

## Place-making and Innovation Executive Advisory Board comments and responses

Comment	Response
<p>Concerns expressed over SPD support for CHP. CHP is fuelled either by gas or wood and both are damaging to the climate/environment. References to energy sources in the SPD should be broadened to include types of low carbon networks other than CHP to maintain flexibility as alternative and more effective low carbon technologies became available for use.</p> <p>However, it is also noted that CHP is a fast-moving area and the policy is not prescriptive in requiring CHP. The policy refers to the energy hierarchy and enables technologies to be considered on a case by case basis against the hierarchy. Prescribing or proscribing technologies could restrict the ability to get the best technology.</p>	<p>The SPD's approach to CHP reflects policy D2 of the Local Plan. However, since the policy was developed, the national approach to heat networks has shifted to encompass all forms of low carbon heat, and heat networks powered by other low carbon sources have become more common. In recognition of these policy changes and changing practice, Section 4 of the SPD has been amended to clarify that support for (C)CHP should be read as support for low carbon heat networks generally. This is in line with the principle of development seeking the lowest carbon solutions set out in Policy D2. Planning decisions will favour the lowest carbon forms of energy and allows energy technologies to be considered on a case-by-case basis.</p>
<p>The use of woodfuel biomass boilers is detrimental as woodchips and pellets are imported over long distances (e.g. from North America) so have high embodied carbon emissions from transport. Harvesting results in the loss of mature trees which are replaced with saplings – this does not mitigate the impact on biodiversity or the carbon emissions released in the short term.</p>	<p>A new section has been added to the low and zero carbon energy appraisal guidance in section 4 setting out the issues of embodied carbon in imported wood fuels and the spike in atmospheric carbon that results from burning wood fuels.</p>
<p>Solar PV should play a bigger role. We should require PV roof tiles on new developments.</p>	<p>It is not considered reasonable to mandate specific technologies as they may not be appropriate in all situations and the relative benefits of energy technologies may change as the technologies develop.</p> <p>Solar PV has become a popular choice for developers when meeting the 20 per cent carbon reduction required by Policy D2.</p>
<p>Low carbon development is a fast-moving area. The SPD should include a clause that we will be imposing highest standards against latest evidence.</p>	<p>Development standards should only be set through planning policy and not through the SPD. Future revisions of policy through the Local Plan process will take account of the prevailing evidence. A foreword has been added to the SPD which includes a section setting out the Council's ambition to improve standards in the future.</p>
<p>Concern over whether developers will comply. How do we ensure that developments are built in line with the SPD?</p> <p>Will viability be used by applicants to avoid complying?</p> <p>This is a particular issue for minor developments as the term "adequate information" used in policy and the SPD is vague and it's the smaller developments that are coming in now.</p>	<p>Decision makers will consider whether policies have been complied with when deciding whether to grant planning permission.</p> <p>Text has been added at the end of section 3 stating that, when granting planning permission, decision makers will place a condition requiring works to be carried out in accordance with the proposals and measures set out in the submitted energy and sustainability information. If work is not carried out in accordance with the planning conditions attached to a permission, the Council can consider taking planning enforcement action.</p>

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	<p>The requirements of Policy D2 were tested and found to be viable through the Local Plan examination process. Under the NPPF (para. 57), decision makers do not need to consider viability at the planning application stage unless particular circumstances justify it.</p> <p>The term “adequate information” is used in policy D2 to differentiate the level of information needed from major and non-major developments. The Local Plan examination established that the two scales of development could not be subject to the same requirement. The SPD sets out guidance on what the phrase “adequate information” means.</p>
<p>Concern over the performance gap (where developments fail to perform to their design specifications). How is this policed? Post-construction monitoring was proposed. Why can't this be managed by condition? What are the penalties for non-compliance?</p> <p>It was noted that the Planning Enforcement team have a considerable backlog and have had their resources reduced. Resources should be made available for the post construction inspection and enforcement of energy efficiency standards, including small developments of ten or fewer properties.</p> <p>An award/star system should be introduced to reward exemplary developments and to name and shame poor performing developments.</p>	<p>A post construction monitoring regime would likely have cost implications and would need to be implemented through Local Plan policy, rather than an SPD. The government has acknowledged the issue of the performance gap and is considering changes to the building control system that may improve compliance with carbon standards. However, a section has been added at the end of Section 5 setting out the issue and supporting the implementation of post construction monitoring.</p> <p>When granting consent, conditions are applied that require developments to achieve the standards set out in their energy and sustainability statements or information. Non-compliance with the planning condition could result in enforcement action, which in turn could result in penalties. The resourcing of the enforcement team is an issue for the Council and cannot be addressed through the SPD.</p> <p>The development of an award or star system to reward good developments may not be a planning matter and could be pursued corporately. Such schemes are available nationally (e.g. Home Quality Mark).</p>
<p>Looking at a live planning application, it looked like the usual standard and was not innovative.</p>	<p>Buildings built to carbon emission standards lower than the national standard may not look radically different to traditional buildings. Some buildings that achieve very high energy efficiencies may look different, but can still resemble traditional buildings, depending on the construction method.</p>
<p>Most of the guidance is for new development and not conversions. Some guidance concerning conversion of existing premises, such as the conversion of offices and retail units to homes, should be included.</p>	<p>The 20 per cent carbon reduction applies to new buildings only, but the remainder of Policy D2 and guidance set out in the SPD applies also to conversions. A new section on retrofitting has been added to section 6 which directly addresses change of use from commercial to residential and sets out the opportunity to improve energy efficiency and sustainability.</p>
<p>The Covid crisis could result in much more conversion of retail and office space to residential. A lot has changed since the consultation – home</p>	<p>SPDs are more nimble than Development Plan Documents and can be updated much more easily. Significant changes that result from the Covid outbreak</p>

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<p>working, impacts on retail etc. Is this SPD too soon and should it be put back until we have a better idea about Covid implications?</p> <p>Was the consultation adequate given the issues brought by the crisis? Was the level of response reasonable?</p>	<p>can be taken into account through a review of the SPD once the impacts are known. A decision to delay the SPD would need to be taken by the Executive.</p> <p>The consultation was carried out in line with the Council's Statement of Community Involvement and received 31 representations in total, which appears typical for an SPD based on previous consultations. The representations were generally very substantive.</p>
<p>Car clubs are a positive measure but are not referenced in the SPD.</p>	<p>The section "Measures that enable sustainable lifestyles for building occupants" has been amended to include information on car clubs and other shared transport.</p>
<p>EAB should be able to consider the consultation statement prior to the SPD being considered by Executive to confirm that EAB and CCIB comments were taken on board. The Board should receive statements of public consultation responses in respect of future SPDs prior to their submission to the Executive</p>	<p>The SPD, Consultation Statement and draft Executive Report were provided to all Councillors prior to executive. Several comments were received, and further amendments considered as a result.</p>
<p>The SPD feels a bit cut and paste and not Guildford specific (but this is understandable).</p>	<p>Best practice in sustainable design and construction and low carbon energy is generally not locally specific and the SPD draws on guidance from a number of sources. The SPD is locally specific in that it closely follows adopted Guildford Local Plan policy.</p>