

Policy CC2

Sustainable Design and Construction

Operational Carbon

1. Proposals which include the construction of new buildings must demonstrate that minimising energy consumption has formed part of the design process by adopting a fabric first approach, taking account of landform, layout, building orientation, massing and landscaping.

Embodied Carbon

2. Proposals which include the construction of new buildings must demonstrate measures to minimise embodied carbon by:
 - a. Minimising waste in both the construction and occupation of new buildings, including the reuse and recycling of construction waste and the promotion of layouts that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composting where practicable; and
 - b. Favouring the use of locally sourced materials which are low in embodied carbon.
3. Proposals which include the demolition of structurally sound buildings should consider the merits of their reuse, extension and refurbishment in preference to their demolition.

Resilience and Health

4. Where relevant and proportionate to the type and scale of development proposed, proposals must demonstrate measures to ensure its future resilience and protect the health of its users by:
 - a. Using Blue-Green Infrastructure to create natural cooling measures and reduce the urban heat island effect, with particular regard to road surfacing and pedestrian routes (see Policy BW1 (Safeguarding Places for Wildlife and Nature);
 - b. Aiming to increase the lifespan of new buildings and associated infrastructure, ensuring they can be modified to meet changing societal needs and include future climate adaptation measures as technologies advance; and
 - c. Managing water (including flood risk) sustainably (see Policies W1 (Flood Risk), W2 (Surface Water Management) and W3 (Water Supply and Quality)).

Sustainable Design Standards

5. Proposals for the conversion of existing buildings to 10 dwellings or more must achieve a BREEAM Domestic Refurbishment rating of 'Excellent' (or any subsequent revision) unless demonstrated to be unviable or impracticable.
6. Proposals for major non-residential development must achieve a BREEAM New Construction rating of 'Excellent' (or any subsequent revision) unless demonstrated to be unviable or impracticable.