

BODY: CABINET

DATE: 6th February 2013

SUBJECT: Sustainable Building Design Supplementary Planning Document (SPD)

REPORT OF: Senior Head of Development and Environment

Ward(s): All

Purpose: For Members to recommend approval for the Sustainable Design SPD for adoption and publication at Full Council.

Decision type: Budget and Policy Framework

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Recommendation: Cabinet recommend that the Sustainable Building Design SPD is approved for adoption and publication.

1.0 Introduction and Background

1.1 The Sustainable Building Design Supplementary Planning Document (SPD) provides detailed guidance on the acceptable design of domestic and commercial development. It expands upon new sustainability policies introduced in the Eastbourne Plan (Core Strategy). Specifically the SPD includes a new checklist to be submitted with all new planning applications, to ensure energy reduction measures and renewable energy technologies are designed into new development. The SPD seeks to minimise water consumption as well as reduce the risk of flooding and surface water run-off in new developments. Other sustainable design issues covered in the SPD include: waste recycling; air quality; transport; and the provision and protection of wildlife habitats.

2.0 Preparation of the Document

2.1 The preparation of the Sustainable Building Design SPD has been led by a steering group consisting of officers with relevant experience and expertise in this field from across the Council. The group provided detailed information to assist in the development of the SPD.

2.2 Consultants AECOM have also been involved in the development of the Sustainable Building Design SPD, by carrying out a Renewable Energy Potential Study for Eastbourne and producing draft guidance notes on Sustainable Building Design.

3.0 The Structure of the Document

3.1 The Sustainable Building Design SPD is divided into six separate sections. The complete document can be viewed in Appendix 1 attached. The policy context and the objectives of the SPD are summarised below.

3.2

1. To promote the highest practicable standard of resource and energy efficiency in new developments;
2. To provide clear guidance for developers about adapting to or mitigating the harmful impacts of climate change;
3. To improve construction techniques to reduce waste and adverse environmental impacts;
4. To encourage the use of renewable energy and reduce dependency on non-renewable energy sources;
5. To reduce the proportion of waste that goes to landfill;
6. To enhance the biodiversity and nature conservation interest of Eastbourne;
7. To promote sustainable forms of travel by encouraging the provision of high quality cycling facilities and the provision of a convenient and safe walking environment in new developments.

4.0 The Consultation

4.1 The Draft Sustainable Building Design SPD was subject to a 12 week consultation period, which ran from Friday 16th December until Friday 9th March, 2012.

4.2 The consultation period provided residents of Eastbourne, developers and stakeholders the opportunity to make comments on the SPD and consider whether or not the proposals set out were appropriate.

4.3 The representations received and the officer's responses can be found in Appendix 2 attached.

4.4 Following the consultation, the representations were considered and a schedule of proposed changes to the SPD has been produced, which is attached in Appendix 3.

4.5 The final version has been endorsed by the cross party LDF Steering Group.

5.0 Resource Implications

5.1 Financial

There are no financial implications to the Council of this report. The cost of the publication of the Sustainable Design SPD will be met from within the existing service budget.

5.2 Legal

There is no requirement for the SPD to undergo a formal examination

before adoption. However, the Town and Country Planning (Local Planning) Regulations 2012 state that once the SPD has been adopted, any person with sufficient interest in the decision to adopt the Supplementary Planning Document may apply to the High Court for permission to apply for judicial review of that decision, and that any such application must be made promptly and in any event not later than 3 months after the date on which the SPD was adopted.

5.3 Staff Resources

Officers in the Planning Policy Team will manage the production of the final version of the SPD for adoption at the same time as the Eastbourne Core Strategy Local Plan.

5.4 Equalities and Fairness Analysis

An Equalities and Fairness Analysis has been undertaken on the document, which confirms that no major change is needed, as the document is robust and evidence shows no potential for discrimination and that all opportunities to advance equality and foster good relations between groups have been taken. The analysis has been considered by the Corporate Equality and Fairness Planning Group and no adverse comments have been received.

6.0 Conclusion

- 6.1 Cabinet is requested to recommend approval of the Sustainable Design SPD for adoption and publication at Full Council.

Background Papers:

The Background Papers used in compiling this report were as follows:

- *Planning Policy Statement 12: Local Spatial Planning (CLG, 2008); and*
- *Town and Country Planning (Local Development) (England) Regulations 2004 (as amended).*
- *Eastbourne Environment Strategy 2010-2013*

To inspect or obtain copies of background papers please refer to the contact officer listed above.

Appendix 1 - Sustainable Building Design SPD (Tracked Changes)

Please note that in the interests of economy appendix 1 to the report has not been printed with the agenda. Copies have been placed in the Members' Room, at the Town Hall Reception and on the Council's website at <http://www.eastbourne.gov.uk/council/meetings/cabinet>

Appendix 2 - Table of Representations and Officer Responses for Sustainable Building Design SPD

Appendix 3 - Proposed Changes to Sustainable Building Design SPD