

# Eden Local Plan

## 2014-2032



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 EdenCouncil  EdenDistrictCouncil

*Eden*  
District Council

## 4.28 Policy ENV5 – Environmentally Sustainable Design

Proposals for commercial development and for major residential development, defined in Appendix 2, should demonstrate, where it is practical for them to do so, that they have considered each of the following criteria:

- Maximising daylight and passive solar gain through the orientation of buildings.
- Integrating sustainable urban drainage systems.
- Designing and positioning buildings to minimise wind funnelling, frost pockets and uncomfortable microclimates.
- Integrating renewable energy technology into the scheme, and in schemes comprising over fifty dwellings or on sites over 1.5 hectares, exploring the scope for district heating.
- Minimising construction waste, through for example designing out waste during the design stage, selecting sustainable and efficient building materials and reusing materials where possible.
- Providing well-designed and visually unobtrusive outdoor waste storage areas to promote recycling.
- Promoting sustainable transport modes, through for example careful layout and road design to ensure it is conducive to walking and cycling and prioritises the pedestrian and cyclist over the car.

### Explanation

4.28.1 New development must play its part in promoting the efficient use of resources, and responding to the challenges posed by climate change. This policy does not seek to set rigid requirements for new development, and recognises that all schemes will present their own environmental challenges and opportunities. Its purpose is to encourage developers to consider the opportunities for enhancing the environmental sustainability of their schemes at the outset, so that environmental considerations can inform and help shape the design process rather than being an afterthought. For proposals, which require Design and Access statements, the Council will expect applicants to demonstrate how they have considered enhancing the environmental sustainability of their scheme in the statement.

4.28.2 There is a wealth of guidance and best practice case studies available on the aspects of sustainable design covered within the policy, which will undoubtedly evolve through the Local Plan period. Examples of guidance and sources of useful information at present include the SuDS Guide that has been prepared by Cumbria County Council, the guidance and information on minimising construction waste and increasing resource

efficiency provided by Wrap<sup>11</sup>, and information and case studies on renewable energy and sustainable construction provided by Cumbria Action for Sustainability<sup>12</sup>.

4.28.3 Residential development is a major source of greenhouse gas emissions and in Eden household fuel and electricity is estimated to contribute over 20% to each resident's carbon footprint. Driving up energy efficiency standards in new housing is therefore an important priority to help meet greenhouse gas targets, as well as tackling issues of high household bills and fuel poverty which are key issues in Eden. As a result of the Government's National Standards Review, which was finalised in March 2015, local authorities can no longer apply additional standards relating to the construction, internal layout or performance of new dwellings. The review has resulted in the withdrawal of the Code for Sustainable Homes, and the energy efficiency of new homes will instead be governed solely by Building Regulations.

### **Reason for this Policy**

4.28.4 The Climate Change Act of 2008 requires that by 2050 there must be a national reduction of greenhouse gas emissions by at least 80% from 1990 levels. One of the main ways in which we can mitigate against climate change is through a reduction in greenhouse gas emissions.

4.28.5 The planning system has a key role to play in contributing the achievement of sustainable development. The NPPF is clear in stating the role of the planning system in promoting the prudent use of natural resources, minimising waste, and mitigating and adapting to climate change including moving to a low carbon economy. This policy therefore sets a supportive framework to encourage proper consideration of environmental sustainability and climate change mitigation and adaptation measures in the design of new development.

## **4.29 Policy ENV6 – Renewable Energy**

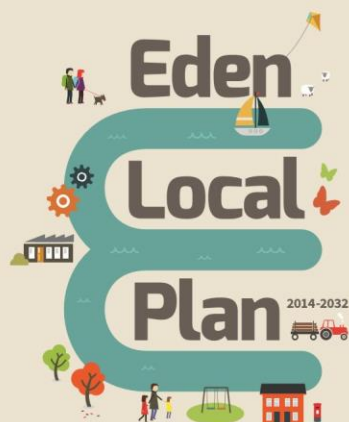
Renewable and low carbon energy schemes will be supported where they meet each of the following criteria:

- Proposals can be incorporated into the local landscape without significant adverse impact. Particular attention will be paid to the landscape impact of proposed

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<sup>11</sup> [www.wrap.org.uk](http://www.wrap.org.uk),

<sup>12</sup> [www.cafs.org.uk](http://www.cafs.org.uk)



### **Accessibility Information**

Summaries of the information contained in this document are available upon request in an alternative language or format. Please contact Eden District Council's Communication Officer Tel: 01768 212137 or Email: [communication@eden.gov.uk](mailto:communication@eden.gov.uk)

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