# Action on Climate in Teignbridge

## POLICIES AND INITIATIVES FOR THE BUILT ENVIRONMENT IN RESPONSE TO TDC'S CLIMATE EMERGENCY DECLARATION

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# Section 1. **Introduction and Purpose**

The Built Environment Working group is one of several themed sub-groups set up by Action on Climate in Teignbridge (ACT). Like other ACT themed working groups, our role is to gather Carbon Emission and energy related data for a specific theme (in this case the Built Environment in Teignbridge). Our purpose is to propose realistic policies/initiatives necessary to meeting the declared Zero Carbon objective.

The working group will do this by cooperating with others, nationally, regionally and locally. Not only do we need to learn/share best practice, but we also need to bring our community with us if we are to be successful in delivering a sea-change in attitudes and behaviour.

**Built Environment covers:**
Housing/buildings, new development and existing stock, Infrastructure including all those associated with transport, services and utilities including primary energy generation.

**Scale of the challenge:**
Several studies have been undertaken to assess the feasibility of reducing Carbon (**CO2e**) emissions to Zero, by 2025, 2030 or 2050. Clearly the earlier the date, the more challenging the task. Having undertaken our own Zero Carbon analysis, we do not believe achieving this for the whole of Teignbridge is realistic without radical national policy changes. Even then, it would require an unprecedented change in everyone's attitudes and behaviour.

Nevertheless, we encourage everyone to retain the aim of reaching Zero Carbon by 2025. This is because the current trajectory of Climate Change poses an existential problem, possibly sooner than we'd like to think!

**Document structure and evolution:**
This is an evolving document intended to be a resource for policies and initiatives/actions within Teignbridge. It is not intended as a Carbon Reduction Plan nor does it contain final policies to be incorporated into Regional, Local or Neighbourhood Plans.

We recommend that anyone interested in developing plans and policies should look at relevant information on the ACT website. In particular, the Cornwall Action Plan is a comprehensive source for such information.

There will be several references to the source material used in deriving our policies. These references form an important part of the document as they provide expanded and sometimes additional insight into the points made here. We have done this to make the document accessible to as many people as possible.

## Section 2. **Policy Approach**

There should be guiding principles in developing any policy. We strongly recommend that these are not just strictly enforced but internalised by anyone wanting to be effective in their actions.

Under the following three common-sense steps we have listed the guiding principles we use to develop our policies. Councils, organisations and individuals could use these as a starting point and develop their own.

**Define the objective:**
This may seem intuitive, but this is often not done or forgotten.

- Carbon emission reduction (to Zero) is at the heart of every decision.
- Environmental (incl. ecological) and social impacts must not be compromised.
- Financial viability is important, to identify the most cost-effective solution, rather than *maximising* profits and shareholder value.

**Know the problems:**
Evidence based solutions can only be developed if we measure and understand how things work.

- Establish Carbon emissions from all sources, current and historical to determine and understand trends.
- Analyse the data to establish the largest sources of Carbon emission.
- Consider the direct and consequential impacts of solutions.

**Check it's working:**
As important as the first two steps.

- Measure the actual Carbon emissions at every level, this must become routine.
- Action remedies immediately if emissions fall short of expectations.
- Analyse the results and adjust solutions accordingly. Share the knowledge.

# Section 3. **Policies and Initiatives**

The following are policies and initiatives organised to reflect the areas they cover as well as the target audience. At this stage, there is likely to be an overlap in some of these.

Please also refer to the list of specific policy proposals in the related appendices.

## 3.1 Emissions from New Development

Any new development, under current standards, represents additional embodied and ongoing CO2e emissions. Given that the objective is to reach Zero Carbon throughout the district, the most cost effective and practical action is to make these Zero Carbon by design. Rather than retrofitting them later.

Clearly it is impractical for this to happen immediately throughout the supply and operation phases, so mitigation will be necessary. The setting of CO2e emission targets and their mitigation is well established and eminently feasible. The only barrier is the will to set these. There will also be an initial cost/resource implication to verify these and to change existing processes until these become established.

**For the District Council:**
This is one of only a few policy areas a Planning Authority has direct control over. It will therefore be seen as a flagship policy area to demonstrate the council's resolve.

1. Insist that new development type, numbers and location meets real demand. It is essential not to be driven by short term financial incentives, rather by CO2e emissions and environmental/social impact.
2. Set a Zero CO2e emission target based on an existing model (e.g. BRE or Passive House standard) for all new developments and extensions, irrespective of size or use. The emphasis must be on ensuring the best possible Carbon Emission and Environmental standards and only where this is not possible, verifiable mitigation could be used to offset CO2e emissions.
3. Establish a definition with options on what verifiable mitigation are acceptable.
4. Define conditions/penalties on new developments if these do not meet stated design emissions/standards.
5. Establish methods and resources to set, monitor and enforce policies.

**For Town and Parish Councils:**

1. Develop Neighbourhood Plans which essentially replicate and build on those listed for the District Council. This is essential to demonstrate wide community support for these policies.
2. The identification of 'real demand', location, type and numbers of new buildings are matters for the Towns and Parishes as much as it is for the District. This could be the primary motivations for Parish engagement with Neighbourhood Plans.
3. Developing effective Neighbourhood Plans should involve an educational process. At the Town/Parish level there may not be an awareness of the range of possible measures available to reduce the emissions from new building, or indeed that measures to combat climate change, and to preserve trees, hedgerows and bio-diversity are appropriate to Neighbourhood Plans.
4. Mitigation measures such as woodland planting and changes in agricultural practice may be best identified and evaluated at Town/Parish level. This is also true of detailed local knowledge which can lead to the best siting of footpaths, cycle and bus routes and shops in order to reduce transport emissions consequent on new building.
5. Consciousness of carbon budget issues can be raised through Town/Parish level organisations and publications such as church and village magazines, websites and social media.

6. A single point of contact such as a Town/Parish councillor with responsibility for climate issues could be valuable in promoting the necessary flows of information to and from District and Parish, and perhaps also between parishes.

**For Businesses and Organisations:**

1. Within Teignbridge, housing and commerce each account for about a quarter of total CO2e emissions, so that new commercial and industrial building can be potentially significant. In some cases, CO2e from industrial processes may be a significant issue which will need attention.
2. Many but not all businesses will be fully aware of their CO2e output, but education and information flow remain important issues. Company and Organisation image are likely to be improved in the public eye through demonstration of climate responsibility, and the District Council may be able to offer advice and incentives.

**For Homeowners and Individuals:**

1. Many of the Zero emission design features available for new buildings are applicable when extending properties or for deep retrofits. Publicity regarding new developments can raise awareness of the possibilities open to existing homeowners, such as solar PV, heat pumps, battery storage (including the use of electric vehicles as storage), smart instrumentation, rainwater harvesting and grey water recycling, as well as the potential for designing extensions for solar gain, using materials with low embodied carbon and high insulation properties.

## 3.2 Emissions from Existing Buildings

In 2017, residential building emissions in Teignbridge accounted for 22.5% of total emissions, public and commercial accounted for 23.7%. These are CO2e emissions from heating fuels and electricity, with electricity accounting for 33.7% of the total emissions from residential, public and commercial buildings. This indicates that, after transport, heating our buildings is the second largest emitter of CO2e.

Given it is likely that these buildings are largely owned/operated by local people and organisations, it should be much easier to reduce emissions from these. Primarily Heat energy, but also electricity.

**For the District Council:**

1. Establish a register of CO2e emissions for all buildings in the district and maintain/update this annually. Make this information publicly available.
2. Develop a Carbon Reduction Plan on how existing buildings in the different categories could reach Zero Carbon over time. Some of this will rely on decarbonising Primary Energy supplies, i.e. electricity, gas, oil and coal. However, setting ambitious targets of at least 50% reduction from current energy consumption should be encouraged. This will require a combination of more insulation, greater efficiencies in how primary energy is used and most significantly our behaviour to consume less energy.
3. Promote, encourage and where possible regulate CO2e emissions from existing buildings. This could involve stricter implementation (with penalties) of national policy as well as incentivising those who exceed minimum performance targets.
4. Demonstrate commitment by ensuring that the council itself has set and is meeting these policies for its own estate.

**For Town and Parish Councils:**

1. The four points listed above apply equally at Town and Parish level. An energy audit for the District could be based on audits done at Town/Parish level if a unified methodology were adopted.

2. Identifying someone to be a focal point on all matters related to energy and CO2e emissions from buildings could be useful practical step. Acting as a single point of contact as well as signposting and sharing information would be some of the benefits of having such a dedicated role.

**For Businesses and Organisations:**

Businesses and organisations are often motivated to reducing their utility bills. The problem with focusing on the monetary value alone does not reflect either a reduction in energy consumption or CO2e emissions. It is often also short lived as energy prices inevitably rise.

1. Monitoring actual energy consumption and undertaking practical steps to reducing this, as well as changing behaviour, is the only way to effecting long term emission reduction. There are several commercial and non-commercial sources for energy saving programs available, they include:
   Carbon Trust
   Self-Assessment
2. Publicising emissions data also focusses attention and enables organisations to learn where savings can be made from the experience of others. Certain organisations also have legal requirements to assess/report their CO2e emissions.

**For Homeowners and Individuals:**

Motivation to reduce emissions amongst individuals is widespread, but help, encouragement and information is needed if individual behaviour is to achieve its potential in this area.

1. Quantitative information on typical energy use in various types of building can be useful, however, measuring this in one's own building is most effective. Not only does this highlight one's own behaviour, it can also be motivating to take effective action. Some sources of measures that can be undertaken by individuals include:
   Energy Saving Trust
   Self-Assessment

## 3.3 Primary Energy Generation

Given current CO2e emissions from local and other generation plant and the objective of Zero CO2e emissions, every new source of primary energy must itself be emitting Zero CO2. Clearly much of this falls outside the direct control and even influence of most of us, at least in practical terms. Still, much has and can still be achieved through effective renewable energy policy.

Various technologies around renewables are already available a the small-medium scale, including energy storage. Larger scale generation and longer-term storage (i.e. seasonal) are evolving quickly, but remain uncompetitive, in some cases simply because of national policies which are not yet in line with national objectives.

Decarbonising electricity has been one, if not the only, positive contribution to tackling Climate Change in this area. The challenge of decarbonising heat energy must be the next big area to address (as well as transport and food/farming which are covered elsewhere).

How and where new Low Carbon generation can be developed is subject to several technological and regulatory changes, some easier than others. It is clear, however, that decarbonising heat (i.e. from gas, oil and coal) through electrification, will require a step change in electricity supply. This can only be achieved if renewable generation is developed locally and Local Balancing mechanisms are established. This can already be done 'behind the meter' in residential and larger buildings/sites, provided they have the appropriate location and finances.

Doing this at the Low Voltage public network level will require district/region wide establishment of Energy Supply Companies (**ESCO**). We believe such an ESCO for Teignbridge is only currently viable with local government pro-active involvement/support. There is an opportunity now to make such an ESCO community owned to deliver on the Zero CO2e objective while supporting and enhancing the environmental and social objectives. Commercial organisations are already entering this market, their objectives are of course very different.

**For the District Council:**

1. Establish policies with a presumption in favour of all new energy supply being renewables (or very low CO2e emitting plant), so no new fossil fuel energy sources. Where this conflicts with environmental or social needs, a verifiable case must be made and mitigation designed into such developments.
2. Pro-actively explore and ultimately establish (or be part of), a community owned ESCO to deliver on decarbonising through electrification. Examples of local and regional groups who have done this include:
   <add list>

**For Town and Parish Councils:**

1. Town/Parish councils can explore the same policies and initiatives as those for District councils above. Specifically, they should consider sourcing their own energy needs from 100% renewable generation.
2. Establishing an ESCO is more likely to be done at District level, but Town and Parish Councils can identify potential sites for solar installations, battery storage facilities and wind turbines which could be integrated into an ESCO, as well as less obvious energy sources which may become viable in the longer term such as hydrogen production, tidal, hydro and wave power.
3. An area energy audit to establish existing energy demand and options for decarbonising this locally could be undertaken. The Town/Parish council is best placed to undertake such an audit. Examples of such audits include:
   Wedmore Parish Energy Study

**For Businesses and Organisations:**

1. Any organisation could explore the same policies and initiatives as those for District councils above. Specifically, they should consider sourcing their own energy needs from 100% renewable generation.
2. Some businesses occupy sites with significant potential for energy generation, and therefore a possible relationship with an ESCO both as supplier and consumer. Opportunities for area heating should also be investigated where there is waste heat.

**For Homeowners and Individuals:**

1. Homeowners have several well-established renewable technologies available to reduce their CO2e emissions. Some are more effective than others depending on the type of building, its location and orientation. Independent advice should be sought to calculate the efficacy of various options. Information can be found at:
   Energy Saving Trust
   Residential battery systems
2. In the future, emerging technologies may offer homeowners the role of prosumer, both producing energy, typically by rooftop solar PV/battery, and consuming energy produced by other homeowners. Prosumer activity could be managed through a local ESCO.

# Section 4. Appendix: Public Inputs

The following are unedited inputs received from individuals/groups either during public events or sent to ACT.

## 4.1 New Developments

- Introduce policies for all new development to meet Zero Carbon emissions (UK Code 6 for Sustainable Homes, Grade 5 European ECO or Passive House standards).
- Introduce 'licensing' policies to limit emissions from rental accommodation.
- Ensure high standards of grade 5 european eco standards for all new builds.
- Support affordable sustainable self build community land trusts such as, Teignmouth Community Land Trust, to acquire land and start the process of learning and building. Currently the majority of sustainable self builds have not been affordable.
- Support co-housing projects and help them to retrofit buildings for residential purposes especially for single parent families and single person households. https://cohousing.org.uk/media/cohousing-in-the-news/
- Reinstate the zero carbon homes plan that was axed by the Govt in July 2015, along with the tighter energy efficiency rules. Even if Teignbridge could just enforce tighter insulation and energy efficiency it would help.
- challenge the inflated house-building numbers and provide more realistic numbers as part of a 'justified alternative approach' (in the parlance of the National Planning Policy Framework) - a number of new TDC members are working to promote this at the moment - myself included.
- include more 'green space' in all developments - with prescribed measures such as more trees/shrubs, wildlife areas, biodiversity-promoting design for green spaces rather than 'green deserts',
- include robust planning policy and guidance for 'better than national minimum' green and zero-carbon design standards for all new development in Teignbridge, including residential and employment - with grants and incentives for retro-fitting existing housing/employment buildings.
- press for more robust enforcement of compliance with planning conditions for developers- especially wrt greening measures.
- somehow build a presumption in favour of brownfield development rather than greenfield sites into planning policy.
- Much of this should be incorporated in the upcoming review of the Teignbridge Plan, and should also be fed into the Greater Exeter Strategic Plan.
- The planning process needs to ensure that new housing is:
    - For energy efficiency and CO2 emissions be zero emissions and so comply with level 6 of the code for sustainable buildings. This link suggest that Local Authorities can insist on Level 4 if the local plan says so.
    - efficiency-standards-that-exceed-building-regulations/
    - In 2012 the building regulations were amended to require that from 2016 all new homes should be built to zero carbon standards, and that from 2019 this should apply to all buildings. This was necessary because the market had failed to bring about improvements in energy use. This was to be reviewed in 2015. In 2015 the government scrapped these building regulation requirements. The deregulation bill stated appeared to remove the ability for local authorities to require higher energy efficiency standards than the current building regulations. The 2012 buildings

regulation changes need to be implemented by government, which is now commited to zero carbon by 2050.
    - Dwellings should be heated by electricity rather than gas, as it is possible to generate zero carbon electricity. Electric heating should be efficient, so using heat pumps.
    - Houses should have onsite energy generation sufficient to match on site energy use. Unfortunately this is only practical if measured on an annual basis. So there will be energy demands at some times of year. In practice this is solar energy (PV and Solar thermal)
    - Heating by electricity places further demand on the grid. Reinforcement of the grid could be avoided if demand is reduced by using storage to shift demand from peak periods. WPD has to approve new connections and so could insists on storage being included in any plans that proposed on site generation. New tariffs and/or flexibility payments could make this attractive to home owners.
    - Simply planning requires electric heating; WPD requires on site storage to relieve the grid. (This is a scenario discussed in a session yesterday which included a planner and a WPD engineer).
    - In 2016 global cement production accounted for 8% of total global carbon emissions. Nowadays foundations are dug mechanically (using diesel), and then concrete is just poured into the trench. Sleepers walls are made of concrete blocks with a ground floor made from beam and block. Other construction methods with less embedded carbon need to be encouraged.
    - Factory building – improved tolerances lead to greater consistency and airtightness, but need controlled ventilation.
    - Home Office / home working to reduce travel.
    - Council housing for rent can be built to standards set by the council, so can be zero carbon, total of rent and energy use over the life of the building should be less than a standard build.
- Measure and implement Carbon Emission targets for all new developments. That is current Building Regulations + Local Plan policy S7 Carbon Emission Targets. A minimum 20% better than current building regulation for all new developments should be introduced immediately. Work with other Planning Authorities to achieve changes.
- **Growth**: We reject the idea that growth is always good, purely in and of itself. Population and economic growth bring fresh burdens, more pressure and increased statutory duties. No district in Britain has ever expanded its way out of difficulty. Growth is, by its very nature, unsustainable and should happen only by regretful necessity and not by aspirational projects. Our love of growth must be redirected towards a growth in reallocated space, in finding more strategic building solutions, in finding hole-and-corner and infill sites, and in building bus and cycle networks that will open up our villages. Our district has neglected places that need growth and need people; this must be done bespoke and with care. We can no longer lay down new housing estates like carpet.
    - We need a total change of mindset
- **Housing Need**: There is an imperative to meet the genuine local need rather than the current perceived housing needed. As part of the CC Emergency TDC, in the interests of future generations, cannot simply accept government dictated targets. The council needs to aim for a justifiable and true target that does not perpetuate the overprovision Whitehall demands. This should be done as a matter of course as part of a true Climate Change Emergency.

    - A new reduced housing number target needs to be adopted as a matter of urgency
- **Existing Builds:** A priority should be retro-fitting existing buildings and houses where possible rather than encouraging new builds. All windfall developments should be included in any housing number calculations. Through planning regulations and building control they should be required to attain the lowest carbon impact possible. Developers, architects and builders must be told that Code 6 is now standard.
    - Retrofit existing buildings to lowest carbon impact possible
    - Include windfalls in housing number calculations
- **Development**: Steps should be taken to ensure that any houses that are built are close to zero-carbon in order to avoid increasing the carbon footprint of the District. This can be done by simply following the national policy that was ditched in 2015/16. The focus of major development should be moved away from the 'garden town' idea which is based on unfettered sprawl, and back on high-density developments of several stories. Such homes are far more efficient and contribute far less per person to the world's emissions.
    - New builds to be zero carbon
    - Encourage new builds to be high density developments.

- **Site Allocation**: Brownfield sites should be allocated for high-density developments. The Local Plan should be altered to remove greenfield sites currently considered suitable for development. Town Centre living with medium-rise developments of between 4 and 11 storeys, should be actively promoted and supported. Residential developments should take precedent over allowing charity shops to proliferate. Town centres should again become vibrant residential hubs, alongside retail and work spaces.
    - Review Local Plan to focus on Brownfield sites for high-density developments.
    - Remove high impact greenfield sites from Local Plan
    - Encouraged town and village centre living to regenerate dying high streets.
- **Planning Applications:** Planning applications and proposals must not couch every point of their proposals in 'greenwash', nor attempt to subsume concerns about the Climate Change Emergency into the body of the text. Too many applications, from within TDC and without, have been bogged down in 'green' adjectivisation and phrases such as 'climate-change mitigation', 'access to rural amenity', 'working towards a zero-carbon settlement' and – the greatest nonsense of all – 'environmental net gain'. Much of this is entirely cynical, intended to either confuse the reader or convince them that, simply by namechecking buzz words, the environmental damage associated with a project has already been fixed.
    - If something is proposed to be built then the proposer must set out in plain English what it is, what its dimensions are and all other pertinent facts in plain English without closed-shop abbreviations, acronyms and bluster but in clear, unvarnished detail. The manner in which the development can mitigate its effect on the environment must be set out by itself at the end, in a different and distinct paragraph.
    - Remove greenwash from Planning Applications
    - Take advice from ClientEarth on how objectives for 'green credentials' can be firmed up in favour of a CC Emergency rather than allowing developers to play the system.
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## 4.2 Existing Buildings and Infrastructure

- Publish and act on plan to achieve Zero Carbon emissions from total TDC estate by 2025.
- Introduce policies/incentives to encourage businesses and householders to reduce Carbon emissions from existing buildings and infrastructure. Make greater use of Rates and other charges/incentives available to TDC.
- Promote 52 Climate Actions eight ways you can build green. Retrofit private rented accommodation, council homes and housing associations, schools and public and community buildings https://www.permaculture.org.uk/practical-solutions/retrofitting
- Hemp housing community land trusts for carbon sequestration and support for innovative sustainable building materials with support from HempTank
- Work with architects like Gale and Snowden who design 'Bespoke architecture and engineering to create healthy buildings and living spaces with minimal environmental impact, low energy consumption and integrated landscapes'. They have designed a number of buildings for Exeter City Council http://www.ecodesign.co.uk/projects/residential.html
- More financial help from Govt to retrofit insulation.
- Council retrofit scheme investing and retrofit of older properties taking a lien on the property and recouping on sale of property.
- The majority of buildings are already existing. The energy efficiency of these needs to be improved Determine the energy efficiency of existing builds by:
- Database of SAP energy efficiency reports. Build a map of building energy efficicncy.
- Encourage participation in home energy pack.
- Gradual improvement identifying the worst performing elements and then improving by further insulation or replacement. How is this funded?

## 4.3 Primary Energy Generation

- Define meaningful and verifiable Carbon offsetting mechanisms when these are used to achieve Carbon emission targets
- Review and revise policies on renewables so that local community ownership is promoted and regulatory obstacles are overcome. Enabling Local balancing will be critical in decarbonising the economy through electrification.
- Photo-voltaic systems on buildings - enforce a site survey for all new builds and retrofits to check the viability of installing PV and other renewable-systems. Seeing local buildings having entire roofs taken off, and new builds go up with zero consideration for angling roofs for PV or installing any renewables-systems is not forward-thinking.
- Solar panels as a requirement on all new industrial buildings.
- Solar panels on all new houses that faced right way.
- Developers to offer the incentive, to anyone buying off plan, of solar panels available AT COST with the installation being done at time of roofing for free.
- encourage green 'off-grid' energy solutions for all planning applications - especially large projects that have stalled due to insufficient grid capacity.
- Solar panels on the roof of the Newton Abbot multi-storey car park.
- Restore Bradley Lane leat and use it to generate power.
- Make policy supporting on-shore wind power in the new local plan.
- Local Energy generation:
    - Can Newton Abbot be more self-sufficient in energy?
    - Micro-generation in practice is PV which is good for sunny days in the summer.

  - Wind is productive when wind speeds are higher, more likely to be in winter.
  - Wind is not effective in a domestic installation because:
  - Dwellings are not sited in areas with high wind speeds.
  - Wind turbines perform best where wind flow is not turbulent.
  - Power generation is proportional to the cube of wind speed, so a speed of 7 metres/sec will generate 2.75 times more energy than a speed of 5 metres/sec. Speeds in Newton Abbot are around 5 metres/sec, there are few sites in Teignbridge with an average of 7 metres/sec (example Haldon Hill).
  - A large well sited turbine can generate with 2.5 – 3 MW capacity can generate 6Million kWH per year, enough for 1500 average houses. (Teignbridge has about 54,000 houses), so would need 36 such wind turbines. 36 3MW turbines is a capacity of 108MW. 4MW of generation requires an acre of land (US figures), so a farm of 27 acres would be required. This could be on or off shore.
  - Local Energy tax?
- Working with WPD:
  - Flexibility – WPD is currently procuring 16mW (2618 mWH) of flexibility in Newton Abbot 16mW of flexibility. Partipants will make between £1500 and £6000 per mWH they make available per year. Flexibility can be either demand turn down, or battery storage.
  - 1st July CMZs with requirements published on WPD site.
  - 12th August ITT issued to all participants accepted onto the DPS.
  - 20th September ITT Deadline
  - 7th October – Procurement results.
  - API link provided by participant must provide asset response within 15 minutes.
  - Tender currently lasts for a year.
  - Flexibility – battery (zone type Dynamic) is availability 3pm – 9pm Monday – Friday
  - Flexibility – turn down (zone type secure) is demand turn down 5pm – 7pm
  - Assets can be aggregated – so a number of households with batteries could be aggregated.
  - **Energy Local** a club based around a generator and a number of consumers, consumers with a zone
  - pay the generator price for electricity, when they are generating.
- Local Digital Manufacturing:
  - build locally to demand
  - designs distributed in digital form from anywhere in the world

## Section 5. **Appendix: Public inputs not yet categorised**

- Consider how TDC Commercial Services and investment strategies might promote green businesses - setting up such ‘spin-off’ joint-owned commercial enterprises as are appropriate in order further green agenda while at the same time raising revenue for TDC budget (we cannot rely on contributions from developers building large housing estates for ever!)
- Review all available carbon-reduction strategy papers/approaches in the UK that discuss how local authorities might act - pulling out any appropriate to Teignbridge - *it is seldom necessary to re-invent the wheel!*