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TRAFFORD
COUNCIL

Proposed next steps for Policy L5

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1.0 Proposed next steps for Policy L5

Introduction

- 1.1 During the Hearing Session on Policy L5 on the 25th May 2011 concerns were raised about the evidence base for the setting of the carbon emissions reduction targets within the policy and the feasibility of delivering them. This note sets out the Council's proposed next steps regarding Policy L5.

Proposed Next Steps for Policy Redrafting

- 1.2 The Council remains of the view that there is justification for and merit in retaining this policy. In so doing, the Council will be able to secure improved levels of carbon reduction, thereby contributing to both the Government and the City Region's, low carbon agenda. However it is acknowledged that further revisions to the policy would ensure its soundness.
- 1.3 The Council is therefore considering making the following changes to the policy:
- Remove Table L5.1 (and therefore the specific targets);
 - Base the policy on the Building Regulations 2010 but retain reference to the 2006 Building Regulations in the justification to provide a link with the evidence base;
 - Make it a requirement for new major built development proposals to demonstrate that they have explored realistic ways of reducing the effect of the proposed development on climate change;
 - Set out the basis for the Council's assumptions as to the potential for developments within the LCGAs (which include three of the Council's Strategic Locations SL2, SL4 and SL5) to deliver a higher level of carbon reduction than that required in the national standards applicable at the time a relevant planning application is determined. Where such opportunities exist development will be expected to provide a higher level of reduction. This higher level of reduction would not normally be expected to exceed the national targets by more than 15% in LCGAs;
 - Outside the LCGAs the Council will expect developments to deliver reductions in excess of the national standards where realistic opportunities exist to connect to an existing low/zero carbon energy generating facility. In these cases this higher level of reduction would not normally be expected to exceed the national targets by more than 5%; and
 - Clearly stating that these higher levels of reduction will only apply until such time that national standards require developments to be constructed at zero carbon.

Conclusion

- 1.4 The Council considers that it would be appropriate to carry out a consultation in relation to the revised policy. It is proposed that this consultation will be administered by the Programme Officer and will involve all those consultees who submitted comments at the Publication Stage of the Core Strategy (September 2010). Additionally it is proposed to make the documentation available on the Council's website.

- 1.5 It is proposed that it will be a two week consultation period, it is anticipated that this consultation period will commence on the 6th June 2011. This timetable will enable sufficient time to review the representations made on the revised Policy L5; report to Members on the findings of this analysis; and provide the Inspector with appropriate documentation no later than 8th July 2011, with a view to debating the policy at the resumed Hearing Sessions in July 2011.