

Item

**GREATER CAMBRIDGE SUSTAINABLE
DESIGN AND CONSTRUCTION
SUPPLEMENTARY PLANNING DOCUMENT – DRAFT
FOR CONSULTATION.**



To:

Councillor Katie Thornburrow, Executive Councillor for Planning Policy and Open Spaces

Planning & Transport Scrutiny Committee 25 June 2019

Report by:

Stephen Kelly, Joint Director for Planning and Economic Development Cambridge and South Cambridgeshire

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Wards affected:

All

Key Decision

1. Executive Summary

1. This report presents the draft Greater Cambridge Sustainable Design and Construction Supplementary Planning Document (SPD) for consultation purposes. The SPD is being prepared to provide guidance on the implementation of policies related to climate change and sustainable design and construction within the adopted Cambridge and South Cambridgeshire Local Plans in order to support the Greater Cambridge growth agenda and delivery of sustainable development.
2. The document has been prepared by officers from across the Greater Cambridge Shared Planning Service as well as other services including Streets and Open Spaces, Environmental Health and the Sustainable Communities team at South Cambridgeshire District Council. Where possible guidance from existing documents such as the 2007 Cambridge Sustainable Design and Construction SPD has been reused and updated where appropriate, with new guidance prepared for topics not covered in these documents.
3. A public consultation is proposed to take place commencing in July 2019. The statutory minimum period for consultation on an SPD is six weeks, but as this

consultation period runs over the summer holidays it is proposed that it is extended to run until the 23rd September so as to allow everyone an opportunity to respond.

2. Recommendations

The Executive Councillor is recommended to agree:

1. the draft Greater Cambridge Sustainable Design and Construction SPD (attached at Appendix 1) for consultation purposes;
2. that the consultation period will take place between Monday 15 July and Monday 23 September 2019;
3. agree that the Joint Director of Planning and Economic Development is granted delegated authority, in liaison with the Executive Councillor for Planning Policy and Open Spaces, and the Chair and Spokes for the Planning Policy and Transport Scrutiny Committee, to make any editing changes prior to publication.

3. Background

- 3.1 The planned growth for Greater Cambridge provides an exciting opportunity to create sustainable and vibrant new communities that contribute to meeting national targets set out in the Climate Change Act and the principles set out in the Cambridgeshire Quality Charter for Growth. Section 4 of the Cambridge Local Plan contains a suite of policies related to climate change mitigation and adaptation and environmental health issues such as air quality and land contamination which, alongside policies in the South Cambridgeshire Local Plan, will help to ensure that new development in the area reduces its environmental impact – minimising carbon emissions, flood risk, pollution and pressure on resources such as water. In order to ensure that the policies in the plan are implemented as effectively as possible, guidance is required to ensure that the correct information is submitted alongside planning applications, demonstrating how policy requirements will be met.
- 3.2 The Draft Greater Cambridge Sustainable Design and Construction SPD has been developed with input from officers from across both Cambridge City Council and South Cambridgeshire District Council. It provides technical guidance for developers on the information that needs to be submitted with planning applications to demonstrate compliance with adopted planning policies related to climate change and sustainable design and construction. In providing such guidance, the SPD will ensure that new development contributes to meeting the challenges posed by our changing climate including:
 - Contributing to carbon reduction targets and reducing fuel poverty;
 - Ensuring that new development is adaptable to our changing climate;
 - Ensuring that new development makes efficient use of resources;
 - Ensuring that new development contributes to the health and wellbeing of new and existing residents.
- 3.3 For the Cambridge Local Plan, the SPD will provide guidance on the following policies:
Section 4: Responding to climate change and managing resources
 - Policy 28: Carbon Reduction, Community Energy Networks, Sustainable Design and Construction and Water Use;

- Policy 30: Energy Efficiency Improvements in Existing Dwellings;
- Policy 31: Integrated water management and the water cycle;
- Policy 32: Flood Risk
- Policy 33: Contaminated land
- Policy 34: Light pollution control
- Policy 35: Protection of human health from noise and vibration
- Policy 36: Air quality, odour and dust

Section 7: Protecting and enhancing the character of Cambridge

- Policy 69: Protection of sites of biodiversity and geodiversity importance
- Policy 70: Protection of priority species and habitats
- Policy 63: Works to a Heritage Asset to Address Climate Change

3.4 Guidance in the SPD takes the form of details of the documents that need to be submitted with planning applications and the information to be included in those documents. Proformas to be used to provide information such as carbon calculations and air quality information are included alongside a sustainability checklist to be submitted with applications to demonstrate how meeting policy requirements has been integrated into the design of new developments.

3.5 The structure of the SPD is as follows:

- a) Introduction – setting the context for the SPD, including relevant national and local policies. While the Council’s ambitions for zero carbon development will be included within this introduction, guidance on delivering zero carbon development will not be included in this SPD. In line with national policy, the SPD can only provide guidance on existing policies, and cannot be used to set new policies. Delivery of net zero carbon will be addressed through the development of the Joint Greater Cambridge Local Plan;
- b) The importance of urban design – a section outlining the importance of integrating sustainable design and construction with urban design to ensure the delivery of high quality new development and to maximise the opportunities to enhance the environmental performance of new development.
- c) Policy implementation – technical guidance on the information that needs to be submitted alongside planning applications to demonstrate compliance with the policies listed in paragraph 3.3 above. This includes guidance on how to prepare a Carbon Reduction Statement, the various ways in which new developments can integrate climate change adaptation measures, giving consideration to issues such as the role of green infrastructure, measures to design out the risk of overheating and the role of cool materials. Guidance on biodiversity includes links to various toolkits that have been developed to assist developers in delivering biodiversity net gain, including the Developing Nature Toolkit, developed by the Natural Cambridgeshire Local Nature Partnership, while environmental health guidance will include measures that developments can integrate to reduce the air quality impacts of new developments.
- d) A section on further approaches to sustainable design and construction. The purpose of this section is to encourage developers to go further than current

- policy requirements, particularly for strategic sites and new settlements that have policy requirements to demonstrate excellence in sustainable development. This section will give developers pointers towards areas that could be considered as demonstrating excellence, for example health and wellbeing, modern methods of construction and supporting low carbon lifestyles by, for example, integrating food growing opportunities into new developments.
- e) Appendices – the SPD includes a series of appendices including a sustainability checklist, proformas for the submission of carbon calculations and guidance on environmental health matters such as emissions standards for gas Combined Heat and Power.

Consultation arrangements

- 3.5 It is proposed that a public consultation takes place running from 15 July 2019 to 23 September 2019. The statutory minimum period for consultation on an SPD is six weeks, as this consultation period runs over the summer holidays it is proposed that it is extended so as to allow everyone an opportunity to respond.
- 3.6 In line with the Councils' adopted Statements of Community Involvement, the proposed consultation arrangements will be as follows:
- Letters / e-mails including consultation details to be sent to statutory and general consultees.
 - The draft SPD to be made available to view at the following locations:
 - Online on the council's website:
 - At the council's Customer Service Centre at Mandela House, 4 Regent Street, Cambridge, CB2 1BY from 9am-5.15pm Monday to Friday.
 - South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA;
 - An [online consultation system](#) will be available on the Council's website in order for people to respond directly via the internet. Hard copies of the response form will be made available at the Council's Customer Service Centre for those who do not have access to the internet.
 - Alternative formats of the consultation documents will be made available upon request (e.g. braille, translations into other languages and large print).
- 3.7 Sustainability Appraisals and Habitats Regulations Assessment Screening Reports have been carried out and consulted upon for the Cambridge Local Plan 2018 and the South Cambridgeshire Local Plan. These consultations took place between 19 July and 30 September 2013. These documents, along with other supporting documents will also be made available to view during this consultation. As the draft SPD supports the Cambridge Local Plan and South Cambridgeshire Local Plan, there is no further need to undertake a separate Sustainability Appraisal or Habitats Regulations Assessment for this document, although screening reports have been completed and will be made available during the consultation.
- 3.8 Following on from consultation, officers will consider the consultation responses received and whether any changes are needed to the SPD, before the document is

be brought back to committee for adoption, which is currently proposed to take place in January 2020.

4. Implications

(a) Financial Implications

The preparation of the Greater Cambridge Sustainable Design and Construction SPD, and the recommended consultation period is within existing budgets.

(b) Staffing Implications

There are no significant staffing implications, with development of the SPD being dealt with using existing staff resources.

(c) Equality and Poverty Implications

Consultation on planning matters will be undertaken in accordance with Equality legislation as appropriate. An Equality Impact Assessment has been carried out for the SPD (see Appendix B), which notes that given the aim of the SPD to enhance the environmental performance of new homes, including their energy efficiency, there could be positive impacts from a fuel poverty perspective amongst the following protected characteristics:

- Age;
- Disability;
- Pregnancy and maternity;
- Race; and
- Those on low incomes.

(d) Environmental Implications

The Greater Cambridge Sustainable Design and Construction SPD will play an important role in planning for climate compatible development, helping to support the implementation of relevant policies in the adopted Cambridge and South Cambridgeshire Local Plans. While the growth of Cambridge will inevitably lead to an overall increase in carbon and other greenhouse gas emissions, the SPD provides guidance on policies in the Local Plan that seek to reduce these impacts and increase the use of renewable and low carbon energy, sustainable modes of transport, reduce water use in new developments and also ensure that development is able to adapt to our changing climate. In doing so, it seeks to ensure that development is designed to exceed statutory minimum requirements for environmental performance set out in the Building Regulations. As such, it is considered that the project should have a net medium positive effect.

(e) Procurement Implications

None

(f) Community Safety Implications

None

5. Consultation and communication considerations

None

6. Background papers

No background papers were used in the preparation of this report.

7. Appendices

Appendix A: Greater Cambridge Sustainable Design and Construction SPD (2019) DRAFT FOR CONSULTATION

Appendix B: Equality Impact Assessment

8. Inspection of papers

To inspect the background papers or if you have a query on the report please contact

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