

## **Core Policy 9**

### **Sustainable Design**

The District Council will expect new development proposals to demonstrate a high standard of sustainable design that both protects and enhances the natural environment and contributes to and sustains the rich local distinctiveness of the District. Therefore all new development should:

- Achieve a high standard of sustainable design and layout that is capable of being accessible to all and of an appropriate form and scale to its context complementing the existing built and landscape environments;
- Through its design, pro-actively manage surface water including, where feasible, the use of Sustainable Drainage Systems;
- Minimise the production of waste and maximise its re-use and recycling;
- Demonstrate an effective and efficient use of land that, where appropriate, promotes the re-use of previously developed land and that optimises site potential at a level suitable to local character;
- Contribute to a compatible mix of uses, particularly in the town and village centres;
- Provide for development that proves to be resilient in the long-term. Taking into account the potential impacts of climate change and the varying needs of the community; and
- Take account of the need to reduce the opportunities for crime and the fear of crime, disorder and anti-social behaviour, and promote safe living environments.

The District Council will prepare an SPD which provides guidance to developers on the sustainable design of development and the consideration of making homes fit for purpose over their lifetime including ensuring adaptability and provision of broadband.

### **Climate Change**

5.43 Climate change presents probably the biggest challenge to the delivery of sustainable development. However through supporting the move to a low-carbon economy and by securing low-carbon living, the climatic impact of new development can be reduced.

5.44 Key to meeting this challenge is support for renewable and low carbon energy developments, increasing the potential local opportunities for district heating systems and decentralised energy generation (energy generated from local renewable or low carbon sources) and support for community led renewable and low carbon energy developments.

- 5.45 The District Council has produced a Wind Energy Supplementary Planning Document (SPD) that explains the approach it will take to wind energy development within the District. The SPD shows how planning applications will be considered and provides detailed guidance on how wind energy schemes will be assessed. This SPD and supporting documents can be viewed at: <http://www.newark-sherwooddc.gov.uk/planning/localdevelopmentframeworkldf/windenergy/>
- 5.46 The availability of Renewable Electricity and Heat Tariffs (payments made to energy users generating their own renewable or low carbon electricity and heat under the Grid Feed-in and Renewable Heat Incentives) is likely to provide further encouragement for more widespread adoption of decentralised energy and heat generation. Uptake of the incentives has the potential to make a critical contribution to the move to low carbon living, particularly within already existing development. To maximise the uptake of the incentives, the District Council will encourage and support the development of community-led schemes and the incorporation of the concept within the design of new development.
- 5.47 In terms of the potential impacts of climate change, the District is, due to there being a number of significant rivers within the area, particularly vulnerable to flood risk. In order to avoid locating inappropriate development in areas at risk of flooding, and to direct development away from areas at highest risk, national planning policy requires a sequential approach to flood risk. Thus the District Council has undertaken a Strategic Flood Risk Assessment (SFRA) to inform decisions over site allocations and in the determination of planning applications. The SFRA was reviewed and updated in 2016 to provide the necessary evidence base to inform 'Plan Review' The District Council will expect developers, as part of proposals, to take the study into account.

#### **Core Policy 10**

##### **Climate Change**

The District Council is committed to tackling the causes and impacts of climate change and to delivering a reduction in the Districts carbon footprint. The District Council will work with partners and developers to:

- Promote energy generation from renewable and low-carbon sources, including community-led schemes, through supporting new development where it is able to demonstrate that its adverse impacts have been satisfactorily addressed. Policy DM4 'Renewable and Low Carbon Energy Generation' provides the framework against which the appropriateness of proposals will be assessed;
- Ensure that development proposals maximise, where appropriate and viable, the use of available local opportunities for district heating and decentralised energy;
- Mitigate the impacts of climate change through ensuring that new development proposals minimise their potential adverse environmental impacts during their

construction and eventual operation. New proposals for development should therefore:

- Ensure that the impacts on natural resources are minimised and the use of renewable resources encouraged; and
- Be efficient in the consumption of energy, water and other resources.
- Steer new development away from those areas at highest risk of flooding, applying the sequential approach to its location detailed in Policy DM5 'Design'. Where appropriate the Authority will seek to secure strategic flood mitigation measures as part of new development;
- Where appropriate having applied the Sequential Test move on to apply the Exceptions Test, in line with national guidance. In those circumstances where the wider Exceptions Test is not required proposals for new development in flood risk areas will still need to demonstrate that the safety of the development and future occupants from flood risk can be provided for, over the lifetime of the development; and
- Ensure that new development positively manages its surface water run-off through the design and layout of development to ensure that there is no unacceptable impact in run-off into surrounding areas or the existing drainage regime.

### **Local Drainage Designation**

- 5.48 As a result of recent flood events across the District, most significantly in the Lowdham and Southwell areas in July 2013, the way in which the drainage impact is addressed has been considered through the review and update of the Strategic Flood Risk Assessment (SFRA).
- 5.49 Whilst it was concluded that formal Critical Drainage Area designations would not be appropriate for the Southwell and Lowdham areas, the SFRA has nonetheless recommended the development of Local Drainage Designations (LDD). In respect of Southwell this would take account of Neighbourhood Plan policies concerning the management of flood risk.
- 5.50 The need for these designations can be clearly evidenced as a result of the severity of recent flood events, and the ongoing work of both the Environment Agency (in respect of the Lowdham area) and the Lead Local Flood Authority (with regards to Southwell). There will however still need to be further investigation and consideration given to the following before they can be introduced:

- The geographic area to be covered by the designation, taking account of topography, the network of watercourses, hydrological processes, ground conditions and existing drainage infrastructure;
- The forms of development that would be subject to the designations; and
- The local drainage standards which would apply.

5.51 Whilst Core Policy 10A establishes the principal of Local Drainage Designations the details for their operation will be provided through a Supplementary Planning Document (SPD). Where the evidence to support the development of additional Local Drainage Designations in other locations emerges then the District Council will work with partners, to secure their introduction and subsequent implementation, in line with the above.

#### **Core Policy 10A**

##### **Local Drainage Designations**

In order to ensure the appropriate management of flood risk as part of new development, the District Council will work with partners to develop Local Drainage Designations in the following locations:

- Lowdham, and
- Southwell

These designations will set local drainage standards which specified forms of new development will be required to meet. This is to ensure that development positively manages its surface water run-off through the design and layout of new development, in order that there will be no unacceptable Impact from run-off on surrounding areas or the existing drainage regime.

The geographic extent, forms of development which will be subject to the designation and the specific standards that proposals will need to meet will be defined through a Local Drainage Designations Supplementary Planning Document.

Where the evidence to support the development of additional Local Drainage Designations in other locations emerges then the District Council will work with partners, to secure their introduction and subsequent implementation, in line with the above.