

Single Member Cabinet Decision

**Executive  
Forward Plan  
Reference**

**E3034**

**Sustainable Construction Checklist Supplementary Planning Document**

<b>Decision maker/s</b>	Cllr Bob Goodman, Cabinet Member for Development and Neighbourhoods
<b>The Issue</b>	<p>Tackling Climate Change is the cross cutting objective of the adopted Placemaking Plan (PMP) and the policies within the “Responding to Climate Change” section of the PMP support this. The Sustainable Construction Checklist Supplementary Planning Document (SCC SPD) aims to ensure that these policies are properly implemented.</p> <p>The existing Sustainable Construction Checklist needs to be updated following the adoption of new policies in the PMP. There are also existing policies which lack benchmarks, and a need for a clear methodology by which proposals can demonstrate compliance with the policy requirements. The new SCC SPD addresses these needs. Since it sets new compliance benchmarks for existing policy, it requires SPD status. The SPD must be subject to public consultation as part of its preparation process.</p>
<b>Decision Date</b>	<b>17/4/2018</b>
<b>The decision</b>	The Cabinet Member agrees that the Council should consult on the Sustainable Construction Checklist Supplementary Planning Document.
<b>Rationale for decision</b>	The SCC SPD will support the Council to ensure that development delivered within the district helps to meet its target of a 45% cut in district wide CO2 emissions by 2029; to realise the economic opportunities of the low carbon economy and to alleviate the impact of rising energy prices.
<b>Financial and budget implications</b>	<p>The costs of preparing, consulting on and publishing the SPD have been made available within existing budgets. Following adoption, the SCC SPD will be implemented within existing staff resources.</p> <p>In terms of financial and property implications, the SPD will apply to the Council’s own development projects. This may result in a small cost uplift estimated at around 1.8%. However:</p> <ol style="list-style-type: none"> <li>a. This is similar to long-standing policies at numerous other local authorities who, for example, require the Code for Sustainable Homes level 4 and BREEAM for non-domestic buildings.</li> <li>b. The Council has had experience of delivering to a high standard at no extra cost at the Keynsham Civic Centre.</li> <li>c. The Council’s studies suggest that it is viable to build to the benchmarks set by the SPD.</li> </ol>

<b>Issues considered (these are covered in more detail in the report)</b>	Sustainability, Property
<b>Consultation undertaken</b>	Cabinet colleagues; Staff; Other B&NES Services; Service Users; Community Interest Groups; Stakeholders/Partners; Section 151 Finance Officer; Monitoring Officer
<b>How consultation was carried out</b>	Wide consultation has already taken place on the SCC SPD, with workshops at well-attended meetings of the Agent's Forum and Developer's Forum. The document has also been reviewed by consultancies AECOM and Buro Happold. The SPD will be subject to public consultation as required by the 2012 Regulations and the outcome of the consultation will be considered prior to adoption.
<b>Other options considered</b>	<ol style="list-style-type: none"> <li>1. Keeping the SPD as a guidance document as per the previous Sustainable Construction Checklist. However, the benchmarks for CP2 on energy and overheating are a significant advance in our ability to implement the policy, so warrant the extra weight afforded by an SPD.</li> <li>2. Allow applicants to submit their own bespoke assessments to demonstrate policy compliance: This is the approach that has hitherto been taken and the majority of applications merely achieve compliance with national Building Regulations and leads applicants to frequently request clarity on what the Council deems policy compliant to reduce risk of planning failure.</li> </ol>
<b>Declaration of interest by Cabinet Member(s) for decision, including any dispensation granted:</b>	<i>The nature of interest and whether interest is a disclosable pecuniary interest or an-other interest, including any conflict of interest, (as defined in Part 2, A and B of the Code of Conduct and Rules for Registration of Interests). Any Member who needs to clarify any matters relating to the declaration of interests is recommended to seek advice from the Council's Monitoring Officer or a member of their staff before taking the decision.</i>
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	
<b>Signatures of Decision Makers</b>	
<b>Date of Signature</b>	
<b>Subject to Call-in until 5 Working days have elapsed following publication of the decision</b>	