



Haringey Council

*M. Dorfman* 28/10/10

[No.]

**Planning Committee** **On 8<sup>th</sup> November 2010**

Report Title : Draft Sustainable Design and Construction Supplementary Planning Document

Report of Marc Dorfman, Assistant Director, Planning, Regeneration and Economy  
  
Signed :

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Wards(s) affected: All

Report for: Non-Key

- 1 Purpose of the report**
- 1.1 The report informs the Planning Committee members about the draft "Sustainable Design and Construction Supplementary Planning Document (SPD) which is prepared as part of the Council's Local Development Framework (Appendix 1. The Sustainable Design and Construction (SDC) SPD does not create new policy. It aims to complement and provide clarity on the measures that need to be taken to meet local, regional and national policy requirements on achieving environmental quality and sustainable buildings in the context of biodiversity, natural resources and human health.
  - 1.2 The draft SPD was approved for public consultation by the Cabinet on 12th October 2010. The SPD, once adopted, will be taken into account in the determination of planning applications for major and minor development proposals.
  - 1.3 The document, in its draft form, will carry some weight in the planning decision making process. When it is consulted on, and once adopted, it will carry substantial weight. The Cabinet approved the utilisation of the draft SPD as an interim guide for planning and regeneration decisions on all planning schemes prior to its full adoption as an SPD.

**2 Introduction by Cabinet Member (if necessary)**  
2.1 N/A

**3 State link(s) with Council Plan Priorities and actions and /or other Strategies:**

- 3.1 The implementation of measures identified in the draft SPD will help the Council to meet the various obligations for CO<sub>2</sub> reduction targets set at national, regional and local levels. This includes the Council's aspirational target for CO<sub>2</sub> emissions by 40% by 2020 on a 2005 baseline and the targets in the London Plan, the emerging Core Strategy.
- 3.2 The SPD is part of the Haringey Local Development Framework and needs to take into account other strategies and plans that influence the future development of the borough. It must be prepared in accordance with procedures set out in PPS12, Local Spatial Planning and it must be in alignment with the priorities identified in Haringey's Sustainable Community Strategy (SCS). The Guidance will seek to contribute to achieving the vision in the SCS which states that "We want to tackle climate change and manage our environmental resources more effectively, increase levels of recycling, improve and promote sustainable transport and create sustainable and energy efficient homes and buildings. We want to reduce the borough's environmental footprint. We will engage children and young people in environmental issues encouraging our future citizens to be our first 'green generation'".

**Links to Greenest Borough Strategy and Decentralised Energy (DE) projects**

- 3.3 The draft SPD will play a key role in the implementation of the Greenest Borough priorities and help towards meeting the borough carbon reduction targets. This SPD also links well with the some key actions and projects under the Greenest Borough Strategy including the development of local (decentralised) energy networks in Haringey.
- 3.4 The SPD explains that the developers will be required to assess the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate to examine opportunities to extend the system beyond the site boundary to adjacent sites. They will be asked to refer to the London Heat Map for possible connections and the Council's map in the Core Strategy for possible decentralised energy and distributed heat hubs. To that effect, two examples (Lawrence Road and Civic Centre) are set out to illustrate the assessments needed.

**Links to Refurbishment projects for Energy Efficiency**

- 3.5 The document also highlights the importance of good design and sustainability principles for refurbishments. This is timely because the Coalition Government's proposes large scale energy conservation and low-carbon refurbishments to homes under the "Green Deal" programme. Apart from its impact on carbon reductions, it is anticipated that the Green Deal could also create new job opportunities.
- 3.6 This is an emerging area of work, and there may be more guidance prepared at regional and national level on refurbishments. However, the draft SPD includes good practice examples from Haringey including RSL schemes with high levels of external insulation and renewable energy.

- 3.7 The other strategies and policies relevant to the SPD include:
- Haringey Unitary Development Plan (2006)
  - Haringey's emerging Core Strategy Submission draft (2010)
  - Haringey's Housing Strategy (July 2009);
  - Haringey's Regeneration Strategy (2008);
  - Well - Being Strategic Framework (2007)
  - Biodiversity Action Plan (2009)
  - Draft Housing Investment Plan (2010)

#### **4 Recommendations**

- 4.1 That the Members note the draft Sustainable Design and Construction Supplementary Planning Document (SPD) set out at Appendix 1 for public consultation in November 2010-January 2011.
- 4.2 That the Members note that the Cabinet approved the utilisation of the draft SPD as an interim guide for planning and regeneration decisions on all planning schemes prior to its full adoption as an SPD.

#### **5 Reason for recommendation(s)**

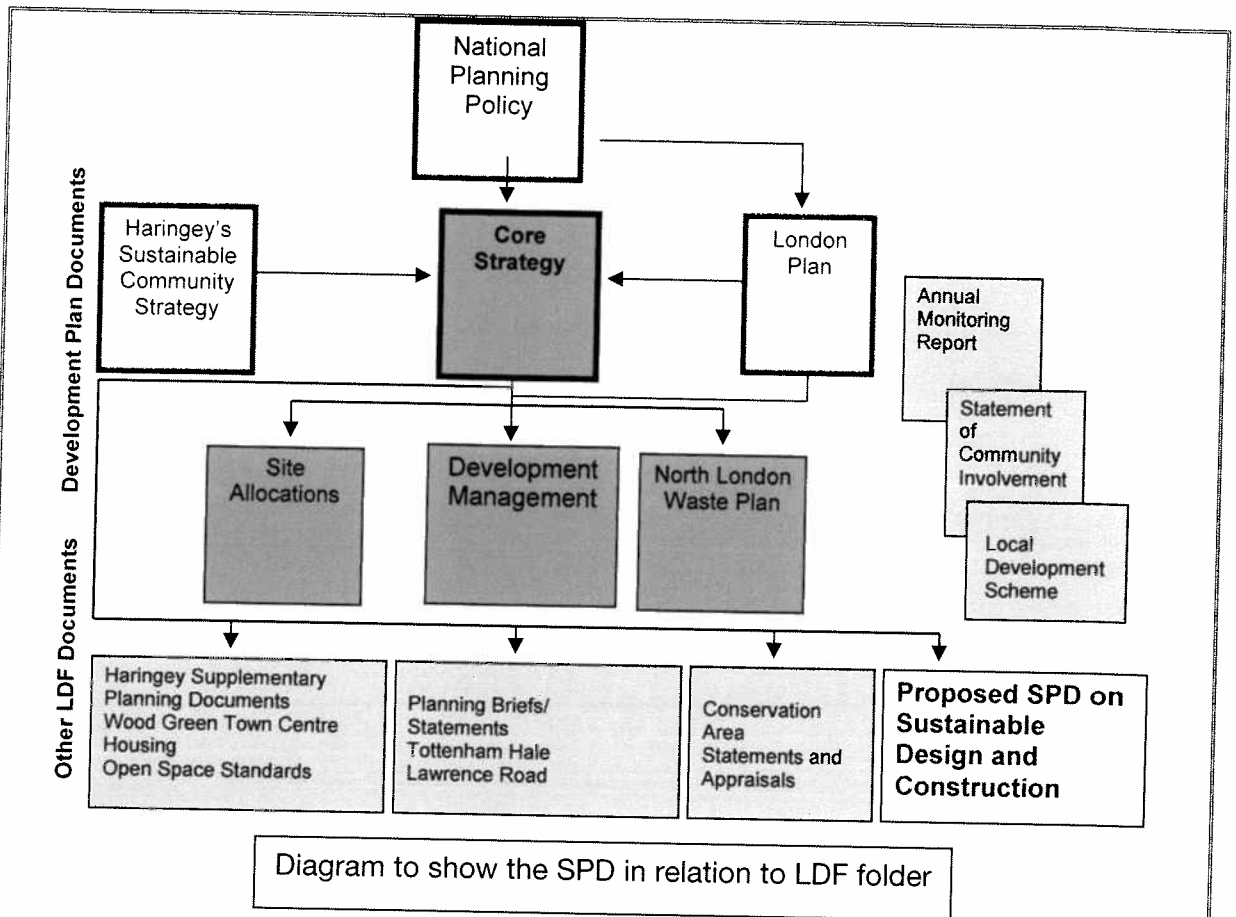
- 5.1 The SPD aims to complement and provide clarity on the implementation of national, regional and local planning policies which promote sustainable buildings and reduction in CO2 emissions. The guidance it contains supports the delivery of policies in Haringey's Unitary Development Plan and supports the emerging Core Strategy policies.

#### **6 Other options considered**

- 6.1 The Supplementary Planning Guidance forms part of the Haringey's Local development Plan framework which is a statutory spatial planning process that the Council is required to prepare under the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008. The SPD once adopted will update and replace a number of existing Supplementary Planning Guidances (SPGs) and will provide support the emerging Core Strategy. Therefore, no other options have been considered.

#### **7 Summary**

- 7.1 The draft Sustainable Design and Construction Supplementary Planning Document (SPD), once adopted will form part of the Council's Local Development Framework (LDF) and will provide detailed guidance on measures that need to be taken to meet the local, regional and national policy requirements on achieving environmental quality and sustainable buildings in the context of biodiversity, natural resources and human health.



7.2 The SPD does not replace or revise existing policies, but provides guidance on implementation at a level of detail not appropriate for the UDP or the Core Strategy itself. The UDP is adopted in 2006 and “saved” in July 2009. It is now in line with the London Plan (2008) policies. The SPD is a cross-cutting guidance particularly relating to the UDP policies on energy, water, flood risk, waste management, biodiversity and natural environment, water resources and water environment set out in the adopted UDP: UDP policy G1, G2, UD1, UD2, UD3, UD4, UD7, and ENV1, ENV2, ENV 4, ENV6, ENV7, ENV 11, ENV12, ENV 13. It also relates to the London Plan (2008) policies on 3D.14, 4A.1 to 4A17, 4A.19 to 4A.21. And A4.28 to A4.33.

7.3 The SPD replaces existing Supplementary Planning Guidance (SPG) on

- SPG 8b (draft) -materials
- SPG8c (draft)-environmental performance
- SPG8d (draft)-biodiversity, landscaping and trees
- SPG8e (draft)-light pollution
- SPG8 (draft)-Ecological impact assessment
- SPG8i (draft)-air quality
- SPG9 (draft) - sustainability statement guidance
- SPG 8a (adopted) – waste

7.4 The SPD also supports the emerging Core Strategy and the emerging draft replacement London Plan especially in relation to policies on energy efficiency and the requirement of Code level 4 energy target (44% reduction in CO2 emissions), BREEAM Very Good to Excellent requirements. The SPD supports the following Core Strategy policies :

- Strategic Policy 4- Working Towards a Low Carbon Haringey
- Strategic Policy 5 Water Management and Flooding
- Strategic Policy 6 – Waste and Recycling
- Strategic Policy 13 – Open Space and Biodiversity
- Strategic Policy 12 Community Infrastructure.

7.5 The progress of the SPD from consultation draft to final adoption will take into account the potential changes to Haringey's emerging Core Strategy and the replacement London Plan. The SPD, once adopted, will be taken into account in the determination of planning applications for major and minor development proposals. The draft SPD is supported by national, regional and local evidence base and can be used as an interim guide to planning decisions.

7.6 The draft SPD is excluded from the SA process. In line with the 2008 Planning Act, the CLG plan-making manual explains that in principle, supplementary planning documents should not be subject to the SEA Directive or require sustainability appraisal (SA) because they do not normally introduce new policies or proposals or modify planning documents which have already been subject to sustainability appraisal. The London Plan 2008 and Haringey's Core Strategy Submission draft has been through an SEA and Sustainability Appraisal as part of the plan-making process.

7.7 Supplementary planning documents provide guidance on local planning matters. Whilst they are not examined by an Inspector, a supplementary planning document is still subject to a process of consultation and engagement with relevant parties.

## **8 Chief Financial Officer Comments**

8.1 The cost of the developing the SPD and the consultation process will be contained within existing budgets. There is no allocated budget for training on this policy and thus any training required will need to be provided from existing resources.

## **9 Head of Legal Services Comments**

9.1 If the SPD is adopted prior to the Council's Core Strategy, the policies contained in the SPD must be in conformity with the London Plan and the Council's adopted UDP in line with Regulation 13(8) of the Town and Country Planning (Local Development) (England) Regulations 2004.

9.2 Once the Core Strategy is adopted, an SPD must be in conformity with the Core Strategy. An SPD could also flow from the London Plan so long as it is not inconsistent with the Core Strategy. To ensure conformity, the SPD, if

adopted before Haringey's Core Strategy or the amendments to the London Plan, it may need to be revised at a later date, where relevant, to ensure conformity.

9.3 The document will carry little or no weight in the development management process until it has been consulted upon. Once the SPD has been through public consultation it can be considered a material consideration in making decisions on planning applications, however more weight will be given to it once it has been formally adopted. It is noted that it will carry no weight at all if it is not in conformity with the Core Strategy once this is adopted.

9.4 The process to be followed both prior to and following the adoption of an SPD is set out in Part 5 of the Town and Country Planning (Local Development) (England) Regulations 2004 and the Council should also ensure that the consultation is carried out in accordance with the Council's Statement of Community Involvement. The Regulations require the consultation period must be for not less than 4 weeks or more than 6 weeks. The Council cannot adopt the SPD until such time as they have considered any representations made and prepared a statement setting out a summary of the main issues raised and how these issues have been addressed in the SPD which it intends to adopt.

## **10 Head of Procurement Comments – [Required for Procurement Committee]**

10.1 Not applicable

## **11 Equalities & Community Cohesion Comments**

11.1 As Haringey's population grows and changes, there are increasing pressures put on its limited environmental resources, land uses and quality of life. It is a national, regional and local objective that the planning system should play a significant role in achieving sustainable development. This means we need to carefully consider the impacts new development will have and make sure that we live within our limits and make sure development does not have unacceptable impacts on the environment and does not unfairly impact on different people and communities in Haringey. Beneficial impact of future growth in housing in Haringey on the environment and people's health, comfort and expenditure will be realised only if the principles of sustainable development and construction are applied effectively and rapidly throughout development activity.

11.2 Sustainable design and construction is one of the key components of regenerating and improving the places that we live and work. The ways buildings are designed and constructed have a direct and indirect impact on the quality of our lives and health as well as on energy use and natural resources, and our immediate and wider natural environment.

11.3 A draft Equalities Impact Assessment (EqIA) screening which was carried out for the draft SPD indicates that the advice provided in the draft SPD has positive impact all those living and working in Haringey and beyond. No

further assessment is necessary.

- 11.4 The guide applies to new development proposals and promotes buildings with good insulation and energy conservation measures which are cheaper to run in the long run, and will also help reduce the number of households which are classified as fuel-poor. On the other hand, the UK has aging housing stock, and currently groups and individuals such as elderly and those in deprived communities are more likely to experience environmental injustice. This includes fuel poverty, high energy bills and being less resilient to food risk.
- 11.5 This SPD provides guidance on how to improve the quality of building stock to create better healthy, comfortable and sustainable living and working environments for all, help alleviate fuel poverty. Energy efficient homes help reduce energy bills and water bills and fuel -poverty. The guide includes good practice examples from social housing sector in improving the energy efficiency of housing stock.

## **12 Consultation**

- 12.1 The following consultation events contributed to the development of the draft SPD:
- An initial scoping meeting in May 2009 with over 90 stakeholders
  - Consultations in May/June 2010 on the draft Core Strategy and Development Management DPD documents which included proposed policies on sustainable design and construction.
  - An initial presentation to the Greenest Borough Stream Board, and a cross-service officers' workshop on the draft SPD in August 2010. The following Council Services have been invited to comment on the draft SPD: Environmental Resources Team, Biodiversity officer, Development Management team, Building Control, Environmental Pollution team, Corporate Energy Management team, and Waste Management team, Corporate Policy Team, Housing Strategy and Housing Supply.
- 12.2 The public consultation on the draft SPD is will run until the end of January 2011. The consultation will be conducted in line with the Statement of Community Involvement document approved by the Planning Inspector in 2008. The consultation events include the following meetings: Agents and Developers forum October 2010; Haringey Better Places Partnership meeting; RSL Forum November 2010; Area assembly meetings where invited.

## **13 Service Financial Comments**

- 13.1 The cost of developing the SPD and its effective implementation will be contained within existing budgets. There is a need to improve Haringey Council skill base both in planning and outside the service and the comprehensive programme will required funding fro outside the P&R budget. Until such funding sources are identified, the training that will be introduced will be sourced internally using existing expertise from planning

policy, building control, environmental resources and energy management.

**14 Use of appendices /Tables and photographs**

14.1 Draft Supplementary Planning Document on Sustainable Design and Construction (Appendix 1)

**15 Local Government (Access to Information) Act 1985**

- Haringey adopted UDP 2006/saved 2009
- Haringey Submission draft Core Strategy 2010
- London Plan 2008 and Draft Replacement London Plan ( 2009)