



Sustainable Design and Construction Checklist SPD

Consultation Statement October 2016

Prepared in accordance with regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012

Purpose and background

This Consultation Statement has been prepared in accordance with Regulation 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 which requires, alongside the publication of a draft SPD, a statement setting out:

- The persons the local planning authority initially consulted when preparing the SPD;
- A summary of the main issues raised by those persons; and,
- How those issues have been addressed in the SPD.

This statement sets out details of the consultation that has taken place to-date which has informed the development and refinement of the Supplementary Planning Document (SPD). It provides details of the initial consultation that has taken place during the preparation of the draft SPD, including details of how, when and with who this consultation took place; the main issues that were raised and how they have been addressed. It also sets out details of the proposed formal public consultation, including who will be consulted, and how these comments will be addressed in the final version of the SPD that will be adopted in the future.

The Planning and Compulsory Purchase Act 2004 enables SPDs to be prepared to expand upon existing planning policy. The preparation of an SPD is not a statutory requirement, but a decision for each Planning Authority based upon demands for further information to assist in helping to bring forward sustainable development. In this case, Stroud District Council considers it necessary to prepare a Sustainable Construction and Design SPD to provide detailed guidance of what is required by the checklist that will accompany Delivery Policy ES1 of the Stroud District Local Plan. The SPD provides a user-friendly guide to assist applicants in making better planning applications and to think of the development process from initial concept thinking to physically building on the ground. It is intended to help the general public and other stakeholders to gain a better understanding of sustainable construction and design techniques.

The SPD does not create new policy, but expands upon the Council's existing relating to a checklist that will assist implementation of Delivery Policy ES1 of the Stroud District Local Plan. Delivery Policy ES1 was subject to public examination as part of the Local Plan process. Early checklist drafts were considered by that Inspector. Comments received on the preparation of these documents have fed into the development of the SPD. In addition, informal external consultation was undertaken during 2013 as part of the drafting of the SPD. This consultation is summarised in the following table.

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Body/persons consulted	Date	Summary of main issues raised	How the comments were addressed in the document
The Environment Agency (EA)	27 th July 2011 and 9 th July 2011	Need to review policy aspects in light of representations made regarding carbon footprint, water resources, sustainable drainage, recycling and use of BREEAM and Code for Sustainable Homes standards.	The Council looked at a range of Codes and Standards being adopted elsewhere in the country in Local Plans in respect of carbon footprint. The Council used this research to formulate a policies consultation 27 TH March – 8 th May 2013 of which Delivery Policy ES1 – Contributing to a low carbon future sought to mitigate and adapt to climate change.
Building Research Establishment (BRE)	25 th March 2013	Seminar given by Chris Cousins, Local Government Liaison Manager for BRE Global regarding BREEAM and the Code for Sustainable Homes	A model planning policy was presented which has been successfully adopted at Dover, Brighton and elsewhere. The Council adapted some of the wording for Policy ES1 – Contributing to a low carbon future.
Green Party Representatives	8 th July 2013	Explore opportunities for Local Plan to move to a low carbon future.	Delivery Policy ES1 – Contributing to a low carbon future was further reviewed to mitigate and adapt to climate change.

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The Environment Agency (EA)	24 th March 2014 and 9 th October 2014	EA emphasised the importance of policy being in conformity with the NPPF and gave examples of good practice they had encountered elsewhere at Wyre Forest for example.	The Council reviewed policy wording in light of representations received and in the context of the NPPF.
The Environment Agency (EA)	March 2015	Consultation on Post Submission modification of ES1 Sustainable Construction and Design	Consultation followed a fundamental review of technical housing standards, where the government had withdrawn the Code for Sustainable Homes. Planning authorities were not to set in their emerging Local Plans any additional local technical standards or requirements relating to the construction, internal layout or performance of new dwellings. The Council therefore drafted a new Policy ES1 (see Proposed Changes PSC087) whose focus was changed from strict technical standards, and to accord with the NPPF paragraphs 95, 174 and 177 and the Ministerial Statement in March 2015. The Policy then sought to guide sustainable construction and design principles The policy intends to be responsive to people's needs and offer choice in sustainable design solutions, whilst promoting and integrating health and well-being matters. The checklist referred to will seek to ensure that sustainability considerations are taken fully into account.

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Building Regulations & Planning Officer Meetings	29 th August 2014, 25 th November 2014, 5 th February 2015, 12 th March 2015 & 15 th April 2015..	Check re-drafting of Policy ES1. Need to ensure full compliance with current Building Regulations and good design principles (from a planning perspective).	The Council checked a new Policy ES1 to guide sustainable construction and design principles The policy intends to be responsive to people's needs and offer choice in sustainable design solutions, whilst promoting and integrating health and well-being matters. The checklist referred to will seek to ensure that sustainability considerations are taken fully into account.
Building Regulations & Planning Officer Meetings	20 th May 2015 & 17 th August 2015	Development of a checklist which incorporated latest Building Regulations.	Checklist initially devised to give Local Plan Inspector a flavour of what a checklist could cover. These Meetings further developed the concept.

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The Local Plan Inspector.	2 nd November 2015	SDC has drafted a new Policy ES1 and amended supporting text to better accord with NPPF (95, 174, 177) and reflect the withdrawal of the Code for Sustainable Homes; a further amendment addresses energy efficiency and housing standards [These amendments are needed to ensure that the policy is sound and consistent with the latest Government policy. Reference is also made to a “check-list”, to ensure that sustainable construction is addressed at the outset; these draft check-lists introduce nothing that is not required under current national legislation/Building Regulations. These principles were taken forward in continued drafting of the checklist.
Gloucestershire Wildlife Trust	14 th March 2016	Wish to explore Green Infrastructure aspects in light of their work on producing a GI Accreditation Model.	GWT exploring accreditation model for Green Infrastructure. This accreditation model is still under development and not yet available. This Council will review GI model when accreditation model is complete & in public arena. Many aspects are already included in the checklist topics.
Planning Review Panel (PRP)	19 th April 2016, 19 th July 2016 & 6 th September 2016	Debate on purpose and use of a checklist. Concern at length of checklist and risk of greater regulation or bureaucracy. Desired a shorter version and simplified format. Welcomed work with Building Regulations Officers. Need to look at car charging aspects and health and well-being.	The purpose of the checklist has been clarified to focus on assisting applicants to think about the whole development process and to integrate planning guidance with building regulations more effectively. It also seeks to fill the gap created through the loss of the code for sustainable homes on issues such as rainwater harvesting and bike or bin storage for example. Further amendments were made to produce a simplified version of the checklist.

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Environment Committee	15 th September 2016	Councillors asked for changes to refer to electric car charging; opportunities for fish passage; and photovoltaic cells and energy storage.	Strategic Director was given delegated authority to make these amendments and to go out to public consultation on the checklist. These amendments have been incorporated in to the document for public consultation.
Arboricultural Officer	15 th September 2016	Agreed aspects covered in Checklist and asked for British Standards reference on tree works for Q.7.	Incorporated as part of Strategic Director delegated authority to make minor changes to checklist.

Proposed formal consultation on the draft SPD

On the 15th September 2016 the Council approved the draft SPD for formal public consultation. The draft SPD will be published for a 6 week consultation period, commencing on the 9th November 2016 until the 21st December 2016. The draft SPD will be made available for public inspection by the following means and/or at the following locations:

- The Stroud District Council website, consultation page – www.stroud.gov.uk/checklistconsultation

Hard copies of the Draft SPD are available to view at:

Stroud District Council offices, Ebley Wharf, Stroud GL5 4UB. Opening hours: Monday - Thursday 8:45am - 5:00pm, Friday 8:45am - 4:30pm.

Town and Parish Council offices that open to the public, during normal opening hours: Berkeley, Cainscross, Cam, Chalford, Dursley, Minchinhampton, Nailsworth, Painswick, Rodborough, Stonehouse, Stroud, Upton St Leonards, Wotton.

Public Libraries during normal opening hours: Berkeley, Brockworth, Dursley, Nailsworth, Minchinhampton, Miserden, Quedgeley, Stonehouse, Stroud, Wotton.

The Tourist Information Centre Subscription Rooms, George Street, Stroud GL51AE. Opening hours: Monday to Saturday 9:00am - 5.00pm.

Representations on the Draft SPD are invited by **5pm 21st December 2016**. Representations should be made in writing, by email to local.plan@stroud.gov.uk or sent to: **ES1 checklist SPD consultation, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB.**

Copies of all comments (including your name but excluding addresses, e-mail addresses and telephone numbers) will be made available for the public to view and therefore cannot be treated as confidential. For any further enquiries, please contact the Planning Strategy Team on 01453754143

All responses will be considered by the Council before a final version of the SPD is approved in 2017.

Conclusion

The production of the Delivery Policy ES1 Checklist SPD has involved significant early consultation, and this will be on-going throughout the next stage of formal consultation. This early consultation has directly influenced both early development and later refinement of the document. The process has complied with the relevant Government Regulations to date.