

Housing Group Meeting 29th October 2019 - Agenda Item 2
Draft Comments on Local Plan Policy: DM 16 Sustainable Design and Construction

Introduction

Oneill homer have asked us to review Policy 4 in the SPNP and new CDC LP Policy DM16 and examine how other Neighbourhood Plans have covered the issue. Then recommend what we want in a general design policy to encourage innovation and promote “eco-design” (as far as planning policies will allow).

A reminder from the last set of Housing Group minutes (August 2019) - A considerable amount of research has been done, thanks to Douglas Flanagan, who has checked out the Local Government tool kit site for examples of sound sustainable planning policies. Local Authorities can require better than Building Regulation Standards (UK Green Building Council). The Local Plan sets out some standards in Policy DM16 but we hope to do better. Also recommended – the WSCC Energy Strategy, the CDC Climate Change Plan, CITU, FABRICA (Bicester) and the 2018 Parliamentary Committee on standards. There are particularly good examples of sustainable housing in Norwich and Cambridge (Eddington)”.

SPNP Policy 4: Housing Design (is as follows):

“Development proposals will be supported, providing their scale, density, massing, height, landscape design, layout and materials, including alterations to existing buildings, reflect and enhance the architectural and historic character and scale of the buildings and landscape of Southbourne Parish.” (There is a second paragraph relating to flood risk which we do not need to consider now)

Local Plan Policy DM 16 Sustainable Design and Construction

Policy DM16: Sustainable Design and Construction

For all new dwellings, evidence will be required by the developer to demonstrate that the following criteria have been achieved:

1. The higher building regulations water consumption standard of maximum of 110 litres per person per day including external water use;
2. Energy consumption will be minimised to achieve at least a 19% improvement on the energy standard within the 2013 building regulations for new dwellings (unless superseded by national policy or legislation).

For all major development, evidence will be required by the developer to demonstrate that along with the above, all of the following criteria have been achieved:

3. New commercial buildings will be expected to meet the energy requirements to achieve BREEAM Excellent standard;
4. The energy supplied from renewable resources will be maximised to ensure that at least 10% of the predicted residual energy requirements of the development, after the standards in point 2 and point 3 are achieved, is met through the incorporation of renewable energy.

And to demonstrate how the following have been considered:

5. How the proposal aims to protect and enhance the environment, both built and natural. Where this is not possible, how any harm will be mitigated;

6. New development complies with Building for Life Standards or equivalent replacement national minimum standards, whichever are higher by ensuring it is accessible to all, flexible towards future adaptation in response to changing life needs, easily accessible to facilities and services; and takes into account the need for on-site waste reduction and recycling;
7. The proposals apply sound sustainable design, good environmental practices, sustainable building techniques and technology, including the use of materials that reduce the embodied carbon of construction and the use of re-used or recycled materials;
8. The proposals include measures to adapt to climate change, such as the provision of green infrastructure, sustainable urban drainage systems, suitable shading of pedestrian routes and open spaces, a mixture of drought and rain tolerant native planting and the incorporation of green roofs;
9. The natural environment and biodiversity will be protected and/or where appropriate provision will be made for improvements to biodiversity areas and green infrastructure;
10. The reduction of the impacts associated with traffic or pollution (including air, water, noise and light pollution) will be achieved, including but not limited to the promotion of car clubs and facilities for charging electric vehicles.

Developments that meet 4 stars under BRE's Home Quality Mark will be sufficient evidence to demonstrate compliance with the policy above.



Issues for SPNP2

This Group considers that 1250 is a sufficient number of dwellings (assuming that it is mainly in one location) for a developer to achieve viable innovations. It was agreed that:-

- The SPNP should secure future-proofing as far as possible in relation to building design ie (1) dwellings that can be readily adapted for climate change and new technology and (2) the changing needs of the occupants eg through age/disability.
- It may be possible to include dwellings that could be readily converted into flats at a future date (and the reverse).
- Flexibility in relation to internal alterations to rooms, and installation of internal wiring/plumbing that can easily utilised in adaptations.
- The highest practical standard of sustainable building should be pursued in the SPNP. It appears that due to a shortage of skills in the building industry and the need to build to a consistently good standard including better energy efficiency, off-site construction can achieve higher and more consistent standards. Therefore it should be promoted in the SPNP. It can achieve savings to spend on other requirements
- Photovoltaic panels on roofs at construction stage should be pursued (cheaper than retro-fitting).
- Energy savings (heating and cooling) for the occupant are paramount. Quality insulation, double glazing should be required as standard to secure low carbon use.
- Buildings should be orientated to maximise use of sunlight and heat, maybe with shutters and roof overhangs (Passivhaus) to cool.
- For 1250 houses a shared energy generator should be considered
- Electric charging points for cars on all developments.
- The Government Optional Technical Standard for internal space standards is already applied to all new social housing and development on Council owned land. This Standard should be encouraged in the SPNP2 as a basis for all housing development eg in order to provide one bed space, a single bedroom has a floor area of at least 7.5 m² and is at least 2.15m wide, and in order to provide two bed spaces, a double (or twin) bedroom has a floor area of at least 11.5m² (Cambridge Sustainable Housing Design Guide).

Even if these standards/proposals cannot be enforced, the planning policy could be worded to "look more favourably on development that includes....." (29/10/19)