

**Schedule of Proposed Main Modifications to the Published Submission Version of the  
Warwick Net Zero Carbon DPD (August 2022)**

**Warwick District Council**

**May 2023**

The following format has been used to denote the modifications:

**Underlined bold text** = new text proposed for policy compared to the submission version

~~Strikethrough text~~ = text proposed for removal compared to the submission version

Underlined text = new text proposed for justification text compared to the submission version.

Such modifications have been set out in the third column of the following table with reasons for the changes set out in the final column.

## Proposed Main Modifications

Modification Number	Plan Reference	Proposed Main Modification	Reason for Modification
<b>PMM01</b>	Page 21 New Para 5.12	<u>This policy supports and expands upon Local Plan policies DS3, SC0, HS1, BE1, CC1, CC2 and CC3 through introducing standards for development which will positively contribute to reducing carbon emissions against local and national targets. The DPD aligns with, and should be read alongside, Local Plan policy DM1 with regard to financial contributions towards carbon offsetting and policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and development plan as a whole.</u>	To clarify how the DPD policy NZC1 relates to existing Local Plan policies.  This modification is required to make the policy and DPD justified and to make the policy effective (as required by paragraph 35c of the NPPF).
<b>PMM02</b>	Page 24 New Para 6.11	<u>This policy supports and expands upon Local Plan policies DS3, SC0, HS1, BE1, CC1 and CC3 through introducing target fabric efficiency improvements through the design of proposed buildings and reduce carbon emissions.</u> <u>The DPD aligns with, and should be read alongside, Local Plan policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and the development plan as a whole.</u>	To clarify how the DPD policy NZC2(A) relates to existing Local Plan policies.  This modification is required to make the policy and DPD justified and to make the policy effective (as required by paragraph 35c of the NPPF).
<b>PMM03</b>	Page 27 New Para 7.10	<u>This policy supports and expands upon Local Plan policies DS3, SC0 and CC2 through the inclusion of low or zero carbon technologies to reduce carbon emissions from new buildings.</u> <u>The DPD aligns with, and should be read alongside, Local Plan policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and the development plan as a whole.</u>	To clarify how the DPD policy NZC2(B) relates to the existing Local Plan policies.  This modification is required to make the policy and DPD justified and to make the policy effective (as required by paragraph 35c of the NPPF).
<b>PMM04</b>	Page 31 Para 8.7	<del>In the event that Warwickshire County Council or Warwick District Council operate a local carbon market that gives value to the growth and enhancement of local natural assets, this will be the preferred scheme.</del>  <u>Warwickshire County Council has developed the Warwickshire Ecosystem Trading Protocol (WESTP) which is a mechanism for carbon offsetting and trading based on nature based solutions. Local conditions for nature based solutions are detailed through the WESTP. The WESTP mandates that all compensation sites will be registered through the Woodland Carbon Code with additional requirements for securing woodland, and its management for a minimum of 100 years.</u>  <u>Warwick District Council intend to utilise nature based solutions through the WESTP as its preferred carbon offsetting mechanism in the first</u>	To outline and provide clarification on measures that Warwickshire County Council has taken and put in place in creating a carbon market for Warwickshire and which will be the preferred carbon offsetting mechanism on adoption of the DPD.  This modification is required to provide a clearer context for the DPDs approach with regard to carbon offsetting and is necessary to make the policy and approach within the DPD justified and effective (as required by paragraph 35c of the NPPF).

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		<u>instance. Other offsetting mechanisms may also be developed in the future.</u>	
<b>PMM05</b>	Page 31 New Para 8.10	<u>This policy supports and expands upon Local Plan policy DS3 providing a mechanism reduce carbon emissions from new buildings (or offset) to deliver a low carbon economy and to support environmental sustainability. The DPD aligns with and should be read alongside Local Plan policies DM1 with regard to financial contributions towards carbon offsetting and policy DM2 with regard the assessment of the viability of development to meet the policies of the DPD and development plan as a whole. For the avoidance of doubt, offsetting funds shall be secured through a Section 106 Agreement and will be ringfenced, and such will be separate to any Community Infrastructure Levy CIL charges.</u>	To clarify how the DPD policy NZC2(C) relates to existing Local Plan policy and clarify the relationship with CIL.  This modification is necessary to make the policy justified and effective (as required by paragraph 35c of the NPPF).
<b>PMM06</b>	Page 33 New Para 9.4	<u>This policy supports and expands upon Local Plan policy DS3 through the consideration and assessment of the embodied carbon of building materials to reduce carbon emissions from new buildings to deliver a low carbon economy and support environmental sustainability. In addition, Policy NZC3 should be read alongside Local Plan policy CC3 as embodied carbon assessment is a consideration within the BREEAM Very Good requirement of policy CC3 for major non-residential development. BREEAM assessment credits relating to embodied carbon may be used to demonstrate compliance with Policy NZC3.</u>	To clarify how the DPD policy NZC3 relates to existing Local Plan policy.  This modification is necessary to make the policy justified and effective (as required by paragraph 35c of the NPPF).
<b>PMM07</b>	Page 35 New Para 10.3	<u>This policy supports and expands upon Local Plan policies DS3, SC0 and CC1 to promote the reduction of carbon emissions through the alteration and extension of existing buildings and in particular to promote the use of alternatives to conventional fossil fuel boilers in existing buildings.</u>	To clarify how the DPD policy NZC4 relates to existing Local Plan policy.  This modification is necessary to make the policy justified and effective (as required by paragraph 35c of the NPPF).
<b>PMM08</b> (PMC1)	Page 7 Para 1.3.1	This DPD aims to focus on minimising carbon emissions from <b>existing</b> and new buildings within the District to support the achievement of national and local carbon reduction targets.  <del>In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.</del>  <u>To work towards this aim, the DPD is designed to ensure that new development's contribution to the District's carbon deficit is minimised and that new homes do not add to the significant number of existing</u>	For factual clarification with regard to the DPD's aim of minimising carbon emissions from both existing and new buildings. The DPD relates to regulated operational energy and does not include unregulated energy and associated emissions. The DPD will ensure that the contribution to the District's carbon deficit is minimised.  This modification is necessary for clarity and to ensure the DPDs approach in this regard

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		<p><u>buildings in the District that will need costly and disruptive retrofit as part of the local and national transition to achieve net zero carbon. By bringing forward performance standards equivalent to the Future Homes Standard (two years in advance of its national introduction) the new homes should not need future retrofit, and by collecting carbon offset payments the DPD will raise funds to deliver other vital but currently underfunded actions necessary for the national and local transition to net zero – such as additional renewable energy, retrofit of other existing buildings, or creation of woodland.</u></p>	<p>is justified and effective (as required by paragraph 35c of the NPPF).</p>
<p><b>PMM09</b> (PMC5)</p>	<p>Page 16 Para 4.1.2</p>	<p><del>In achieving this aim, the DPD will ensure that new development does not add to the District's carbon deficit and will therefore ensure that the significant cost of retrofitting buildings to achieve net zero carbon does not increase.</del></p> <p>To work towards this aim, the DPD is designed to ensure that new development's contribution to the District's carbon deficit is minimised and that new homes do not add to the significant number of existing buildings in the District that will need costly and disruptive retrofit as part of the local and national transition to achieve net zero carbon. By bringing forward performance standards equivalent to the Future Homes Standard (two years in advance of its national introduction) the new homes should not need future retrofit, and by collecting carbon offset payments the DPD will raise funds to deliver other vital but currently underfunded actions necessary for the national and local transition to net zero – such as additional renewable energy, retrofit of other existing buildings, or creation of woodland.</p>	<p>For factual clarification. The DPD relates to regulated operational energy and does not include unregulated energy and associated emissions. The DPD will ensure that the contribution to the District's carbon deficit is minimised.</p> <p>This modification is necessary to make the DPD justified and effective (as required by paragraph 35c of the NPPF).</p> <p><b>Inspector Note:</b> This paragraph repeats verbatim paragraph 1.3.1 as proposed in PMM08 above. Is this necessary? To avoid repetition, could an alternative (abridged) form of words be inserted here to support Para 1.3.1 (as proposed) rather than repeat it word for word?</p>
<p><b>PMM10</b> (PMC6)</p>	<p>Page 16 Para 4.2.1 Objective 1</p>	<p>Objective 1: To provide a clear policy framework to enable developers to understand the requirements for planning proposals to ensure new buildings are planned and constructed to have net zero <u>regulated</u> carbon in operation.</p>	<p>For factual clarification that the DPD relates to regulated operational energy and associated carbon emissions.</p> <p>This modification is necessary to make the DPD objective effective (as required by paragraph 35c of the NPPF).</p>
<p><b>PMM11</b> (PMC7)</p>	<p>Page 16 Para 4.2.2 Objective 2</p>	<p>Objective 2: To ensure practical and viable low carbon building standards that can be applied to new <u>and existing</u> buildings.</p>	<p>For clarification that the DPD also includes standards that can be applied to existing buildings in Policy NZC4.</p>

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			This modification is necessary to make the DPD objective effective (as required by paragraph 35c of the NPPF).
<b>PMM12</b> (PMC8)	Page 19 Para 5.2	This strategy has been designed to deliver the objectives set out in section 4 above. The focus is on providing a practical and viable approach to deliver new development which is net zero carbon in operation <u>in relation to regulated operational energy</u> <del>—in other words the net zero carbon emissions will occur following completion of the development.</del>	For factual clarification that the DPD relates to regulated operational energy and associated carbon emissions.  This modification is necessary to make the DPD effective (as required by paragraph 35c of the NPPF).
<b>PMM13</b> (PMC9)	Page 19 Para 5.6	3: Carbon Offsetting. Developments that result in residual operational carbon emissions having incorporated stage 1 and stage 2, will be subject to carbon offsetting requirements to bring the total operational carbon emissions ( <u>regulated energy</u> ) to net zero.	For factual clarification that the DPD relates to regulated operational energy and associated carbon emissions.  This modification is necessary to make the DPD effective (as required by paragraph 35c of the NPPF).
<b>PMM14</b> (PMC12)	Page 26 Policy NZC2(B)	New development of one or more new dwellings (C3 or C4 use class) and/or 1,000sqm or more of new non-residential floorspace, hotels (C1 use class), or residential institutions (C2 use class) should demonstrate through an energy statement that additional renewable, zero and low carbon energy technologies have been provided on-site* to achieve the carbon reductions required by Policy NZC1 and achieve on-site net zero <b>regulated</b> operational carbon <del>wherever possible</del> .	For factual clarification that the DPD relates to regulated operational energy and associated carbon emissions.  This modification is necessary to make the policy justified and effective (as required by paragraph 35c of the NPPF).
<b>PMM15</b> (PMC14)	Page 37 Para 12.1	12.1 The following Local Plan policies will be amended by this DPD:  • <u>Expands Policy CC3: Building Standards and other Sustainability Requirements</u> <del>is superseded</del>	To correct that Policy CC3 is expanded and the requirements of Policy CC3 in relation to BREEAM standards are not superseded.  This modification is necessary to make the DPD effective (as required by paragraph 35c of the NPPF).
<b>PMM16</b> (PMC17)	Page 14 Para 3.3.4	There are policies on climate change and water conservation. However, it should be noted that the Examination of the adopted Local Plan took place within the context of a Written Ministerial Statement setting out an expectation that local planning authorities should not set energy efficiency standards for new homes higher than the energy requirements of Level 4 of the Code for Sustainable Homes. This meant that the draft policy relating to sustainable homes was removed from the Plan prior to adoption. Following adoption, restriction on the ability of local authorities	To outline and clarify that the DPD supports and expands upon relevant Local Plan policies and does not supersede any Local Plan policies.  This modification is necessary to make the DPD justified and effective (as required by paragraph 35c of the NPPF).

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		<p>to prepare local building standards policies was lifted and thus provides the opportunity to prepare a DPD to do this. This DPD <del>replaces and</del> expands on relevant Warwick District Local Plan 2011-2029 policies and introduces standards for development which will positively contribute to the new targets set by both local and central government since the Local Plan was adopted.</p> <p><u>Local Plan policies to be expanded by this DPD are as follows:</u></p> <ul style="list-style-type: none"> <li>• <u>Policy SC0 Sustainable Communities</u></li> <li>• <u>Policy BE1 Layout and Design</u></li> <li>• <u>Policy HS1 Healthy, Safe and Inclusive Communities</u></li> <li>• <u>Policy CC1 Planning for Climate Change Adaptation</u></li> <li>• <u>Policy CC2 Planning for Renewable Energy and Low Carbon Generation</u></li> <li>• <u>Policy CC3: Building Standards and other Sustainability Requirements</u></li> </ul>	<p><b>Inspector's Note:</b> This PMM does reiterate what is set out in Para 12.1 of the submission DPD. However, in this instance, it is necessary to also clarify and set out the relationship of the DPD policies to the relevant Local Plan policies at this earlier stage of the DPD for soundness in terms of its justification and to make the DPD effective.</p>
<p><b>PMM17</b> (PMC18)</p>	<p>Page 14 Para 3.3.5</p>	<p>The Warwick District Local Plan 2011 –2029 forms the framework within which developments are expected to conform. The Local Plan already contains policies which deal with aspects of climate change such as adaptation. This DPD should be used alongside the Local Plan and forms part of the development plan for the area. It carries equal weight and where policies set higher standards, these will take precedence and will further meet the Local Plan Objectives. <u>The relationship between each of the policies in this DPD and the Local Plan policies is detailed for each policy in the supporting text.</u></p>	<p>To signpost where the relationship between DPD policies and the Local Plan sits in the DPD.</p> <p>This modification is necessary for reasons of soundness to make the DPD justified and effective (as required by paragraph 35c of the NPPF).</p>
<p><b>PMM18</b> (PMC19)</p>	<p>Page 14 Para <del>3.3.6</del> 3-36</p>	<p>There is an adopted Sustainable Buildings SPD, dated December 2008. This is now very much in need of updating and the DPD will supersede it upon adoption. <u>To assist the implementation of the DPD policies, the Council will also provide supplementary guidance alongside the DPD, including on the contents of Energy Statements.</u></p>	<p>To signpost where information on the content of the Energy Statement can be found, and introduce supplementary guidance earlier in the DPD.</p> <p>This modification is necessary for reasons of soundness to make the DPD justified and effective (as required by paragraph 35c of the NPPF).</p>
<p><b>PMM19</b> (PMC24)</p>	<p>Page 31 Para 8.9</p>	<p><u>The Carbon Offset fund will be separate to the Community Infrastructure Levy (CIL) and other funds and will be used to deliver carbon-saving interventions that would otherwise not be deliverable with other available funds.</u> Monitoring of the funds and progress made by adopting this policy</p>	<p>To clarify the relationship with CIL and other funds and that the Carbon Offset fund will be separate and the carbon savings separately monitored.</p>

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		<p>will be included in the Authority Monitoring Report produced annually and will include details of:</p> <ul style="list-style-type: none"> <li>• The amount of carbon offset fund payments collected</li> <li>• The amount of carbon offset fund payments spent</li> <li>• Types of projects being funded</li> <li>• Amount of CO2 offset and price.</li> </ul>	<p>This modification is necessary for reasons of soundness to make the DPD justified and effective (as required by paragraph 35c of the NPPF).</p>
<p><b>PMM20</b> (PMC25)</p>	<p>Page 33 Para 9.3</p>	<p>The materials used in development should use and manage resources as efficiently as possible accounting for the energy, carbon emissions and other environmental impacts arising from construction and end of life demolition and disposal. Use of environmental assessment methods such as <u>RICS</u>, BREEAM or HQM pre-assessments with reference to the BRE Green Guide would be suitable as such a statement. <u>Additional guidance in terms of the type and scope of embodied carbon assessments will be included in Supplementary Planning Guidance to support the DPD.</u></p>	<p>To clarify that the RICS assessment method is also considered appropriate and that supplementary guidance will be provided on the type and scope of embodied carbon assessments.</p> <p>This modification is necessary for reasons of soundness to make the DPD effective (as required by paragraph 35c of the NPPF).</p>