

Net Zero Carbon Statement

Date:	10/06/2024
Site Address:	Pump Farm, Weston Green Lane. Weston Longville
Proposal:	Change of use of dwelling to care home.

1. Background

In June 2019, the Government made an amendment (2050 Target Amendment) to the Climate Change Act 2008 by way of introducing a target of a 100% reduction of greenhouse gas emissions by 2050 compared to the 1990 levels. This is known as the net zero target. The definition of this is that “any emissions would be balanced by schemes to offset an equivalent amount of greenhouse gases from the atmosphere, such as planting trees or using technology like carbon capture and storage”.

In 2019, Norfolk County Council (the developer) redeclared its Environmental Policy and in 2023 it’s Climate Strategy setting an ambitious goal of reaching net zero carbon by 2030. This goal set out a target to work collectively, with regional partners, to achieve ‘net zero’ carbon emissions on NCC’s estates by 2030, but within wider areas, work towards ‘carbon neutrality’ also by 2030 and, where possible, absolute zero carbon.

The comprehensive decarbonisation programme is being implemented gradually, complementing other ongoing efforts and strategies focused on transportation and electric vehicles, which have already been adopted by NCC. The ambition of NCC is to reduce the level of registered emissions across buildings (electricity, heating, fuel and water) before offsets, to zero. In general, this means a move towards renewables and decarbonised electrified heating and hot water services.

A Net Zero Carbon Statement became a mandatory requirement for all applications in June 2023 via the published NCC Regulation 3 Local List. The aim of this statement is to address that validation requirement by detailing the ways in which the proposed development incorporates measures to achieve carbon net zero and if there is a shortfall, the statement sets out how the shortfall will be met.

2. Statement of proposed measures to achieve carbon net zero

It is proposed the site will be used as a temporary children’s residential care home to support the Future Ready Property Enhancement Initiative, which will see all of Norfolk children’s homes undergo some level of fabric, energy efficiency, maintenance and aesthetic improvements to make them suitable for long term sustainable use.

Each existing care property will likely decant into Pump Farm for between 3-12 weeks depending on the level of work required. Once the work is complete, they will then vacate Pump Farm and return to their usual residence. The proposed change of use to a temporary care home will allow the existing residential homes to incorporate the following measures to contribute towards carbon net zero in operation.

- Replacement of existing oil boiler heating system with renewable energy sources
- Replacement of existing lights with energy efficient LED fittings
- Enhance the thermal efficiency of building where possible.

3. Statement of how the shortfall to meet the net zero target will be met

Whilst the proposal cannot meet net zero in operation, the proposal will help support the Council's commitment to addressing the shortfall elsewhere. NCC's approach to decarbonisation of existing buildings operates a 'fabric first approach'. This process involves improving energy efficiency by assessing, restoring and repairing the existing fabric of their buildings, which is key to ensure the low-carbon heating transition is cost effective and resilient. The importance of this is that inefficient building fabric and thus lower thermal efficiency, increases the contribution of the building stock to the UK's emissions, indirectly. Once the existing fabric and thus the thermal efficiency has been enhanced/upgraded, consideration is then given to any changes to the heating system.

Other than the fabric-first approach, the shortfall can also be met by installing PV panels on the Council's existing building stock, installing air/ground source heat pumps, transitioning to LED lighting and installing electric vehicle charging points on the Council's existing sites.

In combination with the net zero target, the biodiversity net gain mandatory requirement for all relevant County Council applications will contribute towards carbon net zero, through tree planting and enhancing green infrastructure to aid carbon sequestration and offset remaining carbon.

Prior to the target of reducing the level of registered emissions on all NCC buildings to zero before offsets being fully met, the carbon sequestration measures (such as tree planting) that can be implemented at a local level will help to offset the remaining carbon in the short-term.

4. Conclusion

In light of the NCC ambition to achieve net zero carbon emissions on its estates by 2030, the above proposal makes a contribution to the 'journey towards net zero' in the aforementioned ways.

Any shortfall in meeting net zero in operation for this building/use will be addressed by facilitating the Council's commitment to enhancing existing building stock through its County-wide decarbonisation programme and adopting sustainable transport practices, in combination with local level carbon sequestration measures such as tree planting. This will ensure a comprehensive and coordinated approach towards achieving net-zero carbon emissions by 2030.