

## BARNSELY METROPOLITAN BOROUGH COUNCIL

**REPORT OF: EXECUTIVE DIRECTOR OF GROWTH & SUSTAINABILITY**

**TITLE: SUSTAINABLE CONSTRUCTION AND CLIMATE CHANGE ADAPTATION SPD**

<b>REPORT TO:</b>	<b>CABINET</b>
<b>Date of Meeting</b>	<b>2 November 2022</b>
<b>Cabinet Member Portfolio</b>	<b>Regeneration and Culture</b>
<b>Key Decision</b>	<b>Yes</b>
<b>Public or Private</b>	<b>Public</b>

### **Purpose of report**

This report seeks authority to consult on a new Supplementary Planning Document Sustainable Construction and Climate Change Adaptation

### **Council Plan priority**

Sustainable Barnsley

### **Recommendations**

**That Cabinet gives approval to consult on the Sustainable Construction and Climate Change Adaptation Supplementary Planning Document.**

## **1. INTRODUCTION**

- 1.1 The Local Plan, adopted on 3<sup>rd</sup> January 2019, contains policies to be considered when determining planning applications. A number of Supplementary Planning Documents were adopted following the adoption of the Local Plan. These contain further advice and explain how Local Plan policies will be applied.
- 1.2 It is proposed to consult on a new SPD called Sustainable Construction and Climate Change Adaptation. This will make clear what our expectations are for developments in respect of sustainability in order to ensure we are contribute towards our zero 40 and zero 45 targets.

## **2. PROPOSAL**

- 2.1 It is proposed that the draft document is approved for consultation. The Local Plan contains a number of climate change related policies and the SPD

provides further guidance on what is expected of developments in relation to these policies. It also indicates where we would welcome and encourage higher standards than those prescribed nationally. Below is a brief summary of the issues and topics covered in the draft document.

## 2.2 **Whole Life Carbon**

The SPD seeks submission of a Whole Life Carbon Assessment to support planning applications for developments of 10 or more dwellings and commercial developments of 1000m<sup>2</sup> or above. The assessment is expected to follow the Royal Institute of Chartered Surveyors (RICS) model.

## 2.3 **BREEAM certification for non- residential buildings**

The Local Plan policy CC2 Sustainable Construction requires all non-residential dwellings to be developed to a minimum BREEAM standard of 'very good'. The SPD welcomes and encourages higher BREEAM standards where possible. Proposals should be supported by preliminary BREEAM assessments at planning application stage.

## 2.4 **Future Homes Standard and Future Building Standard**

The Government has brought in the Future Homes Standard, which from 2025 will require co2 emissions produced by new homes to be 75-80% lower than homes that are built to current standards. Homes will need to be zero carbon ready with no retrofit work required to benefit from the decarbonisation of the electricity grid and the electrification of heating. The intention is to future proof new homes for low carbon heating systems and meet higher standards of energy efficiency. The Government has also set higher performance targets for non-domestic buildings (Future Building Standard), which will have to be 'zero carbon ready' by 2025. This involves uplifting minimum energy efficiency standards, uplifting minimum standards for new and replacement thermal elements (i.e. walls, floors, roofs) and controlled fittings (e.g. windows, roof-lights and doors). The SPD makes clear the national requirement and welcomes and encourages higher standards where possible.

## 2.5 **Energy efficiency and adaptation**

The SPD supports the energy hierarchy which sets the priorities as:

- Priority 1: Energy Conservation
- Priority 2: Energy Efficiency
- Priority 3: Renewables
- Priority 4: Low emission
- Priority 5: Conventional

Supporting renewable and low-carbon decentralised energy schemes is an important component of meeting carbon reduction targets, and in the short term at least, they are capable of delivering greater carbon savings quickly, given the current local planning policy framework.

## 2.6 **Sustainable Construction**

The SPD gives advice on sustainable construction materials and supports the use of sustainable natural materials and recommends that developers consider material selection early in the design process.

## 2.7 **Modern methods of construction**

The SPD contains advice on modern methods of construction which are focussed on enhancing products and processes. They aim to improve manufacture, delivery and construction efficiencies, quality, timescale and performance.

## 2.8 **The Fabric First Approach**

A 'fabric first' approach to building design involves maximising the performance of the components and materials that make up the building fabric itself, before considering the use of mechanical or electrical building services systems. This can help reduce capital and operational costs, improve energy efficiency and reduce carbon emissions. A fabric first method can also reduce the need for maintenance during the building's life.

2.9 Buildings designed and constructed using the fabric first approach aim to minimise the need for energy consumption through methods such as:

- Maximising air-tightness
- Using Super-high insulation
- Optimising solar gain through the provision of openings and shading
- Optimising natural ventilation
- Using the thermal mass of the building fabric
- Using energy from occupants, electronic devices, cookers and so on

2.10 Focusing on the building fabric first, is generally considered to be more sustainable than relying on energy saving technology, or renewable energy generation, which can be expensive, can have a high embodied energy and may or may not be used efficiently by the consumer.

## 2.11 **Passive Design**

Passive Design maximises the use of 'natural' sources of heating, cooling and ventilation to create comfortable conditions inside buildings. It harnesses environmental conditions such as solar radiation cool night air and air pressure differences to drive the internal environment. The SPD encourages Passive House design in all homes where possible. It is particularly encouraged in self build developments and any development within villages.

## 2.12 **District Heating and Cooling**

The SPD supports the use of heat networks where they are energy efficient and do not pose further environmental risks such as high embodied carbon supply chains or inefficient types of heat pumps'. Examples of heat networks include a facility that provides a dedicated supply to the heat network, such as a combined heat and power plant; or heat recovered from industry (such as disused minewater), canals and rivers, or energy from waste plants.

## 2.13 **Water consumption and Flood Risk**

The SPD gives advice on water consumption and requires development to minimise consumption and make adequate provisions for water recycling. The SPD expects developers to use the Climate Just Map tool which is a useful way to assess the vulnerability of development at a neighbourhood scale.

2.14 In accordance with Local Plan policies CC3 Flood Risk and CC4 Sustainable Drainage Systems (SuDS) should be taken into account in the design of development. Sustainable Drainage Systems (SuDS) seek to capture, delay or manage surface water flooding to copy natural drainage by adopting techniques that deal with surface water through collection, storage and filtering before it is released back into the environment.

**2.15 Recycling and Waste Provision**

The SPD provides guidance on minimising construction and operational waste.

**2.16 Electric Vehicle Charging Points**

The SPD signposts to the Building Regulations 2010 Approved Document S Infrastructure for the charging of electric vehicles, as the requirements for provision of electric vehicle charging points has fallen under this since the 15<sup>th</sup> June 2022.

**2.17 Public Consultation**

Public consultation will take place for a period of four weeks in accordance with the Town and Country Planning (Local Planning) regulations, 2012. Comments will be considered and a further report will be taken to Cabinet detailing any changes made as a result of consultation, and seeking authority to adopt the final version.

2.18 Appendix 1 contains the draft document.

**3. IMPLICATIONS OF THE DECISION**

**3.1 Financial and Risk**

3.1.1. Consultations have taken place with representatives of the Service Director – Finance (S151 Officer).

3.1.2 The cost of the public consultation including printing and publicity costs are estimated to be no more than £1,000. This expenditure will be financed from the Planning budget.

3.1.3 No Appendix A is required.

**3.2 Legal**

3.2.1 Preparation, consultation and adoption of Supplementary Planning Documents is carried out in accordance with the Town and Country Planning (Local Planning)(England) Regulations 2012.

**3.3 Equality**

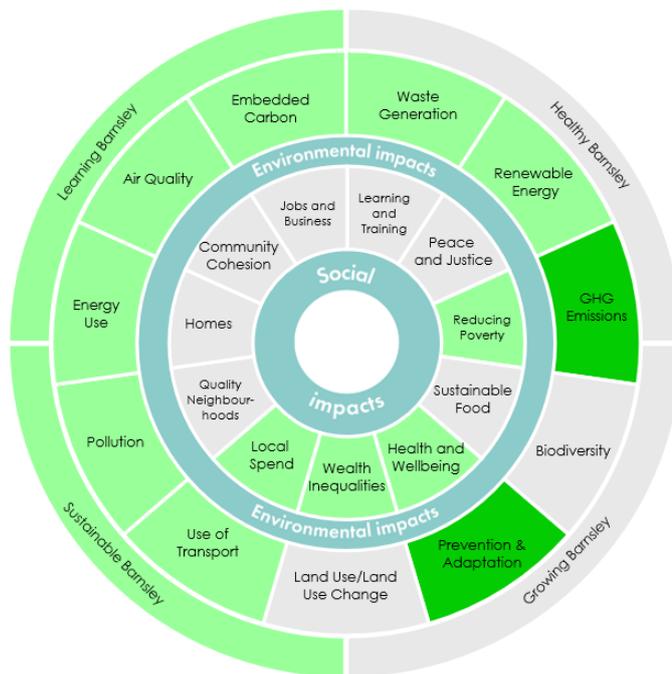
3.3.1 Full Equality Impact Assessment completed

3.3.2 An Equality Impact Assessment was carried out to support the Local Plan. This concluded that all policies and proposals apply to all sectors of the community equally and that it makes provision for a range of housing types to meet differing

needs such as affordable housing. A further assessment was carried out when the suite of SPD's was adopted in 2019. This recognised that the key impacts were around providing translation and interpretation assistance to those individuals that require it to help them understand the SPD's. An action for future consultation was to arrange targeted consultation such as face to face meetings with the equality forums as appropriate, relevant to the subject of the SPD. This can be carried out during consultation on this draft document.

### 3.4 Sustainability

3.4.1 The Sustainability wheel below indicates that implementation of the SPD will have a high positive impact on the environmental factors of reducing greenhouse gas emissions and prevention and adaptation to climate change. It is anticipated that its implementation will have a positive impact on all other aspects of the sustainability wheel, with the exception of biodiversity and land use change, which it is not expected to affect. A positive impact is also anticipated on some of the social factors relating to health and wellbeing, poverty and wealth creation.



### 3.5 Employee

3.5.1 There are no employee implications arising from this report.

### 3.6 Communications

3.6.1 Communications support will be required to publicise the consultation through press releases and social media.

#### 4. CONSULTATION

- 4.1 Consultation has taken place internally. It is proposed to carry out public consultation on the draft document. Once consultation has taken place a further report will be brought back to Cabinet and Full Council for adoption.

#### 5. ALTERNATIVE OPTIONS CONSIDERED

- 5.1 One alternative approach would be not to produce this document. The proposed content is considered helpful to developers in setting out the local planning authority's expectations and requirements in respect of sustainable construction and ensuring development is resilient to, and can adapt to, climate change.

#### 6. REASONS FOR RECOMMENDATIONS

- 6.1 The proposed Sustainable Construction and Climate Change Adaptation SPD contains some helpful information that will provide clarity for service users.

#### 7. GLOSSARY

SPD Supplementary Planning Document

#### 8. LIST OF APPENDICES

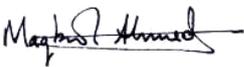
Appendix 1: Draft Sustainable Construction and Climate Change Adaptation SPD

#### 9. BACKGROUND PAPERS

Barnsley Local Plan <https://www.barnsley.gov.uk/media/17249/local-plan-adopted.pdf>

If you would like to inspect background papers for this report, please email [governance@barnsley.gov.uk](mailto:governance@barnsley.gov.uk) so that appropriate arrangements can be made

#### 10. REPORT SIGN OFF

<b>Financial consultation &amp; sign off</b>	20/09/2022 
<b>Legal consultation &amp; sign off</b>	Bob Power locum planning solicitor 1/9/22

**Report Author: Paula Tweed**  
**Post: Planning Policy Group Leader**  
**Date: 31<sup>st</sup> August, 2022**