

Single Member Cabinet Decision

Executive Forward Plan Reference	<b>E3341</b>
----------------------------------	--------------

**Sustainable Construction Checklist Planning Document (SPD) Review**

<b>Decision maker/s</b>	<b>Cllr Tim Ball, Cabinet Member for Planning and Licensing</b>
<b>The Issue</b>	The Local Plan Partial Update (LPPU) will introduce new policies on sustainable construction and embodied carbon for residential and non-residential new build properties. To accompany the new policies the Sustainable Construction Checklist Supplementary Planning Document (The Checklist SPD hereafter) will need to be revised to reflect the policy requirements. This will then be used by Development Management officers to assess policy compliance.
<b>Decision Date</b>	Not before 26 <sup>th</sup> April 2022
<b>The decision</b>	The Cabinet member is asked to agree that: <ol style="list-style-type: none"> <li>1. The amended draft Sustainable Construction Checklist Supplementary Planning Document (Appendix 1) is issued for statutory consultation under Regulation 12(b) of the Town and Country Planning (Local Planning) (England) Regulations 2012; and</li> <li>2. The Head of Planning has delegated authority to make any necessary editorial changes, in consultation with the Cabinet Member for Planning and Licensing, prior to consultation on the draft Sustainable Construction Checklist SPD.</li> </ol>
<b>Rationale for decision</b>	The updates to The Checklist SPD are required to reflect the changes to policies updated in the LPPU. The changes to the Checklist SPD will allow for clear and simple reporting of new energy and carbon targets introduced in the LPPU policies. A more efficient reporting layout has also been provided, to ensure Development Management officers can assess policy compliance easily.
<b>Financial and budget implications</b>	<ol style="list-style-type: none"> <li>1. The preparation of the amendments to the Checklist SPD for consultation and consideration of the issues raised will be undertaken by the Planning Policy Team and the costs covered within the existing salary budget and the Council's LDF budget.</li> <li>2. Following adoption, the Checklist SPD will be implemented within existing staff resources. The Checklist SPD has been designed to simplify, streamline and standardise the compliance procedure in order to minimise officer time required.</li> <li>3. In some cases, it is not possible to meet all energy requirements by on-site renewable sources and the policy allows to mitigate with a new carbon offset fund which will be agreed in the form of Planning Obligations (s.106</li> </ol>

	<p>agreements). The draft Planning Obligations SPD (which is also currently subject to the Single Member Decision for public consultation) will set out the detail how the carbon offset fund would be calculated and collected through the legal agreements. The Checklist SPD will be technical evidence supporting the carbon offset fund if and when it is required.</p> <p>4. It is anticipated that further guidance on the Carbon Offset Fund to reduce carbon emissions in the district will be prepared by the Planning Policy Team supported by the Sustainability Team and the costs will be covered within the existing salary budget and the Council's LDF budget.</p>
<b>Issues considered</b>	Sustainability; Property; Equality (age, race, disability, religion/belief, gender, sexual orientation); Other Legal Considerations
<b>Consultation undertaken</b>	Ward Councillor; Cabinet colleagues; Staff; Other B&NES Services; Section 151 Finance Officer
<b>How consultation was carried out</b>	<ol style="list-style-type: none"> <li>1. The preparation of the SPD was undertaken in consultation with Council Services, particularly with the Sustainability, Development Management and Building Control teams.</li> </ol>
<b>Other options considered</b>	<p>None.</p> <p>The SPD mainly provides guidance on development plan policy requirements and national policy and does not create policy.</p>
<b>Declaration of interest by Cabinet Member(s) for decision:</b>	None
<b>Any conflict of interest declared by anyone who is consulted by a Member taking the decision:</b>	None
<b>Name and Signature of Decision Maker/s</b>	Cllr Tim Ball
<b>Date of Signature</b>	26 <sup>th</sup> April 2022
<b>Subject to Call-in until 5 Working days have elapsed following publication of the decision</b>	