

**STROUD DISTRICT COUNCIL
ENVIRONMENT COMMITTEE**

**AGENDA
ITEM NO**

16 FEBRUARY 2017

8

Report Title	ADOPTION OF DELIVERY POLICY ES1 CHECKLIST
Purpose of Report	To approve the adoption and implementation of Delivery Policy ES1 Checklist as a Supplementary Planning Document (SPD).
Decision(s)	Committee RESOLVES to:- Adopt the Delivery Policy ES1 Checklist as set out in Appendices A-C as Supplementary Planning Document (SPD)..
Consultation and Feedback	Delivery Policy ES1 was subject to Examination as part of the Local Plan process. Early checklist drafts were considered by the Inspector. Informal consultation has been undertaken with the Planning Review Panel and with relevant Council services. Formal Public Consultation took place 9 th November 2016 until 21 st December 2016 and responses have been considered here.
Financial Implications and Risk Assessment	There are no direct financial implications arising from this report. Adele Rudkin, Accountant Tel: 01453 754109 Email: adele.rudkin@stroud.gov.uk
Legal Implications	The ultimate adoption of the check lists should assist in reducing the incidence of unnecessary planning appeals. Karen Trickey Legal Services Manager and Monitoring Officer Tel: 01453 754369 Email: karen.trickey@stroud.gov.uk
Report Author	Conrad Moore, Principal Planning Officer, Planning Strategy. Tel: 01453 754328 Email: conrad.moore@stroud.gov.uk
Options	Options are: 1. Approve the checklist as proposed; or 2. Amend the contents of the & adopt on an alternative date, or 3. Decline adoption as SPD.
Performance Management Follow Up	The results of public consultation are published here and proposed changes incorporated where necessary. The checklist will be subject to regular review and monitoring as the legislative context and

	basis may change in the future. In that scenario the SPD will be subject to future reports to both Planning Review Panel and Environment Committee
Background Papers/ Appendices	Background papers Appendix A – Introduction to the Checklist Appendix B – Housing Sustainable Construction Performance Checklist Appendix C – Non-Domestic Building Sustainable Construction Performance Checklist Appendix D – Consultation Statement Report

1. BACKGROUND

- 1.1 The Sustainable Construction Checklist was produced to help applicants consider issues related to sustainable construction and design early in the development process thinking. The purpose of the Checklist is to advise and inform developers on a range of sustainability issues potentially relevant to their development. This approach should enable many building works to make an increased contribution to sustainable construction and design in accordance with Delivery Policy ES1 of the Local Plan.
- 1.2 It is important that developers consider the Checklist matters at an early stage of development thinking in order to incorporate provision for sustainability as easily as possible into their design options. This approach should ensure viability for sustainability solutions and avoid the need for costly late-stage design alterations. Additionally it provides a range of options of how sustainable construction and design can be delivered. Addressing these matters in design terms should also assist to ensure Local Plan policy compliance across a range of matters and also to address current Building Regulations requirements. In this way the checklist should enable a smooth process between the expectations of Planning and Building Regulations by taking a more holistic approach to the development process. Early decisions about sustainable construction and design of new buildings can reduce energy use, conserve water and assist in the recycling of materials together with wellbeing and supporting healthier lifestyles.
- 1.3 The Local Plan Inspector in 2015 considered that the new Policy ES1 and amended supporting text accorded with the NPPF paragraphs 95, 174, 177 to support the move to a low carbon future and reflect the withdrawal of the Code for Sustainable Homes. The Inspector in paragraph 187 of his report stated that *“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.”* This principle has been taken forward and underpins the advice provided.
- 1.4 Public consultation on the proposed SPD took place from 9th November 2016 until 22nd December 2016. A total of 16 responses were received from a variety of sources ranging from developers to public to statutory bodies. The majority were supportive of the proposed checklist approach. A number went further and suggested some modifications to add detail and clarity to the checklist content and supporting information. Changes have been incorporated into the

documentation in response to the consultation where necessary. The revised documents are set out in Appendices A-C and the reasoning is set out in Appendix D.

- 1.5 The Checklist should help create better places and townscapes which will adapt to climate change as well as mitigate its effects. With its implementation the Checklist can raise awareness of issues thereby possibly improving the cost efficiency of buildings, potentially minimising environmental impact and improving the quality of life for residents and workers in Stroud District.

2. SUMMARY OF CHECKLIST APPROACH

- 2.1 The Sustainable Construction Checklist comprises three documents that can be used as information alerts to address sustainable construction and design options. The first one is a broad introduction to the concepts that underpin the Local Plan policies and strategies. The second is the Checklist for housing and the third is the Checklist for non-domestic buildings.
- 2.2 These Checklists are intended to assist consideration for the following classes of development:
 - All new residential development providing 1 or more new dwellings (including conversion and/or sub-division that create one or more new dwellings).
 - All new non-residential development providing 100m² or more floor area.

A completed Checklist should accompany all relevant planning applications or, alternatively, responses can be incorporated into a wider design and access statement. Other classes of development which require planning permission but do not fit into these categories such as extensions or retrofits of residential or non-residential development are encouraged to still address the Checklist matters as far as possible.

- 2.3 Officers will monitor the implementation of the Checklist and will explore future opportunities to develop an accreditation or awards scheme around best practice. Such an approach may help inform potential house purchasers or investors with an opportunity to compare and contrast development qualities/merits and understand any cost implications between different development sites from the design solution selected by the developer.

3 FINANCIAL BENEFITS OF SUSTAINABLE CONSTRUCTION & DESIGN

- 3.1 The specific environmental benefits of the measures included in the Checklist are discussed above. The financial benefits also provide a key consideration in choosing to build more sustainably. In terms of initial build cost, designing with an aim of creating an energy efficient building can make it easier and cheaper to meet increasingly stringent Building Regulations targets under Part L. Adopting a best practice approach to energy efficiency will help those involved in construction stay ahead of the game for meeting these targets as they continue to tighten, as well as allowing designers to develop means of meeting these targets more cost-effectively.

- 3.2 Energy efficiency measures will translate directly into lower fuel bills for residents and occupiers. With fuel prices expected to rise in the coming years, those enjoying the benefits of low fuel bills will have their costs future-proofed against these price rises, helping to maintain income levels.
- 3.3 Reducing water consumption will also translate directly into lower water (and fuel) bills for residents and occupiers. Improved awareness of water consumption will help occupiers to proactively reduce their usage and associated bills.
- 3.4 It is often more difficult and expensive to provide energy efficiency improvements to existing buildings. By incorporating these measures into current developments, we will create a building stock that will have a significantly reduced need of refurbishment and retrofit, and thus improve the lifetime of our buildings.
- 3.5 Research suggests that improvements in indoor air quality resulting from sustainable building techniques and the use of better materials, improves health of residents and workers, corresponding to increased productivity - BRE (2010). *Indoor air quality: Assessment and evaluation of indoor air quality.*
- 3.6 By stimulating the market in sustainable construction products, Stroud District can also contribute towards developing the market in these products, higher standards of certification and lower costs for developers.