

**BODY:** CABINET  
**DATE:** 14<sup>th</sup> December 2011  
**SUBJECT:** Sustainable Building Design Supplementary Planning Document (SPD)  
**REPORT OF:** Senior Head of Development and Environment

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**Ward(s):** All

**Purpose:** For Members to approve the draft Sustainable Design SPD prior to the commencement of a 12-week consultation period.

**Decision type:** Budget and Policy Framework

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**Recommendation:**

1. Cabinet recommend that the Draft Sustainable Building Design SPD is approved prior to the commencement of a 12-week consultation period; and
2. To delegate authority to the Senior Head of Development and Environment in consultation with the Lead Cabinet Member to make minor amendments before the commencement of the 12-week consultation period.

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## **1.0 Introduction and Background**

1.1 The draft 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 emerging Eastbourne Plan (Proposed Submission Core Strategy). Specifically the SPD requires all planning applicants to submit a new checklist to show how they will make their development as sustainable as possible. The SPD is designed to assist applicants in the consideration of a number of sustainable initiatives including:-

- the incorporation of energy reduction measures;
- renewable energy measures;
- minimization of water consumption;
- reducing the risk of flooding and surface water run-off;
- Improving waste recycling;
- Improving air quality;
- Using sustainable transport options;
- Provision and protection of wildlife habitats.

## **2.0 Preparation of the Document**

2.1 The preparation of the draft 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.

- 2.2 Consultants AECOM have also been involved in the development of the draft Sustainable Building Design SPD, by carrying out a Renewable Energy Potential Study for Eastbourne and producing draft guidance notes on Sustainable Building Design.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 draft Sustainable Building Design SPD is divided into six separate sections. The policy context and the key 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.

- 3.3 Section 2 of the SPD explains the rating systems and standards referred to in the Eastbourne Plan that will be used to benchmark the performance and acceptability of future development in Eastbourne. Namely the national Code for Sustainable Homes (used to assess residential development) and BREEAM (used to assess office, retail, education, industrial and healthcare buildings).

- 3.4 Section 3 provides general guidance on all aspects of achieving sustainable building design. This includes; improving energy efficiency, renewable energy technologies, water conservation, recycling, incorporating biodiversity, sustainable materials, noise minimization, air quality and transport.

- 3.5 Section 4 sets out how the Sustainable Building Design SPD will eventually be implemented, and how its effectiveness will be monitored.

### **4.0 The Consultation**

- 4.1 The Draft Sustainable Building Design SPD, will, if approved by Cabinet commence a 12-week consultation period starting on Friday 16<sup>th</sup> December until Friday 9<sup>th</sup> March 2012.

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

- 4.3 Comments can be made on any aspect of the document and all those received will be published on the Council's website.

## **5.0 Resource Implications**

### 5.1 Financial

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

### 5.2 Legal

The production of a Supplementary Planning Document is an optional requirement under the Planning and Compulsory Purchase Act 2004 (as amended in 2008).

### 5.3 Staff Resources

Officers in the Planning Policy Team will manage the consultation arrangements for the Sustainable Building Design SPD, the collection and processing of comments and the production of the final version of the SPD for adoption at the same time as the Eastbourne Plan (Proposed Submission Core Strategy).

## **6.0 Conclusion**

6.1 Cabinet is requested to approve the Draft Sustainable Design SPD prior to the commencement of a 12-week consultation period from 16<sup>th</sup> December 2011 to 9<sup>th</sup> March 2012.

### **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.