

REPORT TO: Climate and Environment Advisory Committee 7 May 2019
LEAD CABINET MEMBER: Councillor Tumi Hawkins
LEAD OFFICER: Stephen Kelly, Joint Director for Planning and Economic Development Cambridge and South Cambridgeshire

Greater Cambridge Sustainable Design and Construction Supplementary Planning Document

Executive Summary

1. The Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) is being prepared to provide guidance on the implementation of policies related to climate change and sustainable design and construction within the adopted South Cambridgeshire and Cambridge Local Plans in order to support the Greater Cambridge growth agenda and delivery of sustainable development.
2. This report provides an outline of the SPD in terms of the issues that it will cover, structure of the document, and the next steps in the development of the document.

Recommendations

3. The Climate and Advisory Committee is invited to:
 - (a) Note and comment on the proposals for the Greater Cambridge Sustainable Design and Construction SPD as detailed within this report.

Reasons for Recommendations

4. The above recommendation is required to ensure that the Climate and Environment Advisory Committee is updated on progress with the preparation of the Greater Cambridge Sustainable Design and Construction SPD. It also provides an opportunity for the Climate and Advisory Committee to comment on the proposals for the SPD as part of the wider process towards approval for consultation.

Details

5. The planned growth for Greater Cambridge provides an exciting opportunity to create sustainable and vibrant new communities that contribute to meeting national targets set out in the Climate Change Act and the principles set out in the Cambridgeshire Quality Charter for Growth. Section 4 of the South Cambridgeshire Local Plan contains a suite of policies related to climate change mitigation and adaptation which, alongside policies in the Cambridge Local Plan, will help to ensure that new development in the area reduces its environmental impact – minimising carbon emissions, flood risk, pollution and pressure on resources such as water. In order to ensure that the policies in the plan are implemented as effectively as possible, guidance is required to ensure that the correct information is submitted alongside planning applications, demonstrating how policy requirements will be met.

Purpose of the SPD

6. SPDs are documents which add further detail to the policies in adopted Local Plans. They can be used to provide further guidance for development on particular issues, although they cannot be used to introduce new planning policy requirements. They have weight as a material consideration in the determination of planning applications.
7. The Greater Cambridge SPD will provide technical guidance for developers on the information that needs to be submitted with planning applications to demonstrate compliance with adopted planning policies related to climate change and sustainable design and construction. In providing such guidance, the SPD will ensure that new development contributes to meeting the challenges posed by our changing climate including:
 - Contributing to carbon reduction targets and reducing fuel poverty;
 - Ensuring that new development is adaptable to our changing climate;
 - Ensuring that new development makes efficient use of resources;
 - Ensuring that new development contributes to the health and wellbeing of new and existing residents.
8. For the South Cambridgeshire Local Plan, the SPD will provide guidance on the following policies:

Chapter 4: Climate Change

 - Policy CC/1: Mitigation and Adaptation to Climate Change (includes requirements for submission of a Sustainability Statement. Specific reference to overheating in the supporting text).
 - Policy CC/3: Renewable and Low Carbon Energy in New Developments
 - Policy CC/4: Sustainable Design and Construction (sets water requirements for residential and non-residential)
 - Policy CC/5: Sustainable Show Homes.

Chapter 6: Protecting and enhancing the Natural and Historic Environment

 - Policy NH/4: Biodiversity (high level guidance on biodiversity and biodiversity net gain, with more detailed guidance to be included in a separate Greater Cambridge Biodiversity SPD)
 - Policy NH/15: Heritage Assets and Adapting to Climate

Chapter 9: Promoting successful communities

 - Policy SC/10: Lighting proposals
 - Policy SC/11: Noise Pollution
 - Policy SC/12: Contaminated Land
 - Policy SC/13: Air Quality
 - Policy SC/15: Odour and Other Fugitive Emissions to Air
9. Previously, guidance for these types of policies was provided in a series of separate SPDs. The benefits of bringing this guidance together in one document, is that it will enable resource efficiencies to be met in terms of reducing the need for separate consultations. It also enables the development of shared guidance where local policies across South Cambridgeshire and Cambridge correlate with one another.
10. By providing clarity to developers regarding the information that needs to be submitted with applications to demonstrate compliance with policy, the SPD will help with the determination of planning applications as it should help to reduce the number of cases where applicants are asked to submit additional information after their application has been processed. It will also help to ensure that policies are implemented as effectively as possible, by ensuring that sustainable design and construction is considered early in the design process.

11. The structure of the SPD will be as follows:
- a) Introduction – setting the context for the SPD, including relevant national and local policies. While the Council’s ambitions for zero carbon development will be included within this introduction, guidance on delivering zero carbon development will not be included in this SPD. In line with national policy, the SPD can only provide guidance on existing policies, and cannot be used to set new policies. Delivery of net zero carbon will be addressed through the development of the Joint Greater Cambridge Local Plan;
 - b) The importance of urban design – a section outlining the importance of integrating sustainable design and construction with urban design to ensure the delivery of high quality new development and to maximise the opportunities to enhance the environmental performance of new development.
 - c) Policy implementation – technical guidance on the information that needs to be submitted alongside planning applications to demonstrate compliance with the policies listed in paragraph 8 above. This will include guidance on how to prepare an Energy Statement and the technologies that will be considered to meet the Council’s requirement for all new development to deliver on-site renewable or low carbon energy. Guidance is also being prepared on the various ways in which new developments can integrate climate change adaptation measures, giving consideration to issues such as the role of green infrastructure, measures to design out the risk of overheating and the role of cool materials. Guidance on biodiversity includes links to various toolkits that have been developed to assist developers in delivering biodiversity net gain, including the Developing Nature Toolkit, developed by the Natural Cambridgeshire Local Nature Partnership, while environmental health guidance will include measures that developments can integrate to reduce the air quality impacts of new developments.
 - d) A section on further approaches to sustainable design and construction. The purpose of this section is to encourage developers to go further than current policy requirements, particularly for strategic sites and new settlements that have policy requirements to demonstrate excellence in sustainable development. This section will give developers pointers towards areas that could be considered as demonstrating excellence, for example health and wellbeing, modern methods of construction and supporting low carbon lifestyles by, for example, integrating food growing opportunities into new developments.
 - e) Appendices – the SPD will include a series of appendices including a sustainability checklist, proformas for the submission of carbon calculations and guidance on environmental health matters such as emissions standards for gas Combined Heat and Power.

Next steps

12. Development of the SPD is progressing with input from officers across the Greater Cambridge Shared Planning Service as well as other services including the Sustainable Communities team and Environmental Health officers. In terms of the committee process towards approval for consultation on the SPD, this is outlined in the table below.

South Cambridgeshire Committees	
EMT	24 April 2019
Climate and Environment Advisory Committee	7 May 2019
Scrutiny & Overview Committee	13 June 2019
Cabinet	1 July 2019
Cambridge Committees	
Planning and Transport Scrutiny Committee	25 June 2019
Consultation	
July – September 2019	

13. At their meeting on the 1 July 2019, cabinet will be asked to approve the draft SPD for consultation. Consultation will then take place between mid-July and mid-September 2019. While the minimum statutory timeframe for consultation on SPDs is between 4 and 6 weeks, due to the summer holidays it is proposed that the consultation be extended to 8 weeks.
14. Following on from consultation, officers will consider the consultation responses received and whether any changes are needed to the SPD, before the document is brought back to cabinet for adoption, which is currently proposed to take place in January 2020. It is proposed that the SPD should come back to this advisory committee after consultation so that the outcomes of the consultation can be considered.

Implications

15. In the writing of this report, taking into account financial, legal, staffing, risk, equality and diversity, climate change, and any other key issues, the following implications have been considered:-

Financial

16. The preparation of the Greater Cambridge Sustainable Design and Construction SPD has been included in planned budgets.

Legal

17. The legal implications of preparing these documents has been considered in the writing of this report.

Staffing

18. There are no significant staffing implications, with development of the SPD being dealt with using existing staff resources.

Risk

19. There are no significant risk management implications.

Equality and Diversity

20. These SPD will require an Equalities Assessment to be undertaken as part of its preparation.

Climate Change

21. These plans will play an important role in planning for climate compatible development, helping to support the implementation of relevant policies in the adopted South Cambridgeshire Local Plan.

Consultation responses

22. Consultation will take place for 8 weeks between mid-July and mid-September subject to approval for consultation at Cabinet.

Effect on Council Priority Areas

- **Growing local businesses and economies**

23. Not directly relevant.

- **Housing that is truly affordable for everyone to live in**

24. By ensuring that new homes are built to the highest possible sustainability standards, and incorporate renewable energy technologies and water saving devices, this can help to ensure that homes remain affordable not just to buy but to also live in by reducing energy and water bills.

- **Being green to our core**

25. The SPD will provide guidance on the implementation of policies related to climate change and sustainable construction, helping to ensure that all new development plays a role in responding to our changing climate and meeting national targets for carbon reduction.

- **A modern and caring Council**

26. Not directly relevant.

Report Author: Emma Davies – Senior Sustainability Officer (Design and Construction), Greater Cambridge Shared Planning Service
Telephone: (01223) 457170