

Creating Sustainable Buildings and Places Supplementary Planning Document update 2021

Consultation Statement, April 2021

1. Introduction

Background

- 1.1 This 'Consultation Statement' is prepared in accordance with Section 12 (a) of The Town and Country Planning (Local Planning) (England) Regulations 2012. It sets out matters relating to consultation procedures related to the production of the Creating Sustainable Buildings and Places Supplementary Planning Document (SPD).
- 1.2 It sets out the following aspects:
 - The approach taken to consultation and engagement
 - Who was consulted in the preparation of the SPD
 - A summary of the main issues raised in those consultations
 - How those issues have been addressed in the SPD

2. The approach to consultation and engagement

Multi-disciplinary approach

- 2.1 The SPD has been prepared using a multi-disciplinary approach, drawing on a range of specialist expertise both from within North Somerset Council and from comments from external agencies including the Environment Agency, Coal Authority, Natural England, Highways England, North Somerset Internal Drainage Board and the Woodland Trust.

Consultation periods

- 2.2 The Council conducted formal consultation for a six-week period from 12 February 2021 until 26 March 2021.
- 2.3 Consultees were invited to respond either using the online consultation system (eConsult), by letter or email.

Who was consulted?

- 2.4 A notification was sent to all those persons, agents, and organisations listed on the Council's Local Development Framework (eConsult) database (including the statutory consultees).

- 2.5 There were sixty-four respondents to the consultation, which included comments from both national and local organisations, individuals and statutory consultees - Natural England, Highways England and the Environment Agency. Local councils, both town and parish council also responded to the consultation.
- 2.6 All Comments received from the consultation were considered and changes to the draft SPD were made as appropriate.
- 2.7 There has been an ongoing dialogue with North Somerset Council members. This has been to discuss the issues and to seek views on key elements of the planning of the Creating Sustainable Buildings and Places SPD guidance.

3. Summary of the main issues and how they have been addressed

- 3.1 A summary of the main changes to the document following consultation is provided in the [Appendix](#). This is not a comprehensive list of responses to all comments, but rather those that have led to significant implications for the SPD. A detailed list of all the issues raised can be viewed on the North Somerset Council website:
<https://n-somerset.inconsult.uk/SustainablePlacesSPD/consultationHome>
- 3.2 A summary of the key issues raised were presented to North Somerset Council along with a report recommending that the updated SPD be adopted by Full Council.
- 3.3 Relating to more detailed matters, various text changes have taken place in reply to consultation responses received and more generally as a result of further work on the SPD as it has progressed through the process of production.

4. Conclusions

- 4.1 There was support for the overall principles and objectives set out in the Draft SPD, which led to no fundamental change of approach to the updated guidance contained within the Creating Sustainable Buildings and Places SPD 2021.
- 4.2 The final document is a result of comments received from a wide range of organisations, covering the full remit of the guidance contained within the document.

Appendix

Changes to the updated Creating sustainable buildings and places SPD following consultation:

Section of the updated 2021 SPD	Summary of changes from the original (2015) version
Executive Summary	Amended to reflect and summarise the content of the updated SPD, as summarised below.
Why is the council updating the SPD?	<p>Revised text relating to the rationale for updating the SPD i.e. clarification on setting energy performance policy higher than building regulations, response to the Council's Climate Emergency declaration and changes in national and local policy since 2015.</p> <p>5. Made it clearer that Code 4 equivalent compliance is for all new residential development applications, including conversions.</p> <p>7. Clarified that the renewable energy requirement is <u>a minimum</u> percentage required standard.</p> <p>8. Clarified that an equivalent standard to BREEAM certification would be permitted.</p>
1. Introduction	Revised text relating to the Council's Climate Emergency declaration 2019 and the need to transition towards zero carbon development
2. Policy context	<ul style="list-style-type: none"> • Updated references to Climate Change Act – net Zero 2019 amendment. • Updated references to the National Planning Policy Framework - 2019 version. • Added reference to the National Planning Policy Guidance – and clarification of Council's ability to set energy performance standards higher than Building Regulations. • Added reference to the NSC Climate Emergency Strategy and Action Plan. • Added reference to the Council's UK100 pledge. • Removed reference to the NS Replacement Local Plan. • Clearer references to both CS1 – <i>Addressing Climate Change and Carbon Reduction</i> alongside CS2 <i>Delivering Sustainable Design and Construction</i> policy requirements.
3. Sustainable Design Principles – Code for sustainable Homes	<ul style="list-style-type: none"> • Added explicit reference to the Code for Sustainable Homes requirement. • Added clarification in relation to the implementation of Code equivalent standards. • Amended sections to make clearer

Section of the updated 2021 SPD	Summary of changes from the original (2015) version
	<p>references to CS1 policy requirements relating to energy use, waste management, water use, sustainable and active travel.</p> <ul style="list-style-type: none"> • Paragraph 3.7: re-worded detail on the energy hierarchy • Paragraph 3.10: reworded detail on embodied energy and whole life cost of buildings • Paragraph 3.14: removed examples of passive design measures • Paragraph 3.16: added wording, where possible the orientation of a building should be within 30 degrees from south • paragraph 3.23 re-worded to emphasise importance water efficiency ahead of water re-use • Paragraph 3.26 added wording from Environment Agency regarding water quality • Paragraph 3.29 - 3.36 added more detail on the Active Travel Strategy • Paragraph 3.37 added wording on Land Use Ecology to emphasise importance of natural regeneration
4. Renewable and Low Carbon Energy	<p>Paragraphs 4.8 and 4.9 details that the wind and solar SPDs will be reviewed in light of the Council's climate emergency declaration. Removed paragraphs detailing 'issues to consider' for various technologies. Included reference to Renewal Energy Resource Assessment Study, available Spring 2021.</p>
5. BREEAM requirements	<p>Added in detail regarding when BREEAM standards cannot be met.</p>
6. Sustainable Drainage Systems	<ul style="list-style-type: none"> • Updated references to adopted guidance. • Added that Wessex Water now adopt and maintain SuDS which meet their standards.
7. Climate change adaption measures	<ul style="list-style-type: none"> • Added reference to the CS1 policy requirement and the requirement for developers to demonstrate through the sustainability/energy statement, how climate resilience has been considered as part of the design. • Added reference to the CS1 and also the CS9 policy requirement relating to Green Infrastructure. Included reference to the GI strategy and to rewilding.
8. The Future Homes Standard and future zero carbon policy	<ul style="list-style-type: none"> • Included specific reference to the Future Homes Standards consultation and the transition to zero carbon.

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	<ul style="list-style-type: none"> • Included reference to the West of England Cost of Zero Carbon study and intention to set zero carbon standards in the new Local Plan 2038.
9. Retrofitting energy efficiency, renewable and low carbon technologies	<ul style="list-style-type: none"> • Added reference to solar panels and electric vehicle charge points under permitted development. • Added detail relating to external wall insulation and the requirements for planning permission if in a conservation area or an AONB. • Amended detail about solar panels in conservation areas – may not be wall fronted if facing the highway. • Added reference to the Historic England guidance on the whole building approach to energy efficiency in historic buildings.
10. Viability Assessments	Amended last sentence in principle of viability: <i>Where a lack of viability is demonstrated, the Council will take this into account in its decision making.</i> and will seek to ensure that the policy requirements do not act as a barrier to otherwise acceptable development from coming forward.
11. Planning application	None.
12. Monitoring and Review	Link provided to the Annual Monitoring Report.
Appendix 1: checklist	<ul style="list-style-type: none"> • Moved from Section 2 of the SPD version 2015. • The checklist has been updated with clearer references to both CS1 and CS2 policy requirements. Developers are asked to check the appropriate boxes to demonstrate compliance. • Clarified that the policy also applies to residential conversions.
Appendix 2: documentation to submit to demonstrate compliance with CSH level 4 equivalent energy standard.	Added examples of SAP compliance reports.
Appendix 3: documentation to submit to demonstrate BREEAM energy performance compliance	Added BRUKL summary report for non-residential buildings.
Glossary	None.
Case study detail	Moved from the beginning of the document.

