

# **Sustainable Construction**

## **Supplementary Planning Document**

### **Initial Consultation Document**

Consultation Dates Monday 15<sup>th</sup> March – 5pm Monday 26<sup>th</sup>  
April 2021



## About this consultation

The Sustainable Construction Supplementary Planning Document will provide guidance on a range of topics to support the implementation of East Suffolk Local Plan policies. Once adopted by the Council, the document will be a material consideration in the determination of planning applications.

This is the first stage of consultation to gather feedback on what you think the document should include and address. Please submit your comments by 5pm on Monday 26<sup>th</sup> April 2021.

The Supplementary Planning Document (SPD) will apply to the whole of East Suffolk, apart from the area within the Broads National Park, for which the Broads Authority is the Local Planning Authority.

## The Purpose of the Sustainable Construction Supplementary Planning Document

The Sustainable Construction SPD will provide guidance on a range of topics including energy efficiency, renewable energy, water conservation, sustainable transport and use of materials, to support the implementation of the Local Plan policies.

The Sustainable Construction SPD will not set building standards. The energy efficiency of all new and renovated buildings for residential and non-residential use is covered by Building Regulations and all developers must build and renovate to current Building Regulation standards. The setting of Building Regulations is not within the control of the Council. Local Planning Authorities can, however, through planning policy in Local Plans, set energy performance standards for new housing that are higher than Building Regulations, but only up to the equivalent of Level 4 of the, now withdrawn, Code for Sustainable Homes (approximately 20% above current Building Regulations), as has been undertaken in the Suffolk Coastal Local Plan.

The Government's Future Homes Standard plans to require new homes to have low carbon heating and increased energy efficiency. These proposed changes could impact Building Regulations, planning policy and guidance. Should any changes be introduced during the production of the SPD these will be taken on board, as necessary and appropriate.

The Sustainable Construction SPD will provide guidance in relation to the following policies contained in the Council's adopted Local Plans:

### [Suffolk Coastal Local Plan \(September 2020\):](#)

- SCLP9.1: Low Carbon and Renewable Energy
- SCLP9.2: Sustainable Construction
- SCLP9.6: Sustainable Drainage Systems

- SCLP9.7: Holistic Water Management

[Waveney Local Plan \(March 2019\):](#)

- WLP8.27: Renewable and Low Carbon Energy
- WLP8.28: Sustainable Construction

Once adopted, the Sustainable Construction Supplementary Planning Document will replace the following document:

- Renewable Energy and Sustainable Construction Supplementary Planning Document (September 2013) – this relates to the former Waveney local planning authority area.

## Next Steps

Following consideration of the responses received to this initial consultation, a draft SPD will be prepared and published for public consultation later in 2021. The draft SPD will be supported by Strategic Environmental Assessment, Habitats Regulations Assessment and Equality Impact Assessment screening opinions and where necessary full assessments.

## Proposed Content of the SPD

The document is to be organised into sections that address issues related to specific environmental issues. These issues are not mutually exclusive, and some sections may need to be read in conjunction with others. The text below provides a brief overview of the different sections proposed:

### **Section 1: Introduction**

Provides background information on the purpose of the document, the Council's commitment to fighting climate change, and what sustainable construction is.

### **Section 2: Planning Policy Guidance**

Provides background information on the planning policy context and evidence base underpinning the Council's policies.

1. National Planning Policy Context
2. National Planning Policy
3. Suffolk Coastal Local Plan Policy
4. Waveney Local Plan Policy
5. Evidence Base
6. Role of Neighbourhood Plans

### **Section 3: Guidance for submitting planning applications**

This section should be read in conjunction with all other parts of the document by those who intend to submit a planning application.

1. Summary of climate change requirements for applications in the former Suffolk Coastal area
2. Summary of climate change requirements for applications in the former Waveney area
3. Viability and feasibility
4. Energy Statement – Demonstrating a 20% reduction in CO<sup>2</sup> emissions below the Target CO<sub>2</sub> Emission Rate
5. Sustainability Statement requirements
6. Water efficiency confirmation / requirement
7. Sustainable Drainage Strategy requirements

### **Section 4: Guidance for developers**

This section will clarify how new building can achieve higher environmental standards and comply with policies on Sustainable Construction. Much of the information in this section is equally applicable to both new and existing buildings. The topics are:

1. Renewable and Low Carbon Energy schemes
  - 1.1. Types of stand-alone and large-scale renewable energy technologies
  - 1.2. Community-led renewable and low carbon energy scheme

- 1.3. Identify suitable areas for renewable and low carbon energy development.
2. Energy efficiency and carbon reduction
  - 2.1. Building Regulations
  - 2.2. Energy hierarchy
  - 2.3. Listed Buildings and historic environment.
3. Small Scale Renewable Energy for residential and commercial properties.
  - 3.1. Solar PV
  - 3.2. Solar Thermal
  - 3.3. Air source heat pump
  - 3.4. Ground and water source heat pumps
  - 3.5. Small scale wind turbines
  - 3.6. Biomass burners
  - 3.7. Micro combined heat and power system
  - 3.8. Renewable energy technology and historic buildings
  - 3.9. Listed Building Consent
  - 3.10. Article 4 directions
  - 3.11. Market based incentives for energy
4. Construction standards (BREEAM)
5. Water Conservation.
6. Sustainable drainage systems.
7. Sustainable Travel.
8. Materials and Construction Waste.
9. Siting and Orientation.
10. Natural Ventilation
11. Pollution and noise
12. Sustainable design
  - 12.1. Benefits of designing for current and future needs reducing the requirement for retro fitting, future adaptation and demolition.
    - 12.1.1. Meeting the needs of an aging population.
    - 12.1.2. Healthy Homes.

## **Section 5: Monitoring**

This section will discuss how the Council will monitor policies related to sustainable design and construction. This will enable the Council to identify the effectiveness of the policies and if they need to be reviewed to assist with delivering the objectives set out in the Local Plans.

## **Section 6: Case Studies in Suffolk**

This section will provide examples of how new and old buildings can achieve high environment standards.

## **Appendix**

This section will include the Council's [Environmental Guidance Note](#). The guidance note offers clear, concise information on a range of key environmental issues relating to the building industry, however does not have the statutory weight of a Supplementary Planning Document. The guidance will assist those seeking to mitigate the impact of construction on climate change by offering support and advice on a range of key environmental issues. The environmental guidance was endorsed by the Council at the Full Council meeting on 25 November 2020.

## Questions

1. Do you consider that the proposed content is appropriate?  
Yes/No  
If no, please suggest how the scope and content should be amended.

2. Are there any elements of the existing [Renewable Energy and Sustainable Construction SPD](#) (2013) that should be retained?  
Please provide details.

3. Are there any elements of the existing [Renewable Energy and Sustainable Construction SPD](#) (2013) that should **not** be retained?  
Please provide details.

4. Are there any specific elements of the Local Plan policies that you consider require further guidance in the document?  
If yes, please explain what guidance is required.

5. Are there any elements of national policy on sustainable construction that you consider require additional guidance in the document?  
If yes, please explain what guidance is required.

6. What specific sustainable design and construction measures do you consider could be incorporated in developments of 10 or more new dwellings?



7. What specific sustainable design and construction measures do you consider could be incorporated in new commercial properties of 1,000sqm gross floorspace or more?

8. Do you have any views on sustainable design and construction that you consider should be addressed in the document?

9. Do you have any views the Council's [Environmental Guidance Note](#) being included as an Appendix within the SPD?

10. Are you aware of any good practice from elsewhere that could be applied in East Suffolk?  
If yes, please provide details.

11. Are you aware of any examples of good sustainable design and construction in East Anglia that could be used as a case study within the Sustainable Construction SPD?

12. Please let us know if you have any other comments

Title

First Name

Surname

Organisation

Job title/position  
Within the organisation

Address

Postcode

Email Address

Add my details to the  
Local Plan mailing list

Please respond to this consultation by 5pm on Monday 26<sup>th</sup> April 2021, via one of the following means:

- Complete the questionnaire online  
<https://eastsuffolk.inconsult.uk/SustConSPD/consultationHome>
- Email your response to [planningpolicy@eastsuffolk.gov.uk](mailto:planningpolicy@eastsuffolk.gov.uk); or
- Post your response to Planning Policy & Delivery Team, Riverside, 4 Canning Road, Lowestoft, Suffolk NR33 0EQ

The information you have supplied is being collected in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 and will be used to inform the preparation and Adoption of the Supplementary Planning Document.

By responding to this consultation, you are accepting that your name and response will be made available for public inspection and published online in accordance with the Act stated above. However, other personal information such as email addresses and telephone numbers will not be published or shared with third parties. Your personal information will be retained until the Supplementary Planning Document is superseded + 1 year (local retention policy).

Data will be processed and held securely and in accordance with the Data Protection Act 2018 and General Data Protection Regulation (and any updates).

Further information about data protection and your rights can be found in our Privacy Notice on the East Suffolk Website [www.eastsuffolk.gov.uk/yourcouncil/access-to-information/general-data-protection-regulation-and-data-protection-act/gdpr-privacy-notice/](http://www.eastsuffolk.gov.uk/yourcouncil/access-to-information/general-data-protection-regulation-and-data-protection-act/gdpr-privacy-notice/)