

## CHAPTER 5: CORE POLICIES

5.1 The policies in this section apply across the whole District and are based on themes.

### SUSTAINABLE DEVELOPMENT

5.2 Sustainable development is the key principle underpinning the Three Rivers Core Strategy, and is critical to the delivery of many of the Council's and community's aspirations. It requires social progress which recognises the needs of everyone, effective protection of the environment, prudent use of natural resources and the maintenance of high and stable levels of economic growth and employment.

5.3 Particular priorities for sustainable development within Three Rivers are to:

- Improve access to jobs, services and facilities for all groups
- Achieve a high quality environment
- Reduce the carbon footprint of the area
- Reduce crime and anti-social behaviour, and
- Increase the supply of affordable housing.

5.4 All policies within the Core Strategy have been subject to Sustainability Appraisal to ensure sustainability in terms of economic, social and environmental impacts. In addition, a specific policy has been developed setting out the Council's approach to ensuring that new development will be sustainable.

5.5 Additional guidance on how development can maximise its sustainability and practical tips to meet policy requirements are provided by Building Futures: A Hertfordshire Guide to Promoting Sustainability in Development<sup>6</sup>.

5.6 In order to ensure that all development is sustainable the Council will require all development proposals to include a CPLAN Energy and Sustainability Statement<sup>7</sup>. This is a web based checklist that gathers the energy and sustainability data of development applications and provides a consistent method of assessing the extent to which development accords with the sustainability objectives, policies and targets of the Core Strategy.

#### **CP1**

#### ***Overarching Policy on Sustainable Development***

All development in Three Rivers will contribute to the sustainability of the District. This means taking into account the need to:

- a) Tackle climate change by reducing carbon emissions, increasing energy and water efficiency of buildings, promoting the use of renewable energy systems, and using other natural resources wisely, including through the use of sustainable building materials
- b) Avoid development in areas at risk from flooding

<sup>6</sup> Building Futures: A Hertfordshire Guide to Promoting Sustainable Development  
<http://www.hertslink.org/buildingfutures>

<sup>7</sup> Carbon Planner <http://www.carbonplanner.co.uk/>

- c) Minimising flood risk through the use of Sustainable Drainage Systems
- d) Make efficient use of land by guiding development onto previously developed, brownfield land and incorporate mixed-use development wherever possible, recognising that some previously developed land can have significant biodiversity value
- e) Reduce waste going to landfill by reducing materials used, reusing and recycling building materials and providing opportunities for recycling wherever possible
- f) Protect and enhance our natural, built and historic environments from inappropriate development and improve the diversity of wildlife and habitats
- g) Build mixed and sustainable communities by providing housing across a range of tenures and types including affordable housing
- h) Maintain high levels of employment by attracting jobs and training opportunities for local people
- i) Improve access to jobs, skills, services and facilities particularly within areas of deprivation in the District
- j) Sustain the viability and vitality of the Principal Town, Key and Secondary Centres and Villages as identified in the Three Rivers Settlement Hierarchy
- k) Protect and enhance existing community, leisure and cultural facilities and provide new facilities
- l) Reduce the need to travel by locating development in accessible locations and promoting a range of sustainable travel modes
- m) Provide necessary infrastructure to enable and/ or support development, including (but not limited to) transport, education, health, green infrastructure, utilities, waste facilities, waste water, leisure, cultural and community facilities
- n) Promote buildings and public spaces of a high enduring design quality that respects local distinctiveness, is accessible to all and reduces opportunities for crime and anti-social behaviour
- o) Manage and reduce risk of and from pollution in relation to quality of land, air and water and dealing with land contamination.

### **Requirements for Applicants**

Applications for all new residential development of one unit and above and for all new commercial development will be required to submit a 'CPLAN Energy and Sustainability Statement'<sup>8</sup> demonstrating the extent to which sustainability principles have been incorporated into the location, design, construction and future use of proposals, and the expected carbon emissions.

Applicants should demonstrate that their development will produce at least 25% less carbon dioxide emissions than Building Regulations Part L (2006) requirements with a minimum of 10% being provided by on-site renewable and/or low carbon (i.e. Combined Heat and Power) energy supply systems.

In line with Government policy, where it can be proven that on-site renewable technology is not feasible, the Council will consider connection to a local, decentralised, renewable or low carbon energy supply as a substitute for on-site renewable energy technology.

<sup>8</sup> CPLAN Energy and Sustainability Statement <http://threeriverschecklist.co.uk>

<sup>9</sup> Three Rivers District Council Sustainability Action Plan (2010) [www.threerivers.gov.uk](http://www.threerivers.gov.uk)

<sup>10</sup> Low and Zero Carbon Study (2010) [www.threerivers.gov.uk](http://www.threerivers.gov.uk)

The Council will set higher targets for carbon reduction and energy contributions from renewable sources in future in line with the Government's target for all new homes to be zero carbon by 2016 and non-domestic developments to be zero carbon by 2019. These targets will be set out in the forthcoming Development Management Policies Development Plan Document and will be informed by changes to national policy, the Council's Sustainability Action Plan<sup>9</sup> and the Low and Zero Carbon Study<sup>10</sup>.

Development will not be permitted unless it is demonstrated that sustainable development principles are satisfied through compliance with the policies of this Core Strategy and other relevant regional and national policy requirements.