



SUSTAINABILITY MANUAL
Framework Document: Finalised Draft

March 2010

SECTION 1.0

Background

- 1.1 West Northamptonshire is a region experiencing significant pressure for development and growth, and forms part of the Milton Keynes/South Midlands Growth Area, one of the major growth areas in the East Midlands/South East.
- 1.2 West Northamptonshire Development Corporation (WNDC) was established with the objective of securing transformational growth and regeneration within its Urban Development Area, an extent covering mainly the urban areas of Northampton, Daventry and Towcester. These areas, which are of differing size, have varying development and regeneration requirements, with WNDC supporting the regeneration process in each area through its planning powers and regeneration responsibility. Such high levels of growth brings with it a responsibility for the stewardship of the environment and, in the context of climate change pressures, a need to secure highly sustainable forms of development.
- 1.3 This Manual has been prepared in accordance with the requirements of The Town and Country Planning (Local Development) (England) Regulations 2004 and the advice in Planning Policy Statement 12 (Local Spatial Planning). Following consultation on the scope of the Manual and, subsequently, a draft version of the document, this final version has been prepared to take account of comments received during the consultation period and to also reflect new and emerging policy since publication of the draft document in October 2009. The Manual offers an interim solution to securing more sustainable forms of development through the Development Management process until such time as WNDC confirm that it has been replaced by emerging policy in the Joint Core Strategy for West Northamptonshire and associated Development Plan Documents.

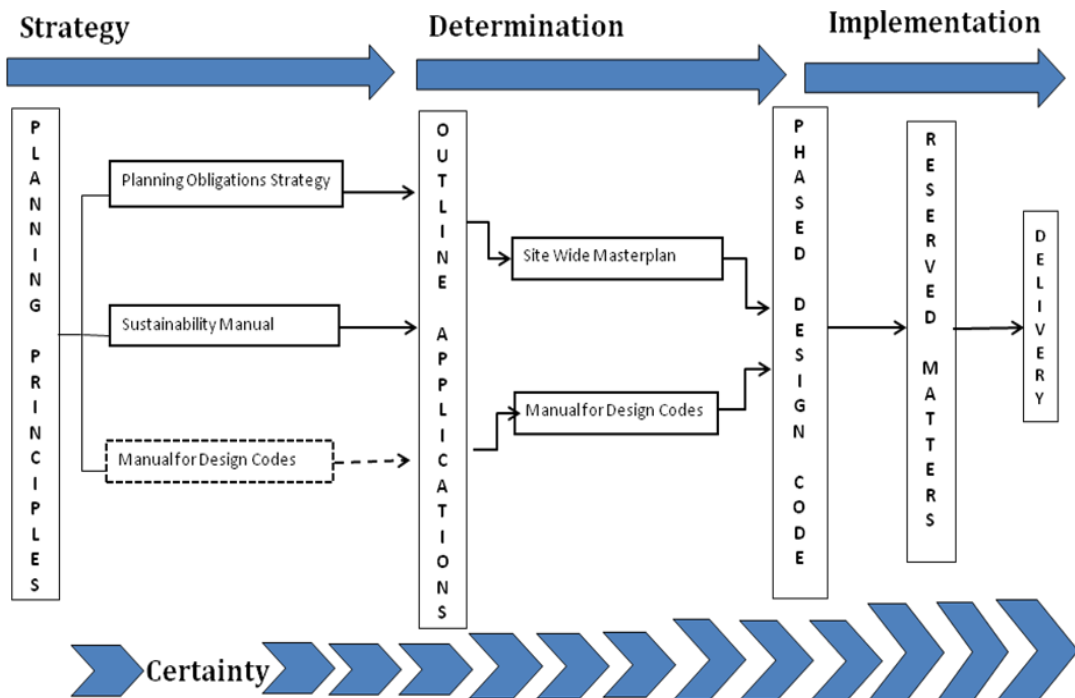
The WNDC Approach

- 1.4 In recognition of the strategic and transformational role of WNDC in supporting and delivering sustainable growth across West Northamptonshire, WNDC have produced a suite of interrelated delivery documents that collectively seek to deliver developments that are

sustainable and address the wider climate change agenda and the drive towards zero carbon development.

1.5 With current and emerging policy at national level setting the framework for achieving zero carbon development over the next decade, the Sustainability Manual, alongside other WNDC documents (Manual for Design Codes and Planning Obligations Strategy), has been prepared to provide a clear, and innovative, framework for the implementation and delivery of the zero carbon hierarchy. This hierarchy (Figure 1), although originally established in relation to residential development, has been extended to all forms of development in recent Central Government consultation documents, and represents the most up-to-date and relevant approach to achieving zero carbon developments. In essence, the hierarchy seeks to secure zero carbon developments through no less than 70% of the zero carbon compliance requirements met through energy efficiency standards and on-site technology, with up to 30% from off-site 'allowable' solutions.

FIGURE 1: The Framework Delivery Strategy



1.6 For clarity, the strategic fit of this suite of delivery documents with the zero carbon hierarchy is also set out in Figure 1. Whilst there is an inevitable and, indeed, desirable overlap between each policy document and the stages of the zero carbon hierarchy, in general terms

the Manual for Design Codes provides advice on site layout and built form in respect of Energy Efficiency measures, the Sustainability Manual provides a framework and guide for low and zero carbon energy measures, whilst the Planning Obligations Strategy offers the basis to securing allowable, off-site solutions. Alongside other legislative measures emerging from Central Government, this strategic, joined-up approach provides a clear and rational basis to enable WNDC (through its delivery documents) and applicants for planning permission to embrace and deliver sustainable developments in accordance with current thinking and best practice, and to provide a legacy framework for future developments to aspire.

- 1.7 This Sustainability Manual has been prepared in accordance with the principles set out in Part 5 (Supplementary Planning Documents) of The Town and Country Planning (Local Development) (England) Regulations 2004 (The Regulations). Although not a Supplementary Planning Document (SPD), WNDC will afford a weight to the Sustainability Manual commensurate to a SPD in accordance with the advice contained in paragraph 6.3 of PPS 12 'Local Spatial Planning'. Details of the consultation process undertaken in the preparation of the Manual, in compliance with the Regulations, are set out in an accompanying Consultation Statement.

Structure of the Sustainability Manual

- 1.8 The Manual Comprises five parts:
- The Sustainability Framework Document: which is the main tool that will be used for development control purposes. The Document sets out the type and range of information that should be submitted with planning applications to either show how the proposal will address the requirements of Policy 2 (Promoting Better Design) of the East Midlands Regional Plan or demonstrate why, having regard to viability and other site specific issues, it is not possible to fully comply with Policy 2. In addition, the Framework Document sets aspirational targets for development against the Code for Sustainable Homes and BREEAM and requires that where developments are unable to achieve such aspirational targets, evidence should be submitted with planning applications demonstrating why this is the case.

- The Sustainable Development Policy Guide: a background paper to the Sustainability Framework Document that provides details of the current national, regional and local policy positions taken forward through the Sustainability Framework Document and details of the wider sustainability agenda, including the emerging approach to zero carbon development. A summary document also accompanies this for ease of reference; and
- The Sustainability Guide Technology Review: a background paper to the Sustainability Framework Document outlining the full range of technologies available to secure more sustainable forms of development, including options for zero carbon development, a review of the most feasible large-scale renewable solutions in West Northamptonshire and identification of key sustainable benchmarking techniques. A summary document also accompanies this for ease of reference

1.9 In applying the principles set out in this Sustainability Framework Document, regard should be had to the details set out in the Sustainable Development Policy Guide and the Sustainability Guide Technology Review as both set the Framework Document in context and provide practical advice regarding matters to be considered in facilitating more sustainable forms of development.

Document Review

1.10 The preparation of the three documents that collectively comprise the WNDC Sustainability Manual has involved an extensive review of published policy and guidance on the issues covered by the Manual. This includes a review of National Planning Policy Guidance, Development Plan Policy, Circular Advice and Ministerial Statements, together with summaries of the technical information associated with the various sustainable technologies that have been reviewed and the benchmarking techniques described. Full referencing and further information can be found in the Sustainable Development Policy Guide and the Sustainability Guide Technology Review.

Purpose of the Sustainability Framework Document

1.11 In the context of the significant level of growth anticipated in West Northamptonshire over the next decade and beyond, achieving highly sustainable forms of development is not only essential, but an opportunity to set standards and approaches that act as an exemplar for developments across the Country. The Sustainability Framework Document, as one part of the suite of WNDC delivery documents that collectively foster approaches consistent with the zero carbon hierarchy, is the practical component of the Sustainability Manual for development management purposes. The Document sets WNDC's expectations in respect of the standards and approaches to which development should aspire, and provides applicants for planning permission with clear and concise details on the sustainability-related information that WNDC will expect to be submitted with planning applications and the basis and standards against which such applications will be assessed. Read in combination with the two supporting background papers, the Sustainability Framework Document also sign-posts relevant planning policy and in its flexibility enables new standards to be easily adopted and technological advances in securing more sustainable forms of development to be incorporated and drawn to the attention of applicants.

1.12 In addition, by offering clarity in the submission requirements and the approach to be adopted by WNDC in the determination of applications, the Framework Document is intended to provide certainty for the development industry, whilst also assisting in the efficient and expeditious determination of planning applications.

1.13 Consultation Statement

In accordance with the requirements of The Regulations a Consultation Statement has been produced. This is available separately and includes together with a list of consultees, details the respondents and an assessment of the issues raised and how they have been taken forward into the final version of the Framework Document.

SECTION 2.0

The Sustainability Framework Document

- 2.1 The Sustainability Framework Document comprises two distinct elements loosely based on the zero carbon hierarchy but focussing on sustainable development benchmarking technique and the terms of Policy 2 of the East Midlands Regional Plan.
- 2.2 The first element concerns the ‘foundations’ of sustainable building construction, focusing on the principles of building sustainability set out in Policy 2 and the ‘on-site’ elements of the zero carbon hierarchy, particularly energy efficiency and low and zero carbon energy sources. The approach is based on measuring sustainability performance in the context of recognised benchmarking methods, namely the Code for Sustainable Homes (CSH) and Building Research Establishment Environmental Assessment Method (BREEAM) (both nationally recognised approaches that will, beyond the likely timeframe of this Document be required through Building Regulations) and pushing to achieve legacy setting standards against these methods that should be achieved in new development or, if not, requiring justification as to why such standards are unachievable. In this section, details are provided of the type of information that should be submitted with applications to demonstrate compliance with the legacy-setting Code Level/BREEAM rating or, if not, justification as to why the desired level is not achievable.
- 2.3 The second element concerns the focus on climate change issues in Policy 2 of the EMRP, particularly resource efficiency, reducing carbon dioxide emissions, and securing a proportion (10%) of energy needs from decentralised and renewable or low carbon sources. This section, entitled ‘Climate Change Strategies’, sets out the type of information that WNDC would expect to be submitted with applications to either demonstrate compliance with Policy 2 of the EMRP or to clearly and appropriately justify why the targets in Policy 2 (including the percentage of energy to be met by renewable or low carbon sources) are unable to be achieved within a particular development by reference to factors such as viability or feasibility. Reference is also made to the ability to provide, or contribute to, planned off-site measures (up to a maximum level referenced against the development) as a means of moving towards zero carbon development.

- 2.4 In undertaking the process of sustainability benchmarking and preparing the Climate Change Strategies/Statements WNDG will expect applicants to undertake a full analysis of the constraints and opportunities presented by the site. This may demonstrate that the physical or natural attributes of the site favour certain renewable technologies or enable the achievement of legacy setting or higher standards against the sustainability criteria outlined in Figure 2. In such circumstances, WNDG will encourage and promote the most effective use of these attributes. Conversely, WNDG accept that physical and natural features may form a financially prohibitive barrier to certain technologies and the achievement of standards, or other factors may impact on feasibility. In these circumstances the onus will be on the applicant to justify why the legacy setting standards (Figure 2) for the particular type and scale of scheme proposed cannot be achieved.
- 2.5 Alternatively, the applicant may seek to demonstrate that 70% of the zero carbon requirements of a particular development can be met on site in accordance with the zero carbon hierarchy. In this eventuality, it will be for WNDG to determine whether this is acceptable.
- 2.6 The fundamental point is that in developing proposals in the context of the Sustainability Manual, applicants should at the earliest stage of this process establish a clear understanding of the constraints and opportunities presented by the site and liaise closely with WNDG.
- 2.7 Prior to submitting planning applications, pre-application discussions and dialogue with WNDG are encouraged in accordance with the matters set out in the WNDG Document 'Planning Principles'. As set out therein, this approach will enable clarity and certainty to be established regarding the site-specific scope of the Climate Change Strategy and legacy-setting standards to be achieved in respect of the sustainable construction benchmarking approaches. Such discussions will also ensure any site specific issues are identified at an early stage and, where possible, a consensus reached as to how schemes should be progressed in relation to these matters. Through the process of pre-application discussion, WNDG will engage (as appropriate) with specialist advisers to ensure appropriately focused advice. The matters that follow should, therefore, be read in the context of pre-application discussions representing the first phase in the consideration of these issues.

Figure 2: Sustainable Benchmarking Matrix Key Diagram

A	Legacy Setting: Show case development demonstrating exemplary design and construction (CSH L5/6; BREEAM 'Outstanding')
B	Extended: Developments should apply measures to go significantly beyond 'Best Practice' (CSH L4; BREEAM 'Excellent')
C	Additional : Developments are expected to improve on 'Best Practice' by implementing additional measures (CSH L3; BREEAM 'Very Good' plus other adopted measures)
D	Essential: WNDG's vision for 'Best Practice' (CSH L3; BREEAM 'Very Good').

	Not Applicable
	Minimum
	Legacy Setting (low)
	Legacy Setting (high)

Sustainable Benchmarking

- 2.19 As outlined in the Sustainable Development Policy Guide, national and regional planning policy is focused on achieving and delivering more sustainable forms of development with, over time, more exacting standards to be secured in building construction to tackle the pressures of climate change.
- 2.20 Benchmarking the sustainability of schemes against robust, national standards has become an established and accepted approach to securing more sustainable forms of development. A number of these benchmarking standards are reviewed in the accompanying Sustainability Guide Technology Review. Of these, the most commonly used and most relevant to residential and non-residential development are the Code for Sustainable Homes (CSH) and the Building Research Establishment Environmental Assessment Method (BREEAM). The CSH deals with residential buildings and BREEAM all forms of non-residential building.
- 2.21 As set out in the Sustainable Development Policy Guide, the standards to be achieved in new residential development (as measured through the CSH) are to become more exacting over the next decade, with zero carbon homes (CSH Level 6) required from 2016. Whilst implementation of such standards will be through Building Regulations, there remains value through the planning system to assess schemes in the context of the CSH to ensure that design stage considerations have appropriate regard to the opportunities presented by a site.
- 2.22 Similar principles apply to assessing non-residential buildings through the BREEAM rating system. Whilst recent Government Consultation has suggested that the BREEAM standards for non-residential buildings may be replaced by a system similar to the CSH, this Manual has been prepared so as to be flexible such that, in the event BREEAM is replaced, the Manual will be updated to reflect such changes.
- 2.23 Therefore, having regard to the clear and logical assessment methodology used by both the CSH and BREEAM, and their well-established, recognised use, WNDC consider that the CSH and BREEAM represent appropriate benchmarking methods that assist in securing development that meets current national and regional policy requirements, and creates embodied flexibility in the Manual to reflect emerging policy. Indeed, the WNDC delivery document 'Manual for Design Codes' provides practical design advice that can assist in

achieving CSH requirements at the design stage (such as building layout, design, orientation and landscaping) whilst 'Planning Principles' currently aspires to securing CSH Level 3 in all residential development and BREEAM rating 'Very Good' for non-residential development.

The Sustainable Benchmarking Matrix

- 2.24 In order to assist Developers in submitting applications and Officers in assessing those applications, a Sustainable Benchmarking Matrix has been established (**Figure 2**). This matrix is intended to act as a guide to developers and applicants, reflecting current best practice and guidance, and includes the legacy setting standards that WNDC will seek by type and scale of development, and to which applicants should aspire. Whilst acknowledging that such standards are intended to be purely aspirational, where a developer or applicant proposes a scheme that fails to demonstrate how such legacy setting standards can or will be achieved, it will be necessary for detailed evidence to be presented as part of the application providing reasoned justification for the failure to achieve these standards. It will then be for WNDC to assess the evidence presented in the context of the Sustainability Manual and other published policy, guidance and delivery documentation.
- 2.25 The legacy matrix is simple to use and should be seen purely as a diagrammatic representation of the standard sought by WNDC in development proposals, rather than as an assessment tool in its own right. Once the amount and type of development proposed has been confirmed, it is a question of identifying the relevant 'development type' category and reading across to highlight the legacy standard that the particular development should aim to achieve. The applicant will then need to submit sufficient information with the application demonstrating how this standard can and will be achieved or, if not, evidence as to why such standards cannot be achieved having regard to site specific factors, feasibility and viability. Such information should have regard to the documentation accompanying the Sustainability Manual, the WNDC delivery document 'Manual for Design Codes' and other published information in relation to the CSH/BREEAM, together with the zero carbon hierarchy. WNDC may seek independent advice on the information and evidence submitted with applications. This information may take the form of free-standing documents or form part of the requirements of the Design and Access Statement.

- 2.26 The Matrix will be applied to all forms of residential and non-residential development where there is either a net increase in the number of units or a net increase in floorspace. This includes changes of use/conversions where there is an increase in commercial floorspace or where additional units of residential accommodation are created. WNDC acknowledges that such development may bring with it added complexities to achieving the necessary standard and, as with all other cases, it is for the applicant to demonstrate to the satisfaction of WNDC why a particular proposal is unable to achieve such legacy standards.

Application Submissions

- 2.27 Applicants for planning permission will need to submit sufficient information with applications to demonstrate that the legacy standard Code Level or BREEAM rating set out in the benchmarking matrix for that scale and type of development is capable of being achieved. To demonstrate how such standard can be achieved, WNDC would encourage the submission of either a Pre-Assessment against the CSH or an initial rating assessment against BREEAM. Such assessments should be undertaken by independent and appropriately accredited personnel. The applicant may choose to submit information demonstrating compliance in a different format that will be subject to independent verification by WNDC.
- 2.28 WNDC acknowledge that there may be cases where, due to issues or viability, feasibility, site specific considerations or other matters, the legacy standards set out in the benchmarking matrix are unable to be achieved. In such cases, it will be for the applicant to submit detailed evidence as part of the planning application demonstrating why the legacy standard cannot be achieved. If insufficient information or evidence is given for the failure to achieve these standards, WNDC may be justified in refusing planning permission.
- 2.29 WNDC acknowledge that the level of information to be submitted will vary depending on the type of application, be it an application for outline planning permission, reserved matters approval or full planning permission, and the general principles are summarised below.

Outline Planning Applications:

- 2.30 Depending on the matters to be submitted at outline stage, WNDC will expect applicants to demonstrate a clear ability in the documentation accompanying the application to achieving the legacy standard/rating set out in Sustainable Benchmarking Matrix. Such information/evidence will need to demonstrate the likely range of measures to be included in the design and construction of the building and a certificate/statement from an independent assessor confirming that such measures are capable of achieving the legacy standard/rating.

Reserved Matters Applications:

- 2.31 Whilst it is anticipated that reserved matters applications will be set within the context of a clear commitment/ability previously given at outline stage to achieving the legacy standard/rating, such applications should be accompanied by a pre-assessment as outlined above (or other information) of sufficient scope and detail that demonstrates the legacy standard is still capable of being achieved. WNDC acknowledge, and accept, that such pre-assessment and the scope and ability to demonstrate compliance will depend on the type of reserved matters for which approval is sought and the range of any outstanding, or previously approved, reserved matters. As a basic principle, however, applicants should indicate that the details submitted are appropriate to achieving the legacy standard/rating and, as with outline applications, a certificate/statement from an independent assessor should confirm that the legacy standard/rating is achieved.

Full Applications:

- 2.32 As outlined above, WNDC would encourage applicants and developers to accompany an application for full planning permission with either a Pre-Assessment against the CSH or an initial BREEAM assessment, prepared by an independent and appropriately accredited assessor. Such assessment should demonstrate the proposal would achieve the legacy standard in the benchmarking matrix relevant at the time of submission of the planning application.

- 2.31 Where WNDG are satisfied that a development has been shown to be capable of realising the legacy standard/rating WNDG will secure compliance through a Planning Obligation. In the case of outline planning permissions the obligation will set out that the level/rating to be achieved will be that confirmed by the Pre-Assessment/Initial Rating and require that such level is reconfirmed by documentation accompanying appropriate reserved matters submissions. Furthermore, WNDG will impose a requirement that, should the legacy standard/rating have changed between the submission of the outline planning application and the first reserved matters application, then the first reserved matters application (except in circumstances where only landscaping and/or means of access is the only reserved matter(s)) shall include evidence demonstrating that the new aspirational standard can be achieved or, if not, reasoned justification as to why this is not possible.
- 2.32 The approach of WNDG is, therefore, to encourage and seek information/evidence as part of the documentation accompanying planning applications to demonstrate compliance with the legacy standards set out in the benchmarking matrix. Where the applicant considers that such standards are unachievable, it will be for the applicant to demonstrate through evidence and information why the aspiration standards cannot be met. Where, in these circumstances, WNDG consider that insufficient information has been submitted by the applicant, WNDG would be justified in refusing planning permission or reserved matters approval.

Climate Change Strategies.

- 2.33 Policy 2 of the EMRP seeks to secure development that reduces carbon dioxide emissions and is resilient to climate change by, *inter alia*, minimising energy use, securing energy from decentralised and renewable or low carbon technologies and improving water efficiency. Moreover, in the context of the zero carbon hierarchy (Figure 1) the supporting text to the policy seeks to secure 10% of the energy needs of development (where more than 10 dwellings or over 1,000sqm) from decentralised and renewable or low carbon sources, unless this is not feasible or viable. Therefore, when combined with national guidance, and the thrust of emerging policy, the need to demonstrate that development addresses climate change issues and minimise associated environmental impacts is imperative and key to securing sustainable development.

2.34 Whilst in this context it is recognised that to achieve climate change targets measures to maximise energy production through renewable sources will need to be undertaken in combination with a range of measures to reduce energy demand and use energy more efficiently, WNDC will, on all applications above the threshold, seek to secure the provision of 10% of energy from decentralised and renewable or low carbon sources on qualifying schemes, with all applications accompanied by evidence demonstrating that a range of other measures have been incorporated, or considered, to secure a development resilient to climate change.

2.35 WNDC will therefore expect all applicants for outline or full planning permission to include a Climate Change Strategy (CCS) that sets out how the development addresses the climate change issues outlined in Policy 2 of the EMRP.

The Climate Change Strategy (CCS)

2.36 The CCS should be submitted with all applications for planning permission or, as appropriate, reserved matters approval, and may form either a freestanding document or part of the Design and Access Statement. The CCS should include the following

(a) Evidence demonstrating the % of energy needs of the development provided by decentralised and renewable or low carbon sources. In all cases WNDC will seek to secure a minimum of 10% from such sources. Where this target is not achieved it will be for the applicant to provide evidence demonstrating why this is not possible.

(b) Details of the measures incorporated in the layout, design and future construction of the proposed development that reduce carbon dioxide emissions and provide resilience to future climate change, having regard to the matters set out in Policy 2 of the EMRP.

2.37 WNDC acknowledge that the level of information and detail that can be incorporated in to a CCS will vary depending on the type of application submitted, be it an outline application, reserved matters submission or full application.

Outline Applications:

- 2.38 Applicants for outline planning permission will be expected, as a minimum, to include a Climate Change Statement covering (i)-(iii) of the standard content for a CCS outlined below and an initial examination of the opportunities presented by the re-development of the site to achieve the aspiration target for energy needs provided by decentralised and renewable or low carbon sources (where the scheme exceeds the thresholds sizes)., Where applicants are proposing to include approval of any or all of layout, scale and/or appearance with such an outline application, the scope of the Climate Change Statement should be discussed with WNDC prior to submission as it is likely that inclusion of such matters will require the Climate Change Statement to examine (iv) and (v) of the standard content.

Reserved Matters Applications:

- 2.39 Where a Reserved Matters application is submitted following approval of an outline application that was accompanied by a Climate Change Statement as described above, the application should demonstrate an on-going commitment to the matters set out in the approved statement, and include any of the information from the standard content for a CCS omitted at the outline stage.
- 2.40 WNDC accept that in certain circumstances the statement approved as part of the outline application may no longer reflect best practice or other measures may be available to achieve the same outcome. In such cases, it is for the applicant to provide evidence through a full or updated Climate Change Strategy that the aspiration target for the proportion of energy needs provided by decentralised and renewable or low carbon sources is met by the development, or justification given for the failure to achieve the target. Further, such Strategy should address the issues outlined in (b) in paragraph 2.36, and reproduced at Policy 2 of the EMRP.
- 2.41 Similarly, where the reserved matters application follows an outline application that was not subject to a Climate Change Statement, and the scope of such application includes any or all of layout, scale and/or appearance, WNDC will expect such application to include a Climate Change Strategy demonstrating the matters in (a) and (b) of paragraph 2.36.

Full Applications:

- 2.42 WNDC will expect applicants for full planning permission to include a Climate Change Strategy that covers, as a minimum, the content set out below.

Climate Change Strategy (CCS): Content –

- 2.43 Although WNDC will use the CCS as a basis to assessing the compatibility of development proposals with Policy 2 of the EMRP, it should not be seen by applicants simply as a means of demonstrating compliance, rather it should enable applicants to rationally examine the constraints and opportunities presented by a site, with the objective of ensuring developments that reduce carbon dioxide emissions and are resilient to future climate change.

- 2.44 As a minimum, the content of the CCS should include the following:

- (i) An examination of the key characteristics and features of the site;
In respect of decentralised and renewable or low carbon technologies:
- (ii) Identification of opportunities and constraints presented by the site in respect of decentralised and renewable energy/ low carbon technology
- (iii) A review/ identification of available/possible renewable/ low carbon technologies;
- (iv) Criteria-based assessment of available/possible renewable technologies with identification of preferred technology(ies);
- (v) Outline of practical application of the preferred technology(ies) to the site;
- (vi) Detailed energy calculations demonstrating the proportion of the energy needs of the development to be met by decentralised and renewable or low carbon technologies together with independent verification;
- (vii) Evidence of future proofing the preferred technology(ies) to enhance performance;
- (viii) Identification of control and monitoring mechanisms
- (ix) Where the target of 10% of energy needs of the development from decentralised and renewable or low carbon technologies is not achieved under (vi), evidence and justification demonstrating why this is the case.

In respect of the other measures in Policy 2 of the EMRP to reduce carbon dioxide emissions and secure resilience to climate change a statement and/or other material:

- (x) Identifying opportunities and constraints to incorporating measures to address the other issues identified in Policy 2 of the EMRP;
- (xi) Having regard to the Manual for Design Codes demonstrating how 'soft' design measures, such as layout, passive solar design, micro-climate, orientation, built form and landscape, have been taken in to account to maximise opportunities for sustainable development; and
- (xii) Demonstrating the manner in which the proposals incorporate such measures in order to achieve development that is resilient to climate change.

2.45 In preparing the CCS regard should be had to the WNDC Sustainability Guide Technology Review which, as a background document to this Framework Manual, provides applicants with a useful guide of available technologies and their appropriateness by scale, type and location of development. The Guide will be regularly updated. The WNDC Document 'Manual for Design Codes' should also be considered in preparing a CCS.

2.17 Once applications are submitted and registered WNDC will, with independent advice as necessary, review the CCS to ensure compliance with Policy 2 of the EMRP or, in the case of applications for outline planning permission, ensure the scope of the application does not preclude future compliance with the Policy. Where WNDC are satisfied that these requirements are met, implementation of the CCS and achievement of the objectives will be controlled by a Planning Obligation.. In certain cases where the CCS or independent advice demonstrate that there is scope to exceed the proportion of energy needs met by decentralised and renewable or low carbon sources identified in Policy 2 of the EMRP, WNDC will encourage and explore with the applicant the prospect of achieving a higher proportion.

2.18 Conversely, WNDC accept that there may be cases where the applicant considers the target of 10% of energy needs from decentralised and renewable or low carbon sources cannot be met. In such cases, the onus is on the applicant to provide justification as to why the target cannot be achieved, having particular regard to the type and design of development. In reviewing such submissions WNDC will, as necessary, take independent advice. Where insufficient evidence has been submitted demonstrating why the target has not been achieved, WNDC will be justified in refusing planning permission or reserved matters approval.

SECTION 3.0

Conclusion

- 3.1 The WNDC Sustainability Framework is intended to form the basis to securing more sustainable and appropriate forms of development across West Northamptonshire that can collectively contribute to tackling the pressure on climate change in accordance with PPS1 and emerging policy. In combination with other WNDC Documents including the Manual for Design Codes and Planning Obligations Strategy, the approach in the Sustainability Manual complements and provides clear linkages with the zero carbon hierarchy fostering its practical implementation on the ground. Further, through the Sustainable Benchmarking Matrix and Climate Change Strategy the Sustainability Framework ensures that at the earliest stages of the development process, the principles of securing a highly sustainable form of development is embedded in development proposals. WNDC believe that only by adopting progressive legacy setting targets and all parties involved in the development process actively embracing such principles, will the prospects of maximising the sustainable credentials of significant scale growth across West Northamptonshire be realised. The Manual provides certainty and clarity and a firm commitment to meeting these objectives.