

Development Management Plan Regulation 19 Consultation Fact Sheet

Climate Change

This note addresses:

- The design of developments (in relation to climate change mitigation/sustainable design)

Climate change is also affected by:

- Overarching policy regarding the location of development and how land is used (for example, to reduce the need to travel);
- Flood risk mitigation measures;
- Corporate waste reduction policies;
- Protection of landscape and biodiversity; and
- Green Infrastructure.

DMP objective	DMP Policy Approach	Document Ref
SC8: Encourage new development to incorporate passive and active energy efficiency measures and climate change resilience measures and renewable energy technologies.	CCF1 – Climate change mitigation	Theme 2, Section 4, pages 51-53

Context

Emission of 'greenhouse' gases into the atmosphere - in particular carbon dioxide (CO²) - contributes to the problem of climate change, which can lead to increased risk of flooding, amongst other effects, globally and locally.

The DMP climate change policy is included in response to the need for each district in the country to contribute towards national targets for reducing the emissions of greenhouse gases. This includes addressing and reducing the emission of greenhouse gases, which are largely emitted through the burning of fossil fuels. This is known as climate change mitigation.

The DMP also recognises the need to ensure that the borough is resilient to the effects of changes in climate, which is predicted to lead to greater extremes in temperature and increased risk of flooding. Flooding is addressed by DMP policy CCF2 and requires that development is located appropriately in relation to the risk of flooding from rivers and rainfall (see separate fact sheet).

Development Management (DMP) policy starting point

The starting point for the policy approach to climate change is:

- [National planning policy](#), which requires planning authorities to take a proactive, long-term approach to mitigating and adapting to climate change, and to plan for development in a way that reduces greenhouse gas emissions and improves energy efficiency.

- The Council's adopted [Core Strategy](#), which provides a commitment to mitigation against, and adaptation to, the impacts of climate change, through the principles of sustainable development enshrined in all of the plan's policies. Specifically, it requires developments to contribute to reducing carbon emissions, including through improving energy efficiency and encouraging renewable energy production.

Summary of policy approach

The Council aims to ensure that a response to climate change is embedded throughout the DMP and [Core Strategy](#), in all relevant objectives and policies. This includes ensuring that new developments are located in places where the use of private vehicles can be kept to a minimum (and use of more sustainable forms of transport can be facilitated and encouraged), directing development away from areas of greatest flood risk, and requiring a clear plan for managing flood risk where it is relevant. It also includes protecting the biodiversity of the borough (from Special Areas of Conservation like the Mole Gap to Reigate Escarpment down to individual trees on proposed development sites) and creating, maintaining, and enhancing a network of green infrastructure throughout the borough which will, among other things, encourage more walking and cycling and minimise the need to drive small distances.

However the Regulation 19 stage draft DMP also includes a specific policy to address water and energy efficiency and dwelling emissions in new residential developments; requirements for renewable energy and low-carbon energy generation in non-residential developments over 1,000m²; and requirements for energy saving/solar gain, and consideration of micro-generation for new developments in general, along with sustainable construction methods.

The Core Strategy requirement for district heating has been identified in the relevant site allocations.

Frequently asked questions

What is the Council doing in response to climate change? See [here](#) for information on what the Council is doing to address climate change. This link provides details on how the Council is a member of the [Surrey Energy and Sustainability Partnership](#) and how the Council is tackling energy efficiency and renewable energy in development. It also provides information on the Council's sustainable energy strategy which covers energy security, control of carbon emission across Council controlled buildings, carbon management programme and community initiatives.

What in particular will climate change affect and how will the Council deal with this? A key threat posed to the borough from climate change is from increased occurrence and intensity of flooding. A policy on flood risk management has been prepared; please see the [separate fact sheet](#) for more information. The Council's adopted Core Strategy requires that development is designed to adapt to climate change.

What is the policy on private vehicle use? We understand that many people need to use private vehicles but we also want to ensure that new developments are planned with alternative transport methods in mind to enable and support people to walk, cycle, or take public transport if they wish to do so, while still providing the facilities needed for those who drive.

What about large-scale wind and solar farms? Policy NHE1 on Landscape Protection makes it clear that renewable energy projects such as wind turbines and solar farms will only be approved if their impact will not damage the landscape or the character and beauty of the countryside. See the [Landscape fact sheet](#) for more details.

Have your say

If you would like to find out more, or comment on the Development Management Plan Regulation 19 consultation document, please visit <http://www.reigate-banstead.gov.uk/DMP> where the full set of consultation documents is available, and where you can complete or download a comments form. Alternatively contact the Planning Policy Team at LDF@reigate-banstead.gov.uk or 01737 276178