precious natural habitats which such places provide.</p> |
| c) Have they missed anything? | My only comment would be to seek to strengthen the sequential test process and ensure that evolving science and changes to climate data are regularly incorporated into what is a very dynamic situation at this time of history. |
| POLICY CC8 | Sustainable drainage |
| Q21 a) Do you agree? | |
| b) Anything else that needs changing? | |
| c) Have they missed anything? | |