

Briefing note – Draft Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document (SPD)

Place-Making and Innovation Executive Advisory Board

1 June 2020

1. Purpose of briefing note

- 1.1 The purpose of this note is to brief the Place-Making and Innovation Executive Advisory Board on the draft Climate Change, Sustainable Design, Construction and Energy Supplementary Planning Document (the 'SPD') and to ask for their comments on the draft document.

2. Background

- 2.1 On 25 April 2019, the Council adopted the Local Plan: strategy and sites (LPSS). The LPSS document is a Development Plan Document (DPD) and as such forms part of the Council's 'development plan' alongside extant (non-superseded) policies from the Local Plan 2003, Surrey Waste and Minerals plans, Policy NRM6 of the South East Plan and any adopted neighbourhood plans. Planning decisions must be taken in line with the development plan unless material considerations indicate otherwise.
- 2.2 Supplementary planning documents (SPDs) should build upon and provide more detailed advice or guidance on policies in an adopted local plan. As they do not form part of the development plan, they cannot introduce new planning policies into the development plan. They are however a material consideration in decision-making. The Council is intending to prepare and adopt a number of SPDs to supplement the adopted LPSS.

3. Scope of the SPD

- 3.1 The SPD provides detailed formal guidance on LPSS Policy D2: Climate Change, Sustainable Design Construction and Energy which sets out sustainability requirements for new development covering:
- efficient use of natural resources and waste reduction,
 - low energy design and construction,
 - a minimum 20 per cent reduction in operational carbon emissions, measured against national maximum standards (building regulations)
 - design for sustainable lifestyles,
 - climate change adaptation, and
 - low and zero carbon energy
- 3.2 It also provides guidance on elements of policies D1: Place shaping and Policy P4: Flooding, Flood Risk and Groundwater Protection Zones where they address 'Building for Life' design guidelines, passive solar design and Sustainable Drainage Systems. Section 2 of the SPD lists the relevant policy that the SPD supplements.
- 3.3 The initial preparation of the SPD was informed by a consultation process with internal Council stakeholders who have a role or specialism relating to climate change and sustainable development, and/or are involved in the delivery of development; director

of strategic services, new build development team, development management team, energy supervisor.

4. Role of the SPD

- 4.1 The SPD will be a material consideration in determining the planning applications. It will contribute towards achieving the standards for sustainable development set out in the LPSS.
- 4.2 Its primary aim is to ensure that planning decision makers receive adequate and robust information from applicants for planning permission. This means that decision makers will be able to judge whether LPSS policies have been complied with. It achieves this by setting out:
 - a methodology for producing energy statements, including the correct process to calculate carbon emissions reductions when measured against a baseline of Building Regulations minimum standards,
 - guidance on the content that must be included in sustainability statements, and
 - a questionnaire for non-major developments that, when completed, provides enough information for decision makers to determine whether policy has been met.
- 4.3 It also provides general guidance on sustainable design and construction in order to guide development to sustainable outcomes.
- 4.4 The SPD cannot go beyond the role of providing guidance for adopted policy; for example, it cannot improve standards for carbon performance set out in the local plan. It also cannot address any matters that are not considered when planning permission is sought; for example, it cannot address measures that improve the energy efficiency of the existing building stock as these measures generally do not require planning permission (and are not therefore subject to the requirements of adopted policy).

5. Process and next steps

- 5.1 The draft SPD was recently out for consultation. Consultation was carried out over a 4-week period from 2 March to 30 March 2020.
- 5.2 All representations that were received as part of the consultation will be considered and necessary amendments will be made to improve the document. The final SPD will then be recommended for adoption by the Council's Executive. This process will be undertaken as quickly as possible to ensure that the document can be used in the decision-taking process as soon as possible.

6. Recommendations or actions required

- 6.1 EAB are recommended to provide comments to be considered by officers as part of the consultation process.