

Single Member Cabinet Decision

<b>Executive Forward Plan Reference</b>	<b>E3565</b>
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**Sustainable Construction Checklist Planning Document (SPD) Review**

<b>Decision maker/s</b>	<b>Cllr Matt McCabe, Cabinet Member for Built Environment, Housing and Sustainable Development</b>
<b>The Issue</b>	A review and updating of the Sustainable Construction Checklist Supplementary Planning Document (SPD) is required to allow for the updated version of the Energy Summary Tool 1 to be released. The amendments to the Sustainable Construction Checklist SPD and the updated Energy Summary Tool 1 will 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.
<b>Decision Date</b>	16th September 2024
<b>The decision</b>	The Cabinet Member agrees that: <ol style="list-style-type: none"> <li>1. The amended Sustainable Construction Checklist Supplementary Planning Document (Appendix 1) is adopted.</li> <li>2. The updated version of Energy Summary Tool 1 (Appendix 2) is adopted.</li> <li>3. The Head of Planning has delegated authority to make any necessary editorial changes, in consultation with the Cabinet Member for Built Environment, Housing and Sustainable Development, prior to publication of the adoption of the Sustainable Construction Checklist SPD.</li> </ol>
<b>Rationale for decision</b>	The current Sustainable Construction SPD contains the 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 on existing buildings. One of the Local Plan sustainable construction policies the SPD supports is policy SCR6 which sets requirements for Space Heating, Energy Use Intensity and Renewable Energy generation for all residential development. To show compliance with the requirements of Policy SCR6 applicants must complete and submit the Energy Summary Tool. An updated version of Energy Summary Tool 1 was developed 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 SAP values, so the outputs are closely aligned with the more realistic values produced by PHPP. This updated version of Energy Summary Tool 1 offers improvements including: it can be applied to

	<p>more proposals; it is quicker and easier to use and a secondary heating source can be factored in.</p> <p>The wording of the SPD has been amended to reflect the changes discussed above, allowing applicants to use SAP and the updated version of Energy Summary Tool 1 for schemes of up to 25 dwellings (including a maximum of 9 apartments). This will reduce the times and costs for applicants, will provide more realistic indications of the energy performance of buildings modelled using SAP and will help to achieve more consistent energy efficient dwellings across all sizes of development.</p> <p>The amendments do not alter the requirements set out in Policy SCR6.</p>
<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 has been undertaken by the Planning Policy Team and the costs covered within the existing salary budget and the Council's LDF budget.</li> <li>2. The costs of preparing the updated Energy Summary Tool 1 has been covered within existing budgets.</li> <li>3. Following adoption, the Checklist SPD and Energy Summary Tool will be implemented within existing staff resources.</li> </ol>
<b>Issues considered</b>	Sustainability; Property; Equality; Corporate; Other Legal Considerations
<b>Consultation undertaken</b>	<p>In accordance with the Council's Statement of Community Involvement, public consultation was carried out for 4 weeks between 13<sup>th</sup> June and 11<sup>th</sup> July.</p> <p>The preparation of the SPD was undertaken in consultation with Monitoring Officer; Section 151 Finance Officer and Cabinet M</p>
<b>How consultation was carried out</b>	Public consultation based on the Council's Statement of Community Involvement.
<b>Other options considered</b>	None
<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 Matt McCabe Cabinet Member for Built Environment, Housing and Sustainable Development
<b>Date of Signature</b>	16 <sup>th</sup> September 2024
<b>Subject to Call-in until 5 Working days have elapsed following publication of the decision</b>	