




**Haringey Council**

<b>Report for:</b>	Cabinet	<b>Item Number:</b>	
<b>Title:</b>	Adoption of Sustainable Design and Construction Supplementary Planning Document		
<b>Report Authorised by:</b>	Lyn Garner, Director of Place and Sustainability 		
<b>Lead Officer:</b>	Sule Nisancioglu, Planning, Regeneration and Economy		
<b>Ward(s) affected:</b> All	<b>Report for Key/Non Key Decisions:</b> Key Decision		

## 1. Describe the issue under consideration

- 1.1 To seek Cabinet agreement for adoption of the Sustainable Design and Construction Supplementary Planning Document (SDC SPD) to complement the Local Plan policies on environmental sustainability, design, climate change mitigation and adaptation.
- 1.2 The SPD, once adopted, will form part of the Council's Local Plan (formerly Local Development Framework), and will be taken into account in the determination of planning applications for development proposals. It will also help to guide other planning and regeneration decisions, and decisions elsewhere in the Council on sustainable building and construction projects including retrofit projects, and decentralised energy projects.
- 1.3 **Cabinet Member introduction**
- 1.4 The quality of design and construction processes has impact on natural resources, biodiversity and pollution and CO<sub>2</sub> emissions. Over 50 % of CO<sub>2</sub> emissions in Haringey come from energy used in our homes for space heating, cooling, cooking and lighting, and for the use of electrical equipment. Sustainable buildings with good energy conservation measures are cheaper to run in the long term. Energy efficient homes also help to reduce energy bills and fuel-poverty. Buildings which are designed sensitively provide healthy, comfortable and sustainable living environments.



- 1.5 This planning guidance will support the implementation of national, regional and local planning policies on sustainability, climate change and the natural environment, and also support the Low Carbon Initiatives and projects in Haringey and the recommendations of the Carbon Commission.

## **2. Recommendations**

- 2.1 It is recommended that Cabinet agrees the adoption of the Sustainable Design and Construction Supplementary Planning Document (SPD) as part of Haringey Council's Local Plan.
- 2.2 Images, maps and minor changes for the final print version of the SPD will be approved by the Director of Places and Sustainability.
- 2.3 Delegated authority to be given to the Lead Member to review and update the SPD, when necessary, to reflect changes to local and regional policies and the national planning framework.

## **3. Alternative options considered**

- 3.1 The adoption of the SPD is in line with Planning and Compulsory Purchase Act 2004. Preparation for this Supplementary Planning Document has been identified in Haringey's Local Development Scheme 2011. As such there is no alternative option being considered.

## **4. Background information**

- 4.1 The SPD, once adopted, will form part of the Haringey's Local Plan, will support the Council's aspirations and policies on achieving environmental quality and sustainable buildings, and places in the context of biodiversity, energy, natural resources and human health.

- 4.2 The SPD covers the following topics

- Energy use and carbon reductions including new buildings, retrofit and decentralised energy networks
- Adapting to impact of changing climate including cooling, shading, and green roofs
- Managing flood risk
- Conserving water
- Avoiding environmental pollution
- Sustainable construction measures and use of materials
- Waste minimisation
- Biodiversity
- Transport related measures



4.3 The SPD, once adopted, will replace the following SPGs:

- 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
- SPG 8a (adopted) – waste

4.4 The SPD will be supported by further code of practice and case studies which will be updated as and when relevant to provide further advice to developers.

4.5 The SDC SPD does not create new policies. It provides guidance on implementation at a level of detail not appropriate for the UDP, the Local Plan Strategic Policies and the emerging Development Plan Documents (DPDs). The policy background to the SPD is set in the National Planning Policy Framework (2011), the Replacement London Plan (2011) policies, Haringey's Local Plan Strategic Policies (expected to be adopted in February 2013), and the Unitary Development Plan saved policies (2009). Key Local Plan Strategic Policies that will be supported by this SPD are

- 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 (Decentralised Energy)

The SPD will be reviewed regularly to ensure that changes in regulations, legislation and planning policy framework are reflected in the guidance.

4.6 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. The draft SPD was consulted on in 2010 in accordance with the Council's Statement of Community Involvement.

4.7 Consultation responses were mostly positive. They were taken into consideration in the latest draft of the SPD and incorporated where appropriate. When comments are not taken into account, this is mainly because of lack of compatibility with regional and /or national policies. For instance, the Passivhaus building technique was suggested to be a compulsory standard but current planning framework does not support this. However the Council is keen to encourage the use of higher standards and have included a reference to Passivhaus in the SDC SPD for information. The document's format has been amended to reflect the format and scope of the emerging Development Management Development Plan Document. The



consultation summary is included in Appendix 2.

4.8 The 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 (now Local Plan Strategic Policies) has been through an SEA and Sustainability Appraisal as part of the plan-making process.

## **5. Comments of the Chief Finance Officer and financial implications**

The cost of developing the SPD and its effective implementation will be contained within existing budgets.

## **6. Head of Legal Services and legal implications**

- 6.1 The policies contained in the SPD must be in conformity with the London Plan (2011) and the Council's Local Plan Strategic policies and the relevant saved UDP policies in line with Regulation 13(8) of the Town and Country Planning (Local Development) (England) Regulations 2004.
- 6.2 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.

## **7. Equalities and Community Cohesion Comments**

- 7.1 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 that the new developments will need to be carefully considered for their impact on environmental quality and on different people and communities in Haringey. Future growth in Haringey can offer opportunities for enhancing quality of environment, people's health and comfort if the principles of sustainable development and construction are applied effectively and rapidly throughout development activity.
- 7.2 Sustainable design and construction is one of the key components of regenerating and improving the places that we live and work. The ways



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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.

- 7.3 An Equalities Impact Assessment (EqIA) screening that was carried out for the draft SPD indicated that the advice provided in the draft document has positive impact on all those living and working in Haringey and beyond. No further assessment is necessary.
- 7.4 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 term, and will also help reduce the number of households which are classified as fuel-poor. On the other hand, the UK has an aging housing stock, and currently groups and individuals such as the 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.
- 7.5 This SPD provides guidance on how to improve the quality of Haringey's building stock to create healthy, comfortable and sustainable living and working environments for all; and help alleviate fuel poverty. Energy efficient homes help reduce energy bills and water bills and fuel -poverty.

## **8. Head of Procurement Comments**

NA

## **9. Policy Implication**

- 9.1 The SPD will support the implementation of the Greenest Borough strategy, Council's aspirational targets for reducing CO2 emissions by 40% by 2020 on a 2005 baseline, recommendations of the Carbon Commission (2011), the waste recycling and reduction targets and the Biodiversity Action Plan 2009.

## **10.Reasons for Decision**

- 10.1 In line with the Town and Planning Act 2008, local authorities are required to prepare supplementary guidances to complement Local Plan policies where relevant. Preparation for this Supplementary Planning Document has been identified in Haringey's Local Development Scheme 2011.

## **11.Use of Appendices**

Appendix 1: Draft Sustainable Design and Construction SPD and its appendices  
Appendix 2: Consultation Responses

## **12.Local Government (Access to Information) Act 1985**



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NA

## **Appendix 2- Summary of Consultation Responses on draft Sustainable Design and Construction SPD 2010**

The Draft Sustainable Design and Construction Guide Supplementary Planning Document were issued for consultation in 2010. Presentations were made to Haringey's Planning Committee and the Design Panel. A total of 14 responses were received to the consultation. Responses were received from all the Statutory Consultees – Natural England, English Heritage and the Environment Agency as well as the Greater London Authority (GLA). Responses were also received from the following organisations:

- Highways Agency
- Network Rail
- The Coal Authority
- Tottenham and Wood Green Friends of the Earth
- Sustainable Haringey Waste Group
- Tottenham Conservation Area Advisory Group
- Hornsey Conservation Area Advisory Group
- The Theatres Trust
- Andrew Mulroy Architects Ltd
- Highgate Society Environment Committee

Of the small number of responses received, the vast majority were strongly in favour of the SPD. The Highways Agency, Network Rail and the Coal Authority made no comment. Key issues that were raised included the following:

- Need to give due consideration to the historic environment and its protection throughout the document, particularly with regard to the incorporation of energy efficiency measures
- The Environment Agency should be referenced with regard to permits and consents that will be needed in relation to ground source heat pumps and biomass
- Greater clarity needed regarding definitions, areas of flooding and attenuation measures
- Amendments need to be made regarding the responsibilities for flood risk as a result of the Localism Act i.e. Local Planning Authorities now have responsibility for flood risk
- References to the buildings regulations and energy efficiency targets and guidance need to be updated to reflect the latest regulations and London Plan requirements
- There should be a requirement for energy efficiency works to existing buildings
- References to the waste targets and regulations need to be updated to reflect changes in legislation and the latest London Plan
- Passivhaus standard should be adopted as the norm for domestic developments
- Advice should be strengthened on the quality needed for timber cladding
- Targets need to be simple and empirically stated

All the above comments have been taken into consideration in the latest draft of the SPD and incorporated where appropriate. When comments are not taken into account, this is mainly because of lack of compatibility with local, regional, national policies. The SPD does not create new policy. For instance, Passivhaus building technique is suggested to be a compulsory standard but current local, regional and national planning policies do not support this standard to be compulsory for residential developments. However the Council is keen to encourage the use of the Passivhaus standards where feasible, and a reference to this technique is included in the SPD for information purposes. The document will continue to be reviewed in the future to ensure that any changes in regulations and legislation are reflected in the guidance provided.