

Climate change and sustainable building Planning Advice Note

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| Report number: | CAB/WS/22/062 | |
| Report to and date: | Portfolio holder decision | 23 November 2022 |
| Cabinet members: | Councillor David Roach Portfolio Holder for Planning Tel: 07889 510003 Email: david.raoch@westsuffolk.gov.uk Councillor Andy Drummond Portfolio Holder for Regulatory and Environment Tel: 01638 719260 Email: andy.drummond@westsuffolk.gov.uk | |
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Decisions Plan: **Notice of Intention providing the purpose of the decision and the date in which the decision is expected to be made has been published on 15 November 2022.**

Wards impacted: **All wards**

Recommendation: **It is recommended that the Portfolio Holders for Planning and for Regulatory and Environment approve publication of the Climate change and sustainable building Planning Advice Note, as set out in Appendix 1 to Report number: CAB/WS/22/062**

1. Context to this report

- 1.1 The climate emergency has led the council to assess current policies and actions. Planning policy at the local level can play a significant part in addressing the impacts of climate change by developing and creating policies that will ensure all proposals for new development incorporate a zero-carbon approach from the outset.
- 1.2 The West Suffolk Local Plan will upgrade existing design and climate change related policies, and advice will be updated when this is adopted. But existing local plan policies are National Planning Policy Framework compliant and sufficiently robust to underpin the range of sustainability issues set out in the West Suffolk climate change and sustainable building Planning Advice Note (PAN) to be addressed fully at the planning application stage.
- 1.3 The PAN has been prepared to assist people making planning applications meet existing planning policy requirements and includes checklists for different scales of development that will assist with applications meeting existing policy requirements at the validation stage. It is anticipated that these checklists will be added to the validation requirements.
- 1.4 The PAN has been prepared to bring current guidance, advice notes and information to the attention of applicants to ensure the most up to date techniques are introduced to reduce carbon emissions and meet new standards and techniques that are available now.
- 1.5 It is proposed to publish the PAN as a PDF. It is acknowledged that it will be necessary to monitor changes (in regulations or legislation) and any council decisions that may require the content to be changed. The checklists are currently included in the document. It is intended that the checklists will be included in the local validation list that is currently being reviewed, this will require consultation and it is likely that the wording of some of the checklists may be amended, updated or added to. If this occurs the document will be replaced with updated wording and website links.

2. Proposals within this report

- 2.1 The PAN refers to existing policies in the core strategies of the former Forest Heath and St Edmundsbury areas, and in the Joint Development Management Policies document, and signposts advice and guidance and emerging policies and practice to help prepare developers and householders proposing new developments to access the most up-to-date information.

- 2.2 This Planning Advice Note aims to ensure that applications for planning permission, from householder extensions to large-scale developments, both residential and non-residential, consider and address the following range of issues designed to incorporate measures to mitigate or adapt to climate change:
- **Energy and CO2 emissions** – minimising energy consumption compared to the current national and regional minimum requirements; low and zero carbon energy generation.
 - **Water efficiency** – use of low water volume fittings. Consider grey water recycling, provision of water butts.
 - **The environment** – health and wellbeing, reduction and prevention of pollution, urban cooling, avoidance of surface water flooding (provision of sustainable urban drainage systems (SuDS)).
 - **Place-making, design and materials** – how development is located and designed to withstand the longer-term impacts of climate change; high levels of insulation; choice of materials; use of materials from a sustainable local source in new development.
 - **Transport and accessibility** – active travel and design of streets.
 - **Biodiversity** – conserve and enhance biodiversity and protect geodiversity of sites and surrounding areas, including protected species, priority habitats and designated sites, through the implementation of the mitigation hierarchy and biodiversity net gain.
 - **Waste** – adequate provision for separation and storage of waste for recycling; construction waste management and disposal.

2.3 The PAN is not a policy document but a practical guide. However, adherence to this guidance will be a material consideration when determining planning applications.

3. **Alternative options that have been considered**

3.1 This Planning Advice Note will provide advice and signpost applicants to many sources of guidance all aimed at improving the quality of construction and development in addressing climate change issues. Whilst the existing adopted local plan policies are in place a great deal of material has become available to guide people when making planning applications, and this PAN could contribute to developments that use energy and water more efficiently, use less energy in

construction, are designed and constructed using sustainable materials, minimising and recycling waste and that consider biodiversity, provide open space and well designed access for pedestrians and cyclists.

- 3.2 The alternative is to do nothing, and to wait for the West Suffolk Local Plan to be adopted which, in the interim, could result in less informed and poorer quality applications being submitted with poorer outcomes for the climate and environment.

4. Consultation and engagement undertaken

- 4.1 The PAN has been developed with input from officers across the council through the Environmental Management Group.

5. Risks associated with the proposals

- 5.1 West Suffolk would not have an up to date source of guidance for householders and developers making planning applications until the West Suffolk Local Plan has been adopted.
- 5.2 The PAN will be used to ensure that the wide scope of matters that impact on climate change can be considered when development is proposed. This will support the council's commitment to addressing climate change in West Suffolk.

6. Implications arising from the proposals

- 6.1 Financial
None
- 6.2 Legal compliance
None
- 6.3 Personal data processing
None
- 6.4 Equalities
None
- 6.5 Crime and disorder
None
- 6.6 Safeguarding
None
- 6.7 Environment or sustainability
Guidance has regard for biodiversity, the natural environment and all matters of sustainability impacted by development.
- 6.8 HR or staffing
None

- 6.9 Changes to existing policies
None – provides additional information to support existing policies.
- 6.10 External organisations (such as businesses, community groups)
None

7. **Appendices referenced in this report**

- 7.1 Appendix 1 – West Suffolk climate change and sustainable building Planning Advice Note.

8. **Background documents associated with this report**

- 8.1 [Core Strategy Development Plan Document 2001-2026 \(with housing projected to 2031\) Adopted May 2010 \(westsuffolk.gov.uk\)](#)
[Core Strategy Final Version with changes \(November 2010\) \(westsuffolk.gov.uk\)](#)
[JDMPD-FINAL-for-website-error-amended.pdf \(westsuffolk.gov.uk\)](#)