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6.1

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Paragraph

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

6.1

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: To be consistent with the Council's 2019 declaration of the climate emergency and target of achieving climate neutrality by 2040 and net zero developments, this Plan needs the following additions.

Paragraph 6.1 needs to be a stronger policy than merely 'supporting movement to net-zero development' - new developments should be net-zero.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Paragraph

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

6.1

1(b). Does your comment relate to one of the changes listed above?: No

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: Yes

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: To be consistent with the Council's 2019 declaration of the climate emergency and target of achieving climate neutrality by 2040 and net zero developments, this Plan needs the following additions. Paragraph 6.1 needs to be a stronger policy than merely 'supporting movement to net-zero development' - new developments should be net-zero. Policy CC01: last paragraph in the box: Carbon positive developments must address their emissions with robust actions that offset emissions in real time. Without this, the 2040 net zero carbon cannot be met. It may be worth noting somewhere that all emissions that the plan allows to occur must be addressed / offset somewhere else in the EDDC activities, if the 2040 target is to be met: so put the onus / responsibility on the polluter, not elsewhere in EDDC's work.

Full name: Hilary Johnson

Organisation (where relevant): Dorset Council

Proposal:

6. Mitigating Climate Change

1. To which part of the Open Space and Sports and Recreation chapter does your representation relate?: Paragraph

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

6.1

3(a). If yes, and you wish to support the soundness of this part of the Open Space and Sports and Recreation chapter, please use this box to set out your comments.:

Strategic Matter C01 addresses climate change, noting that East Devon District Council, Devon County Council and neighbouring authorities, including Dorset Council, have all declared a climate emergency and adopted strategies to respond to this issue.

Paragraph 4.7 records that there are no areas of disagreement. Dorset Council agrees with this position and is keen to continue working collaboratively with East Devon to mitigate climate change impacts.

Full name: Community Campaigner David Barton

Organisation (where relevant): Community Campaigner David Barton

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Paragraph

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

6.1

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.:

1. Pleased to note that LAs broadly acknowledge and grasp this concept therefore the aim should be to increase the net number of carbon-rich Old Builds long-term through support packages that will combat the Climate Crisis, provide economic benefit and improve Conservation in a pioneering fashion that may draw wider funding opportunities for the area.

2. Retrofit Ventilation is a key point that should warrant future new construction utilising higher ceilings through the reconstruction of Old Builds outfitted for the modern day with retrofitted energy supplies, etc that will also serve to break down societal divides regarding perceived good and bad areas where streetscapes are harmonious yet distinctly unique in beauty like any one Conservation Area.

3. Embodied energy and embodied carbon- must remain a central priority and so influence new construction to readopt TVA principles as this will be pivotal towards the area's future green credentials as outlined in many existing auxiliary planning documents approved presently with Carbon Studies taken of existing architecture, notably buildings saved from demolition.

4. A brick by brick case study of as many buildings as possible may warrant invitation of national and international academic institutions to undertake a regional or national Carbon Study further justifying the retention of prized Old Builds elsewhere across the area, region and the UK.

5. Sustainable Materials- an approved contractor directory that could readily advise and source the necessary raw materials with realistically reduced costs substantially again deterring potential demolition-driven applicants from consuming workload time of the Planning Department. If a Directory cannot be provided then specific wording and guides on esoteric restoration and new traditional building styles that would see modern-day use of sustainable materials must be provided by the Local Council.

6. Biodiversity- maximise greenery along all arterial roads and commuter routes with dense tree planting and the introduction of hedgerows and wherever possible financial incentives to get more private property owners on side.

7. Flooding Defences- existing and prospective hotspot areas should be clearly identified for emergency grant funding whereby Local Authorities, especially across a region may agree with the respective Government Department to distribute emergency flooding to prevent costly consequential recurrent repairs.

8. Transportation using arterial roads and commuter routes (Motorways and Railways) should prioritise linking each end of a Local Government sphere with the surrounding Local Government spheres, such as Southport at the very northern tip of Merseyside where transportation links are much weaker with Lancashire in the north and east than with the rest of Merseyside to the south.

9. Coastlines should be reclassified as SSSIs, especially where the economic potential is not being fully realised, such as Coastal Towns with underused Beaches, such as Southport in Sefton as one example for other LAs.

10. Financial Incentives for the demolition of Carbon-poor Glass Towers and contemporary construction should be utilised to restore the skylines across any one area whilst providing better mathematical application of the space for residential and commercial use, such as larger tenement buildings or the original streetscape reinstated yet designated specifically for housing where there may be a deficit.

6.1 - 6.16

Full name: Robin James Meadwell

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

6.1 - 6.16

1(b). Does your comment relate to one of the changes listed above?: No

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

2(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not legally compliant. Please be as precise as possible.: It is assumed that East Devon District Council have taken appropriate legal advice in this respect. However, the chapter addresses only the construction phases of commercial and residential properties and the requirement for such properties to be energy efficient once constructed. This chapter does not address the effects of large scale construction on water usage during construction or the of construction waste materials entering water courses or the surrounding environment. In addition, this chapter does not address the increased water demands of large scale residential developments on local resources or the impact of increased sewage. Further, this chapter is silent on any mitigating requirements by any developments in relation to: - flood risk -increased vehicle numbers -increased traffic -increased energy use -increased domestic waste - increased food waste This is not an exhaustive list of issues, but all of these issues will exist with a substantial increase in the local population through large scale residential housing development.

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: This chapter should address all aspects of mitigating climate change and not just the use of reduced carbon methods of construction and renewable energy use during construction and following

completion of any developments. Increased demands on water usage and increased foul waste are equally significant issues for climate change considerations.

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: As stated in the response to questions 2b and 2c.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: The modifications required to this chapter are extensive and should address all aspects of the impact of large scale developments and what measures will be required to mitigate all of the wide ranging issues and simply those envisaged in relation to low carbon construction and renewable energy.

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

4(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter fails to comply with the duty to co-operate. Please be as precise as possible.: As stated in previous answers, this chapter does not address any of the climate issues arising from: the increased number of vehicles; increased demands on water and sewage; managing changes to flood risk caused by large scale housing development.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: No, I do not wish to participate in hearing session(s)

6.4

Full name: Kerin Hamill

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

6.4

1(b). Does your comment relate to one of the changes listed above?: Yes

1(c). If the comment is related to a site, please state the site reference here.: SD01

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:

6.4 This contradicts the proposed work on the EXmo_20 site

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: The proposed Exmo 20 site will require travel onto the B3179. This location maximises the need to travel. It is in direct conflict with 6.4

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Stop Exmo 20

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: No, I do not wish to participate in hearing session(s)

6.5a

Full name: Kerin Hamill

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.:

6.5a

1(b). Does your comment relate to one of the changes listed above?: Yes

1(c). If the comment is related to a site, please state the site reference here::

EXMo_20

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.:

6.5a is in direct conflict with statements made about EXmo_20 site

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: No, I do not wish to participate in hearing session(s)

CC01

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: last paragraph in the box: Carbon positive developments must address their emissions with robust actions that offset emissions in real time. Without this, the 2040 net zero carbon cannot be met.

It may be worth noting somewhere that all emissions that the plan allows to occur must be addressed / offset somewhere else in the EDDC activities, if the 2040 target is to be met: so put the onus / responsibility on the polluter, not elsewhere in EDDC's work.

Full name: Neil Mantell

Organisation (where relevant): LRM Planning

Other party name (if relevant): The Cherwell Group

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: No

3(a). If yes, and you wish to support the soundness of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.: The Cherwell Group acknowledges the climate crisis and supports East Devon's target of becoming carbon neutral by 2040. They also support the policy framework which seeks new development to contribute to that target. However, this emerging Policy needs to be read in the context of Government guidance and Building Regulations.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: In that regard, the Written Ministerial Statement entitled 'Planning: Local Energy Efficiency Standards' confirms that: "In 2015, in reference to an un-commenced provision in the Deregulation Act 2015 which amended the Planning and Energy Act 2008, a written ministerial statement—HC Deb, 25 March 2015, vol 584, cols 131-138WS—stated that until that amendment was commenced, local plan policies exceeding minimum energy efficiency standards should not go beyond level 4 of the Code for Sustainable Homes. Since then, the introduction of the 2021 Part L uplift to the Building Regulations set national minimum energy efficiency standards that are higher than those referenced in the 2015 WMS rendering it effectively moot. A further change to energy efficiency building regulations is planned for 2025 meaning that homes built to that standard will be net zero ready and should need no significant work to ensure that they have zero carbon emissions as the grid continues to decarbonise. Compared to varied local standards, these nationally applied standards provide much-needed clarity and consistency for businesses, large and small, to invest and prepare to build net-zero ready homes."

7.12 Moreover, it was also stated that: “...the Government do not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale. Any planning policies that propose local energy efficiency standards for buildings that go beyond current or planned buildings regulation should be rejected at examination if they do not have a well-reasoned and robustly costed rationale.”

7.13 This is also reiterated in the PPG,³² which states: “The National Planning Policy Framework expects local planning authorities when setting any local requirement for a building’s sustainability to do so in a way consistent with the government’s zero carbon buildings policy and adopt nationally described standards. Local requirements should form part of a Local Plan following engagement with appropriate partners, and will need to be based on robust and credible evidence and pay careful attention to viability.”

7.14 The Local Planning Authority will need to satisfy themselves that the emerging Policy accords with the position advocated by Government.

Full name: Nick Matthews

Organisation (where relevant): Savills

Other party name (if relevant): Mac Mic Strategic Land

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Savills on behalf of Mac Mic Strategic Land

We recognise that Strategic Policy CC01 is intended to set the overall scene for the subsequent policies that follow within Chapter 6 of the Local Plan. However, it is extremely vague in its language and it is not at all clear what development is required to achieve in order to accord with the wording of this policy.

Furthermore, since the detailed requirements for development follow in subsequent policies within this section Strategic Policy CC01 does not in itself add anything.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: On that basis we recommend that it is converted into introductory text for this chapter rather than policy wording.

Full name: Dan Yeates

Organisation (where relevant): Savills

Other party name (if relevant): 3West Developments Ltd

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: Yes

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

2(a). If yes, and you wish to support the legal compliance of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.:

Strategic Policy CC01: Climate Emergency We note that no changes have been proposed to this draft policy since the first Regulation 19 consultation draft. The draft policy therefore remains generally vague in its language and it is not at all clear what development is required to achieve in order to accord with the wording of this policy. We therefore continue to recommend that draft Policy CC01 is changed into introductory text for this chapter rather than policy wording.

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: We therefore continue to recommend that draft Policy CC01 is changed into introductory text for this chapter rather than policy wording.

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Strategic Policy CC01: Climate Emergency We note that no changes have been proposed to this draft policy since the first Regulation 19 consultation draft. The draft policy therefore remains generally vague in its language and it is not at all clear what development is required to

achieve in order to accord with the wording of this policy. We therefore continue to recommend that draft Policy CC01 is changed into introductory text for this chapter rather than policy wording.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: We therefore continue to recommend that draft Policy CC01 is changed into introductory text for this chapter rather than policy wording.

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: In order to represent the interests of 3West Group in relation to their interests in the Land north and east of Exton Farm (Wood_28), and other draft policies in the plan.

Full name: Dan Yeates

Organisation (where relevant): Savills

Other party name (if relevant): Sidbury Manor Estate

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: We note that no changes have been proposed to this draft policy since the first Regulation 19 consultation draft. The draft policy therefore remains generally vague in its language and it is not at all clear what development is required to achieve in order to accord with the wording of this policy.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: We therefore continue to recommend that draft Policy CC01 is changed into introductory text for this chapter rather than policy wording.

Full name: Kerin Hamill

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: Yes

1(c). If the comment is related to a site, please state the site reference here.:
EXmo_20

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: How can no significant adverse impacts that cannot be satisfactorily mitigated be possible with the significant extra volume of traffic that such a huge proposed site would create? The site is also adjacent to the protected pebble beds yet 6.5 states that it should not be near protected sites. The whole EXmo_20 proposal contradicts paragraphs 6.5 a b and c

Full name: Kerin Hamill

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: Yes

1(c). If the comment is related to a site, please state the site reference here.:
EXMo_20

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: I disagree with the statement that Development Location should minimise the need to travel with regard to EXMO_20 as building homes here and commercial buildings will definitely lead to more travel and more pollution. There is no other way to travel other than mechanical transport as the B3179 is not a place for cyclists and walkers. Creating more pollution cannot be mitigated.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Stop EXmo_20

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: This is a very important part of life and needs discussion.

Full name: Thomas Shillitoe

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: No

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

2(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not legally compliant. Please be as precise as possible.:

Conservation and enhancing biodiversity and the LNRS and BNG policies should be mentioned in this chapter as they are borne from the Environment Act 2021 and are deemed key strategies to mitigate for Climate Change.

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Add LNRS and BNG as Climate Change mitigation into this chapter.

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Conservation and enhancing biodiversity and the LNRS and BNG policies should be mentioned in this chapter as they are borne from the Environment Act 2021 and are deemed key strategies to mitigate for Climate Change.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Add LNRS and BNG as Climate Change mitigation into this chapter.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: No, I do not wish to participate in hearing session(s)

Full name: Rachel Danemann

Organisation (where relevant): Home Builders Federation

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC01

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy.

The proposed wording suggests that the Council is seeking to move away from the carbon reduction methods set out in Part L of the Building Regulations. HBF supports the Council in seeking to minimise carbon emissions and reduce heat and power demand through energy efficient design. However, the HBF does not consider that the Council setting its own standards is the appropriate method to achieve these outcomes.

Whilst the ambitious and aspirational aim to achieve zero carbon is lauded, the HBF is concerned that the Council is adding to the complexity of policy, regulations and standards that housebuilders are already expected to comply with. The key to success is standardisation and avoidance of individual Councils specifying their own policy approach, which undermines economies of scale for product manufacturers, suppliers and developers. The impact of this requirement along with others in this Plan may have considerable viability implication and may lead to the non-delivery [of] homes and needs to be fully considered within the Viability Assessment.

HBF would caution against policies that seek to go further and faster than national legislation and policy changes, which would lead to the creation of a patchwork of

differing local policies which could inadvertently undermine the delivery of the wider environmental objectives the Council is seeking and create unnecessary delays to much needed new housing.

HBF would highlight ‘Future Homes, One Plan Building a generation of high quality, affordable and sustainable homes and communities, together’ https://irp.cdn-web-site.com/bdbb2d99/files/uploaded/Future%20Homes%20One%20Plan_Future%20Homes%20Hub%20Prospectus-%20FINAL%20WEB.pdf. This was published in Nov 2023 and highlights what actions are needed to support the delivery of sustainable homes.

In particular HBF, would highlight ‘Issue 9. The Partnership Imperative’ on page 15 which states in the Local Government section that “Local planning requirements must align with the overall plan for improving performance standards at national level. For example, avoiding divergence of local energy standards that make it harder to accelerate improvement in standards at national level, and avoiding conflict between local planning conditions and new requirements of building regulations.”

The government has also provided further advice for local authorities through the Written Ministerial Statement which says “the Government does not expect plan-makers to set local energy efficiency standards for buildings that go beyond current or planned buildings regulations. The proliferation of multiple, local standards by local authority area can add further costs to building new homes by adding complexity and undermining economies of scale.” See <https://questions-statements.parliament.uk/written-statements/detail/2023-12-13/HCWS123>

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: To be consistent with national policy, HBF request the Council rely on the Building Regulations process as the way to manage improving energy efficiency standards and as such no policy on this issue is needed in the Local Plan.

CC02

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Policy CCO2 Net zero carbon development - This policy should require all new developments to be designed and fitted with all possible technologies, not simply permit them to be retrofitted.

Full name: Iwan Easton

Organisation (where relevant): Boyer Planning

Other party name (if relevant): Taylor Wimpey UK Ltd

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Strategic Policy CC02 requires all new developments to demonstrate, at the application stage, that the relevant standards can be achieved. However, it should be recognised that such information, relating to detailed interior and exterior design, will only be available at the detailed design stage and is therefore unlikely to be available at the point of submission of an Outline Planning Application. Development should be required to meet energy efficient standards in accordance with building regulations or National Policy. There is no certainty that FHS will be bought in and therefore development should not be required to meet draft standards. At present, this policy is not justified.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: To be considered sound, the policy text should be revised to reflect this limitation [see response to 3(b)] in the level of detail that can reasonably be provided at outline stage and that Building Regulations and National Policy sets the standards.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: Our attendance is necessary to effectively discuss the points raised in these representations.

Full name: Iwan Easton

Organisation (where relevant): Boyer Planning

Other party name (if relevant): Taylor Wimpey UK Ltd

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

1(c). If the comment is related to a site, please state the site reference here::
Exmo_20

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.:

2.30 3West support East Devon District Council's ambition to achieve carbon neutrality by 2040 and recognise the important role that new development, including the Exmo_20 allocation, can play in contributing towards this objective. The promotion of sustainable development and reductions in operational carbon emissions is supported in principle.

2.31 However, it is important that the policy framework for the Exmo_20 site appropriately reflects the role of national standards, in particular the forthcoming Future Homes Standard (FHS), which will largely determine the sustainability and energy efficiency requirements applied to new homes across England. The implementation of the FHS will make a significant contribution towards reducing carbon emissions from residential development and will therefore support the Council's carbon neutrality objectives.

2.32 In this context, any policy requirements for the Exmo_20 site that go beyond current future Building Regulations must be clearly justified and supported by robust evidence, including proportionate viability assumptions and assessment. At present, such proportionate evidence has not been provided. Without such justification, there is

a risk that additional or overly prescriptive requirements could undermine the viability and deliverability of this strategically important allocation.

2.33 Whilst the objective of achieving low-carbon or net-zero development is supported, it remains essential that sufficient flexibility is built into the policy to respond to evolving national standards, technological change and site-specific constraints. This is particularly important given the range of other policy requirements affecting the site, including heritage, biodiversity, mineral safeguarding, access and infrastructure provision.

2.34 In light of the above, 3West Developments considers that the draft policy as currently worded is not sound, as it is not justified (in the absence of proportionate evidence and viability testing) and not effective (given the potential implications for the deliverability of the Exmo_20 allocation).

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: Our attendance is necessary to effectively discuss the points raised in these representations.

Full name: Iwan Easton

Organisation (where relevant): Boyer Planning

Other party name (if relevant): Vistry Group

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: Yes

3(a). If yes, and you wish to support the soundness of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.: Strategic Policy CC02: Net-Zero Carbon Development

2.31 Vistry support the principles of EDDC's target to become carbon neutral by 2040, however the Draft Policy text should be updated to acknowledge that the implementation of Future Homes Standard (FHS) will largely influence the sustainability requirements that will be adopted for housebuilding across England. The implementation of the FHS will support East Devon's target to become carbon neutral by 2040, and therefore, any policy requirement which goes beyond the requirements of building regulations (now or in the future) must be justified and supported by relevant viability assumptions and assessment.

Full name: Danielle Halford

Organisation (where relevant): Boyer Planning

Other party name (if relevant): Persimmon Homes South West Limited

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Chapter 6.
Mitigating Climate Change

Strategic Policy CC02: Net-Zero Carbon Development

2.15 Whilst PHSW support the principle of Strategic Policy CC02, it is reiterated that the implementation of the Future Homes Standard (FHS) will support East Devon in becoming carbon neutral by 2040 and that any policy which goes beyond the requirements set out in building regulations (now or in the future) should be justified and supported by relevant viability assumptions and assessment. Strategic Policy CC02 is therefore not required as this will duplicate national standards.

2.16 If Strategic Policy CC02 is retained, PHSW are disappointed to note that the Draft LP text has not been amended and still requires new development to demonstrate at the application stage that the relevant standards can be achieved. It should be

recognised that such information, which relates to detailed interior and exterior design will only be available at detailed design stage. The policy text should be revised accordingly to enable appropriately worded conditions to be added to consents.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Strategic Policy CC02 is therefore not required as this will duplicate national standards.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: Our attendance is necessary to effectively discuss the points raised in these representations.

Full name: Laura Grimason

Organisation (where relevant): Pegasus Group

Other party name (if relevant): Taylor Wimpey Strategic Land

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Strategic Policy CC02: Net-zero carbon development Part A of this policy requires the following for all new residential development: 'To meet energy efficiency requirements set out in the building regulation Future Homes Standard (FHS) 2025 or successor standards. If the FHS 2025 is not incorporated into Building Regulations by the date of Local Plan adoption, the draft standards as set out in - The Future Homes and Buildings Standards: 2023 consultation²⁹) will be required in developments;'. We object to this point of policy CC02. This policy should align with Building Regulations already in force and not draft standards which are potentially subject to change. This policy also requires all developments to demonstrate at the application stage that the relevant standards set out in policy CC02 will be achieved. As a general comment on policy CC02, it is important that net-zero carbon policies do not dominate the wider objectives of the plan to the detriment of delivering a balanced, sustainable strategy that achieves the viable delivery of development to meet identified needs within the plan period. The Written Ministerial Statement Planning: Local Energy Efficiency Standards - 13th December 2023 informed councils that the government expects examiners to reject local plans that go beyond current national policy and legislative provisions. This has recently been tested in the Court of Appeal, which concluded that local authorities may set higher requirements exceptionally, subject to there being strong justification for such. Thus, there is an implicit evidential bar for doing so which we do not consider applies to East Devon. That evidential bar should also reflect real-world considerations including ensuring that development remains viable, having regard to other factors in this respect, and the impact on housing supply and affordability remains in accordance with the National Planning Policy Framework. This should be taken into consideration by the Council regarding this specific need, which, without substantive evidence

otherwise, should not seek to push local standards beyond those established through Building Regulations.

Full name: Damian Lynch

Organisation (where relevant): Planning Issues

Other party name (if relevant): Churchill Living and McCarthy Stone

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Within the context of the above considerations [see attachment for this representor linked], Strategic Policy – CC02: Net-Zero Carbon Development is considered to be unsound given the evidence base underpinning each of these has not justified the requirements.

The viability study assumes residential testing includes costs allowances for Future Homes. The viability study concludes that the combined policy requirements within the draft local plan are only viable in VA1 in respect of older persons housing.

Given that the policy seeks to mirror building regulation requirements at any given time, we would question why this policy is actually required.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: Given the seriousness of these issues, we would therefore be grateful if we could be notified of the forthcoming examination stages and opportunities to explain these issues further in front of the appointed Inspector(s).

Full name: Rachel Danemann

Organisation (where relevant): Home Builders Federation

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC02

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy.

It would appear that the Council have sought to move away from the carbon reduction methods set out in Part L of the Building Regulations. Whilst HBF is working through the Future Homes Hub to help ensure the Future Homes Standard is deliverable, there is a need to consider both the standard and the timing of its introduction. The Government's timescale for its introduction has been subject to considerable thought and discussion amongst key stakeholders including industry partners- house builders and their supply chains. HBF cannot support policies that seek to go further and faster than the results of the carefully considered and researched plans.

Therefore, although HBF supports the Council in seeking to minimise carbon emissions and reduce heat and power demand through energy efficient design we do not consider that the Council setting its own standards, or timeframe for the introduction of these standards is the appropriate method to achieve these outcomes. Whilst the ambitious and aspirational aim to achieve zero carbon is lauded, the HBF is concerned that the Council is adding to the complexity of policy, regulations and standards that housebuilders are already expected to comply with. The key to success is standardisation and avoidance of individual Councils specifying their own policy approach, which undermines economies of scale for product manufacturers, suppliers and developers.

HBF acknowledges that Section 19 (1A) of the Planning and Compulsory Purchase Act 2004 outlines that development plan documents must (taken as a whole) include policies designed to secure that the development and use of land in the local planning authority's area contribute to the mitigation of, and adaptation to, climate change. The NPPF looks for all plans to take a proactive approach to mitigating and adapting to climate change. However, PPG refers to the Planning and Energy Act 2008, the De-regulation Act 2015, and the Written Ministerial Statement (March 2015) and states that policies in relation to energy performance standards should not be used to set conditions on planning permissions with requirements above the equivalent of the energy requirement of Level 4 of the Code for Sustainable Homes.

The impact of this requirement along with others in this Plan may have considerable viability implication and may lead to the non-delivery [of] homes and needs to be fully considered within the Viability Assessment.

HBF does not consider that the Council has provided the justification for why East Devon requires a policy above the requirements and/or timescales set out nationally in the building regulations requirements.

CC03

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC03

1(b). Does your comment relate to one of the changes listed above?: Yes

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: Yes

3(a). If yes, and you wish to support the soundness of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.: Policy

CC03 : the revised wording at the last paragraph of this policy is a good improvement.

Full name: Kim Miller

Organisation (where relevant): Historic England

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC03

1(b). Does your comment relate to one of the changes listed above?: Yes

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: We note that the policy no longer restricts wind farm development to defined areas shown on the Policies Map. We do not object to this due to concerns that the evidence base did not adequately consider potential heritage impacts and led to the identification of sites likely to result in significant harm.

However, we also note a move away from a preference to smaller scale turbines. This further increases the importance that changes are made to the policy criteria to ensure adequate consideration of impacts on the significance of heritage impacts. We therefore re-iterate proposed wording changes to the policy.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: We request the following changes to CC03, which takes the amended text as a starting point:

Text to be added is shown in square brackets [] ““A. There are no significant adverse impacts on the environment that cannot be satisfactorily mitigated, including individual and cumulative [harm to designated and non-designated heritage assets including from impacts on their settings], landscape and visual impacts, as well as the character of

wider historic townscapes, landscapes and seascapes; protected species controlled waters/the water environment and sites of ecological/geological importance;”

New clause: “[Proposals for wind farms should be accompanied by a Heritage Impact Assessment and a Landscape and Visual Impact Assessment supported by visualisations.]”

CC04

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC04

1(b). Does your comment relate to one of the changes listed above?: Yes

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Policy CC04:

paragraph 6.9 in the last line: we would suggest that the word 'minimises reliance on fossil fuels' is better than 'reduces'.

Full name: Kerin Hamill

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC04

1(b). Does your comment relate to one of the changes listed above?: Yes

1(c). If the comment is related to a site, please state the site reference here.: EX mo_20

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

2(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not legally compliant. Please be as precise as possible.: Chapter 6.8 for emissions is a direct contradiction of proposals. Putting a large energy station on the end of the site next to the National Protected Pebblebeds or just outside of it is not compliant with what is required on a National Landscape.

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: No, I do not wish to participate in hearing session(s)

Full name: Jack Richards

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC04

1(b). Does your comment relate to one of the changes listed above?: Yes

1(c). If the comment is related to a site, please state the site reference here.: No

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: Yes

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Paragraph 165 of the NPPF requires authorities to 'consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development'. The proposed wording suggests that Energy Storage schemes should be located within or on the edge of built-up area boundaries. This wording is still vague and leaves much to be seen with regard to where such developments can be considered. The evidence base that informs the proposed policy includes a document called '2020 Low Carbon and Climate Change Evidence Base for the Greater Exeter Strategic Plan'. It is not clear how battery storage or any renewable energy infrastructure based policy has been informed by this document. This document includes a series of maps that identify suitable areas for renewable energy infrastructure with and without site constraints. These maps have not been used to inform policy wording that is required by the NPPF to identify suitable areas for renewable and low carbon development. There are two active appeals against refused applications for BESS. There are currently action groups that oppose Energy Storage developments and developers who are receiving refusals for schemes that are considered 'Critical' by the government. A more specific policy that identifies specific areas (such as those identified within the aforementioned evidence base) will provide clarity to local stakeholders and to developers who seek to deploy critical infrastructure and ultimately save the council considerable money in allowed applications for costs.

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: A more specific policy that identifies specific areas (such as those identified within the aforementioned evidence base) will provide clarity to local stakeholders and to developers who seek to deploy critical infrastructure and ultimately save the council considerable money in allowed applications for costs.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: The evidence base that informs the proposed policy includes a document called '2020 Low Carbon and Climate Change Evidence Base for the Greater Exeter Strategic Plan'. This document includes a series of maps that identify suitable areas for renewable energy infrastructure with and without site constraints. These maps should be used to inform sound and specific policy wording that is required by the NPPF.

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: Yes

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: No, I do not wish to participate in hearing session(s)

CC05

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC05

1(b). Does your comment relate to one of the changes listed above?: Yes

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Policy CC05:

Paragraph 6.13 there should be presumption towards establishing and using heat networks, not merely a requirement to assess feasibility.

Full name: Iwan Easton

Organisation (where relevant): Boyer Planning

Other party name (if relevant): Taylor Wimpey UK Ltd

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC05

1(b). Does your comment relate to one of the changes listed above?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Strategic Policy CC05 is not justified or supported by sufficient robust evidence. *** Personal details have been removed *** continue to object to this policy and suggest that draft Strategic Policy CC05 is removed from the Draft LP for the following reasons:

- At present the ability to access heat networks is outside of the control of the developer / landowner. As a result, this requirement is not justified for development.
- Further work is needed to demonstrate that heat networks can be secured at an affordable price that would benefit from the same safeguarding as a domestic supply.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Strategic Policy CC05 is removed from the Draft LP [see response to 3(b)]

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: Our attendance is necessary to effectively discuss the points raised in these representations.

Full name: Iwan Easton

Organisation (where relevant): Boyer Planning

Other party name (if relevant): Vistry Group

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC05

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Strategic Policy CC05: Heat Networks

2.32 Strategic Policy CC05 is not justified or supported by sufficient robust evidence. Vistry object to this policy and suggest that draft Strategic Policy CC05 is removed from the Draft LP for the following reasons:

- At present the ability to access heat networks is outside of the control of the developer / landowner. As a result, this requirement is not justified for development.
- Further work is needed to demonstrate that heat networks can be secured at an affordable price that would benefit from the same safeguarding as a domestic supply.

2.33 Land at Addlepool Farm falls below the suggested threshold of 1,200 dwellings and is therefore not anticipated to deliver a heat network.

Full name: Danielle Halford

Organisation (where relevant): Boyer Planning

Other party name (if relevant): Persimmon Homes South West Limited

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC05

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Strategic Policy CC05: Heat Networks

2.17 Strategic Policy CC05 now requires applications within 1km of an existing heat network to provide justification in line with national guidance published by the Department for Energy Security and Net Zero as to when the connection is deemed undeliverable. In addition, all major developments within 1km of an existing heat network must be connected to it, or, for proposals exceeding 1,200 homes where no heat network exists, a new heat network must be provided.

2.18 Strategic Policy CC05 is unjustified and unsound as the Draft LP text continues to fail to consider whether achieving a connection is feasible on a case-by-case basis, and in addition, clarity has not been provided regarding the locations of existing heat networks within EDDC.

2.19 It is also reiterated that the ability to access heat networks is outside the control of the developer or landowner, and additional work is needed to demonstrate that a heat network can be secured at an affordable price with the same safeguarding as a domestic supply. As

such, the policy is considered unjustified and unsound, and it is recommended that this Draft LP policy be removed.

2.20 If retained, the EDDC Local Plan Policy Map should be updated to indicate the location of heat networks to inform site assessments accordingly. In addition, the Draft LP policy should be updated to consider sites on a case-by-case basis and acknowledge that access to heat networks is outside of the control of the developer or landowner.

2.21 The Cranbrook development has been designed since its inception to be powered by a District Heating Network. An EDDC led project to bring forward a DHN solution to serve the Cranbrook Expansion Area has recently failed and be restarted under different parameters. This serves to indicate firstly, that huge difficulties exist with trying to bring forward projects of the type and scale. Secondly, the Cranbrook DHN project was led by EDDC and its consultants and thus benefitted from funding streams and CPO powers not available to developers or landowners. The requirement upon a single developer or landowner (or a collection of the above) to deliver standalone DHNs is almost certainly unachievable.

2.22 It is noted that Axminster does not currently benefit from a heat network, and the allocations proposed at Axminster, including East of Axminster (site reference Axmi_22), fall below the 1,200-home threshold. Therefore, it is not anticipated that a heat network would be required for these allocations.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: recommended that this Draft LP policy be removed.

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: Our attendance is necessary to effectively discuss the points raised in these representations.

Full name: Neil Mantell

Organisation (where relevant): LRM Planning

Other party name (if relevant): The Cherwell Group

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC05

1(b). Does your comment relate to one of the changes listed above?: No

3(a). If yes, and you wish to support the soundness of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.: Strategic Policy CC05 requires that all major developments that are proposed within 1km of an existing heat network connection to connect to the existing heat network, unless justification is provided to demonstrate that it is not feasible. Moreover, proposals above 1,200 homes or 10ha of commercial floor space that do not connect to an existing network, will be required to provide their own network, unless it is demonstrated to not be achievable or that it undermines viability.

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: The Cherwell Group objects to Strategic Policy CC05. Their concerns are as follows: ? The major heat network within East Devon is the Cranbrook district heat network, which will, potentially, in the future, switch from a gas system, to using residual heat from an energy to waste site, which is located to the east of Marcombe. In regard to that system, the Energy Assessment Guidance (2022) published by the GLA33 indicates that a connection to existing heat networks should only be encouraged where the energy source can be considered low carbon (e.g. heat pumps), or where a decarbonisation plan is in place and a programme for implementation is confirmed. Connections to a third generation heat network that utilises plant such as combined heat and power has demonstrated to result in increased emissions in comparison to onsite heat pump strategies under current Part L 2021 assessments. Therefore, the requirement to connect to such a network would conflict with Strategic Policy CC02, which seeks to minimise the carbon footprint of a development. The existing Cranbrook network, which utilises combined heat and power for a portion of the heat generation, would therefore have higher associated carbon emissions than those used within the Part L notional building, which could cause a risk of non-compliance with Part L. ? As can, at the present time, be demonstrated with reference to the Cranbrook Expansion Areas, the

connection charge to an existing district heat network is considerably higher (double), that of an onsite heat pump solution. Viability will undoubtedly be a key consideration for strategic allocations, including the new community as the Plan evolves, noting that for the Plan to be deliverable and therefore effective, it will need to be a viable proposition. ? Heat networks can result in transitional losses across the extended pipework in comparison to onsite/building level solutions, which can impact performance.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Given the analysis presented above, the emerging Policy is not justified or effective.

7.18 It is suggested that the Policy is modified to include flexibility to only require that the feasibility and commerciality of a connection to a heat network is investigated, but allow for alternative on-plot solutions where it is demonstrated that a connection to a heat network is not the optimal solution

Full name: Rachel Danemann

Organisation (where relevant): Home Builders Federation

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC05

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy.

Heat networks are one aspect of the path towards decarbonising heat, however currently the predominant technology for district-sized communal heating networks is gas combined heat and power (CHP) plants. Over 90% of district networks are gas fired. As 2050 approaches, meeting the Government's climate target of reducing greenhouse gas emissions to net zero will require a transition from gas-fired networks to renewable or low carbon alternatives such as large heat pumps, hydrogen or waste-heat recovery but at the moment one of the major reasons why heat network projects do not install such technologies is because of the up-front capital cost. The Council should be aware that for the foreseeable future it will remain uneconomic for most heat networks to install low-carbon technologies.

Furthermore, some heat network consumers do not have comparable levels of satisfaction as consumers on gas and electricity networks, and they pay a higher price. Currently, there are no sector specific protections for heat network consumers, unlike for people on other utilities such as gas, electricity or water. A consumer living in a building serviced by a heat network does not have the same opportunities to switch supplier as they would for most gas and electricity supplies. All heat network domestic consumers should have ready access to information about their heat network, a good quality of service, fair and transparently priced heating and a redress option should

things go wrong. Research by the Competition and Markets Authority (CMA) found that a significant proportion of suppliers and managing agents do not provide pre-transaction documents, or what is provided contains limited information, particularly on the on-going costs of heat networks and poor transparency regarding heating bills, including their calculation, limits consumers' ability to challenge their heat suppliers reinforcing a perception that prices are unjustified. The monopolistic nature of heat networks means that future price regulation is required to protect domestic consumers.

The CMA have concluded that "a statutory framework should be set up that underpins the regulation of all heat networks." They recommended that "the regulatory framework should be designed to ensure that all heat network customers are adequately protected. At a minimum, they should be given a comparable level of protection to gas and electricity in the regulated energy sector." The Government's latest consultation on heating networks proposes a regulatory framework that would give Ofgem over-sight and enforcement powers across quality of service, provision of information and pricing arrangements for all domestic heat network consumers. The policy requirement should therefore be deleted. Therefore, HBF do not believe this policy requirement is justified, and it would not be effective, it should therefore be deleted.

To be consistent with national policy, HBF request the Council rely on the Building Regulations process as the way to manage improving energy efficiency standards and as such no policy on this issue is needed in the Local Plan. HBF considers it would be appropriate to make reference to the Future Homes Standard and the Building Regulations as the appropriate standards for development. The Council will also be aware that the Future Homes and Buildings Standards: 2023 consultation covered Part L (conservation of fuel and power), Part F (ventilation) and Part O (overheating).

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: The Government's latest consultation on heating networks proposes a regulatory framework that would give Ofgem over-sight and enforcement powers across quality of service, provision of information and pricing arrangements for all domestic heat network consumers. The policy requirement should therefore be deleted. Therefore, HBF do not believe this policy requirement is justified, and it would not be effective, it should therefore be deleted.

To be consistent with national policy, HBF request the Council rely on the Building Regulations process as the way to manage improving energy efficiency standards and as such no policy on this issue is needed in the Local Plan.

CC06

Full name: Dee Woods

Organisation (where relevant): Otter Valley Association

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC06

1(b). Does your comment relate to one of the changes listed above?: No

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: We very much welcome Policy CC06: embodied carbon, which has previously been overlooked in many developments. This does however avoid the issue of how the embodied carbon is accounted: is this included in the 2040 Net Zero target; and how will this be addressed, both if it is included, and if it is not. Responsibility and action for these emissions must be accounted for somewhere.

Full name: Neil Mantell

Organisation (where relevant): LRM Planning

Other party name (if relevant): The Cherwell Group

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC06

1(b). Does your comment relate to one of the changes listed above?: No

3(a). If yes, and you wish to support the soundness of this part of the Mitigating Climate Change chapter, please use this box to set out your comments.: Strategic Policy CC06 requires proposals to demonstrate actions taken to minimise embodied carbon emissions. Major development is required to undertake an embodied carbon assessment as part of a sustainability statement, using a nationally recognised whole life cycle carbon assessment procedure.

7.20 Whilst the principle of the Policy is understood and supported,

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: the Local Planning Authority will need to consider how practical the implementation of the Policy will be, particularly as many of the emissions associated with development are outside the control of a developer (i.e. material extraction and transportation, demolition and disposal). The Local Planning Authority will also need to consider how they will monitor the implementation of the Policy. They should also be mindful of the implications that the Policy should have on issues such as housing delivery.

7.21 In addition, the Policy and its supporting text is not clear on what stage of the development process that the embodied carbon assessment is required. Many of the considerations will not be known on submission and determination of an outline application and therefore it may be more effective, in that circumstance, for the outline applicant to establish targets at the outline stage, which could be controlled by condition for a later stage of the planning process. 33

Full name: Dan Yeates

Organisation (where relevant): Savills

Other party name (if relevant): 3West Developments Ltd

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC06

1(b). Does your comment relate to one of the changes listed above?: Yes

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

2(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not legally compliant. Please be as precise as possible.:

Strategic Policy CC06: Embodied Carbon As with draft Policy CC01, we note that no changes have been proposed to this draft policy since the first Regulation 19 consultation draft. We continue to consider that this draft Policy is neither justified nor consistent with national policy. Given the Government's position on setting standards at a national level, we do not believe this draft Policy aligns with national policy, nor is the need for it justified. As such, it should be removed in full to achieve soundness.

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Delete policy

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: Strategic Policy

CC06: Embodied Carbon As with draft Policy CC01, we note that no changes have been proposed to this draft policy since the first Regulation 19 consultation draft. We continue to consider that this draft Policy is neither justified nor consistent with national policy. Given the Government's position on setting standards at a national

level, we do not believe this draft Policy aligns with national policy, nor is the need for it justified. As such, it should be removed in full to achieve soundness.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: Delete policy

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: In order to represent the interests of 3West Group in relation to their interests in the Land north and east of Exton Farm (Wood_28), and other draft policies in the plan.

Full name: Dan Yeates

Organisation (where relevant): Savills

Other party name (if relevant): Sidbury LVA LLP

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC06

1(b). Does your comment relate to one of the changes listed above?: Yes

2. Do you consider that this part of the Mitigating Climate Change chapter is legally compliant?: No

2(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not legally compliant. Please be as precise as possible.: See enclosed representations

2(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: See enclosed representations

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: See enclosed representations As with draft Policy CC01, we note that no changes have been proposed to this draft policy since the first Regulation 19 consultation draft. We continue to consider that this draft Policy is neither justified nor consistent with national policy.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please

be as precise as possible.: See enclosed representations Given the Government’s position on setting standards at a national level, we do not believe this draft Policy aligns with national policy, nor is the need for it justified. As such, it should be removed in full to achieve soundness.

4. Do you consider that this part of the Mitigating Climate Change chapter complies with the duty to cooperate?: No

4(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter fails to comply with the duty to co-operate. Please be as precise as possible.: See enclosed representations

5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?: Yes, I wish to participate in hearing session(s)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.: In order to represent the interests of Sidbury LVA LLP in relation to their interests in the Land south of Furzehill, Sidbury (SIDM_34), and other draft policies in the plan.

Full name: Margaret Leppard

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC06

1(b). Does your comment relate to one of the changes listed above?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: minimise use of sources of PFAS especially in drainage by the end of 2042 PFAS will then be of concern as carbon is now. At least show you are aware please!

Full name: Margaret Leppard

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC06

1(b). Does your comment relate to one of the changes listed above?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: The manufacture of building materials is a major source of greenhouse gases. Using existing housing stock in development projects can significantly reduce embodied carbon emissions.

Full name: Rachel Danemann

Organisation (where relevant): Home Builders Federation

Proposal:

6. Mitigating Climate Change

1. To which part of the Mitigating Climate Change chapter does your representation relate?: Policy

1(a). Please write down the paragraph, policy or figure number that your representation relates to.: CC06

3. Do you consider that this part of the Mitigating Climate Change chapter is sound?: No

3(b). If no, please give details of why you consider this part of the Mitigating Climate Change chapter is not sound. Please be as precise as possible.: The policy is not considered to be sound as it is not positively prepared, effective, justified or consistent with national policy.

This policy required major development to undertake an Embodied Carbon Assessment, reaching a range of targets as set out in the policy. HBF considers that if the Council is to introduce a policy in relation to embodied carbon it will have to closely consider how it will be monitored and what the implications are for the preparation of any assessment, particularly in relation to how easily accessible any data is, and that it will have to take into consideration that much of the responsibility for emissions will lie in areas outside of the control of the homebuilding industry, including material extraction and transportation, occupation and maintenance, demolition and disposal. The Council will also have to consider how the policy will interact with other policies for example in relation to energy efficiency or resilience to heat, as well as the viability and delivery of development.

3(c). Please set out the modification(s) you consider necessary to make this part of the Mitigating Climate Change chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Mitigating Climate Change chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.: HBF considers that if this policy were to be introduced then the Council should provide a transitional period to give the industry time to adjust to the requirements and for the supply chain to be updated or amended as required.