

REPORT TO: Cabinet 1 July 2019

LEAD CABINET MEMBER: Councillor Tumi Hawkins

LEAD OFFICER: Joint Director for Planning and Economic Development

**GREATER CAMBRIDGE SUSTAINABLE
DESIGN AND CONSTRUCTION
SUPPLEMENTARY PLANNING DOCUMENT – DRAFT FOR CONSULTATION**

Executive Summary

1. This report presents the draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) for consultation purposes. The 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. The document has been prepared by officers from across the Greater Cambridge Shared Planning Service as well as other services including the Sustainable Communities team. Where possible guidance from existing documents such as the South Cambridgeshire District Design Guide (2010) and the Cambridge Sustainable Design and Construction SPD (2007) has been reused and updated where appropriate, with new guidance prepared for topics not covered in these documents.
3. A public consultation is proposed to take place commencing on the 15 July and running until the 23 September 2019. The statutory minimum period for consultation on an SPD is six weeks, but as this consultation period runs over the summer holidays it is proposed that it is extended so as to allow everyone an opportunity to respond.

Key Decision

4. This is a key decision that was first published in the April 2019 Forward Plan.

Recommendations

5. That Cabinet:
 - a) Agree the content of the Draft Greater Cambridge Sustainable Design and Construction SPD (Appendix A);

- b) Approve the draft SPD for public consultation in accordance with Regulation 13 of the Town and Country Planning (Local Planning) (England) Regulation 2012 for the period between the 15th July to the 23rd September 2019;
- c) Approve the consultation arrangements set out in paragraphs 12 and 13 of this report;
- d) Delegates authority to the Joint Director of Planning and Economic Development in liaison with the Deputy Leader, to agree the Statement of Consultation and draft Strategic Environmental Assessment (SEA) and draft Habitats Regulation Assessment (HRA) Screenings Reports for consultation alongside the draft SPD;
- e) Delegates authority to the Joint Director of Planning and Economic Development in liaison with the Deputy Leader to make editorial changes to the Draft Greater Cambridge Sustainable Design and Construction SPD and supporting documents prior to the commencement of the consultation period in regard to minor amendments and factual updates.

Reasons for Recommendations

- 6. Following adoption of the South Cambridgeshire Local Plan in September 2018, further guidance is required on the implementation of policies related to sustainable design and construction, biodiversity and environmental health. This is to ensure that the policies in the Local Plan are correctly implemented and that appropriate evidence of compliance is submitted with planning applications. It is now recommended that the draft Greater Cambridge Sustainable Design and Construction SPD is published for consultation.

Details

- 7. The planned growth of 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. Chapter's 4, 6 and 9 of the South Cambridgeshire Local Plan contains a suite of policies related to climate change mitigation and adaptation, biodiversity and environmental health issues such as air quality and land contamination 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.
- 8. The Draft Greater Cambridge Sustainable Design and Construction SPD has been developed with input from officers from across both South Cambridgeshire District Council and Cambridge City Council, as well as input from Councillors through consideration at the Council's Climate and Environment Advisory Committee. Further detail on this input will be included within the Statement of Consultation, which will be published alongside the consultation documents. The SPD provides 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;
- Ensure that new development protects and enhances the areas biodiversity.

9. For the South Cambridgeshire Local Plan, the SPD provides guidance on the following policies:

Chapter 4: Climate Change

- Policy CC/1: Mitigation and Adaptation to Climate Change
- Policy CC/3: Renewable and Low Carbon Energy in New Developments
- Policy CC/4: Sustainable Design and Construction
- Policy CC/5: Sustainable Show Homes.
- Policy CC/6: Construction Methods

Chapter 6: Protecting and enhancing the Natural and Historic Environment

- Policy NH/4: Biodiversity
- Policy NH/15: Heritage Assets and Adapting to Climate Change

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

10. Guidance in the SPD takes the form of details of the documents that need to be submitted with planning applications and the information to be included in those documents. Proformas to be used to provide information such as carbon calculations and air quality information are included alongside a sustainability checklist to be submitted with applications to demonstrate how meeting policy requirements has been integrated into the design of new developments.

11. The structure of the SPD is 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. This section also gives consideration to the role of new development in promoting sustainable modes of transport;

- 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 9 above. This includes guidance on how to prepare an Energy Statement and 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 includes 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 includes 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.

Consultation arrangements

- 12. It is proposed that a public consultation takes place running from 15 July 2019 for to the 23 September 2019. The statutory minimum period for consultation on an SPD is six weeks, as this consultation period runs over the summer holidays it is proposed that it is extended to allow everyone an opportunity to respond.
- 13. In line with the Councils' adopted Statements of Community Involvement, the proposed consultation arrangements will be as follows:
 - Letters / e-mails including consultation details to be sent to statutory and general consultees.
 - The draft SPD to be made available to view at the following locations:
 - Online on the council's website:
 - South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA;
 - At the Cambridge City Council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 9am-5.15pm Monday to Friday.
 - An [online consultation system](#) will be available on the Council's website in order for people to respond directly via the internet. Hard copies of the response form will be made available at South Cambridgeshire Hall and Cambridge City Council's Customer Service Centre for those who do not have access to the internet.

- Alternative formats of the consultation documents will be made available upon request (e.g. braille, translations into other languages and large print).
14. Sustainability Appraisals and Habitats Regulations Assessment Screening Reports have been carried out and consulted upon for the South Cambridgeshire Local Plan and the Cambridge Local Plan. These consultations took place between 19 July and 30 September 2013. These documents, along with other supporting documents will also be made available to view during this consultation. As the draft SPD supports the South Cambridgeshire Local Plan and the Cambridge Local Plan, there is no further need to undertake a separate Sustainability Appraisal or Habitats Regulations Assessment for this document, although screening reports will be completed and will be made available during the consultation.
 15. 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 committee for adoption, which is currently proposed to take place in January 2020.

Implications

16. 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:-
17. The Council's policies related to climate change have been fully assessed as part of the preparation of the Local Plan (2018). There are no significant financial, legal, or staffing implications for the Council.

Climate Change

18. The Greater Cambridge Sustainable Design and Construction SPD will play an important role in planning for climate compatible development, helping to support the implementation of relevant policies in the adopted South Cambridgeshire and Cambridge Local Plans. While the growth of the area will inevitably lead to an overall increase in carbon and other greenhouse gas emissions, the SPD provides guidance on policies in the Local Plan that seek to reduce these impacts and increase the use of renewable and low carbon energy, sustainable modes of transport, reduce water use in new developments and also ensure that development is able to adapt to our changing climate. In doing so, it seeks to ensure that development is designed to exceed statutory minimum requirements for environmental performance set out in the Building Regulations.

Equality and Diversity

19. Consultation on planning matters will be undertaken in accordance with Equality legislation as appropriate. An Equality Impact Assessment has been carried out for the SPD (see Appendix B), which notes that given the aim of the SPD to enhance the environmental performance of new homes, including their energy efficiency, there could be positive impacts from a fuel poverty perspective amongst the following protected characteristics:
 - (a) Age;
 - (b) Disability;
 - (c) Pregnancy and maternity;

- (d) Race; and
- (e) Rurality.

Consultation responses

20. Consultation will take place from the 15 July and 23 September 2019.

Effect on Council Priority Areas

- **Growing local businesses and economies**

21. Not directly relevant.

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

22. 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**

23. 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**

24. Not directly relevant

Background Papers

South Cambridgeshire Local Plan (September 2018) -

<https://www.scambs.gov.uk/planning/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018/>

Appendices

Appendix A: Greater Cambridge Sustainable Design and Construction SPD (2019) DRAFT FOR CONSULTATION

Appendix B: Equalities Impact Assessment

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