

Single Member Cabinet Decision

**Executive
Forward Plan
Reference**

E3527

Sustainable Construction Checklist Supplementary Planning Document (SPD) Review and update of Energy Summary Tool 1

Decision maker/s	Cllr Matt McCabe, Cabinet Member for Built Environment and Sustainable Development
The Issue	A review and updating of the Sustainable Construction Checklist Supplementary Planning Document (SPD) and the updating of Energy Summary Tool 1 is required to enable the Standard Assessment Procedure (SAP) to be used for applications for schemes of up to 25 dwellings (including a maximum of 9 apartments). Currently, SAP can only be used for minor applications of up to 9 dwellings, with the more complicated PHPP (Passive House Planning Package) tool required for schemes of 10 dwellings or more.
Decision Date	25th April 2024
The decision	<p>The Cabinet Member agrees:</p> <ul style="list-style-type: none">• To approve the amendments to the Sustainable Construction Checklist SPD• To approve the updated version of Energy Summary Tool 1• That the Head of Planning has delegated authority to make any editorial changes, in consultation with the Cabinet Member for Built Environment and Sustainable Development, prior to consultation on the amendments to the Sustainable Construction Checklist SPD.• That officers are authorised to undertake public consultation on amendments to the Sustainable Construction SPD
Rationale for decision	The current Sustainable Construction Checklist SPD contains key assessment criteria and information which should be submitted with applications for new build residential properties, major new non-residential buildings and medium scale development of existing buildings. To show compliance with Policy SCR6: New Build Residential Development applicants must complete and submit the Energy Summary Tool. The Energy Summary Tool is an aid to ensure building energy performance modelling is accurate and indicates policy compliance. Currently Energy Summary Tool 1 is to be completed for minor applications of up to 9 dwellings, using data produced by SAP

	<p>and Energy Summary Tool 2 is to be completed for major applications of 10 dwellings or more using data produced by PHPP.</p> <p>An updated version of Energy Summary Tool 1 was developed (by Etude) to post-process SAP calculation results to produce more realistic and accurate figures and to indicate compliance with policy SCR6. The updated version has a more sophisticated method for adjusting and correcting SAP values, meaning the tool more effectively accounts for the shortfalls that exist within SAP and adjusts these values, so the outputs are more closely aligned with PHPP values. This updated version offers improvements including: it can be applied to more proposals (up to 25 dwellings, including a maximum of 9 apartments); it is quicker and easier to use and a secondary heating source can be factored in.</p>
Financial and budget implications	The review and preparation of the amended Sustainable Construction 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. The costs of preparing the updated version of Energy Summary Tool 1 by Etude has also been covered within existing budgets.
Issues considered	Balanced communities; Sustainability; Equalities; Other Legal Considerations
Consultation undertaken	Public Consultation will be undertaken on the proposed amendments to the SPD. In preparing the Single Member Decision Report and Appendices the Monitoring Officer; Section 151 Finance Officer; Other B&NES Services; Cabinet Member for Built Environment and Sustainable Development were consulted.
How consultation was carried out	The proposed amendments, Single Member Decision Report and Appendices 1-3 were discussed with the above consultees and added to the 12 th April Forward Plan and were subject to a 5-working-day public consultation period.
Other options considered	None
Declaration of interest by Cabinet Member for decision:	None
Any conflict of interest declared by anyone who is consulted by a Member taking the decision:	None
Name and Signature of Decision Maker	Cllr Matt McCabe

Date of Signature

25/04/2024

Subject to Call-in until 5 Working days have elapsed following publication of the decision