



Ward: All outside of the South Downs National
Park

Draft Adur Sustainable Energy Supplementary Planning Document (SPD)

Report by the Director for the Economy

1.0 Summary

1.1 The Sustainable Energy Supplementary Planning Document (SPD) is intended to provide guidance to developers on meeting the energy policies set out in the adopted Adur Local Plan 2017 (Adur LP) and the emerging Joint Area Action Plan (JAAP) for Shoreham Harbour. It should be noted that the SPD does not set new policy; it advises how policy requirements in the adopted Adur Local Plan 2017 and emerging Shoreham Harbour Joint Area Action Plan can be met.

1.2 Specifically, the draft Sustainable Energy SPD provides clarification guidance on:

- Adur LP, Policy 19: Decentralised Energy, Stand-alone Energy Schemes and Renewable Energy; and
- Adur LP Policy 8: Shoreham Harbour Regeneration Area
- Shoreham Harbour JAAP Policy SH1: Climate change, energy and sustainable building

1.3 The Draft SPD is presented for the Planning Committee to note. Any comments will be passed to the Executive Member for Regeneration, who will be asked to approve a six week public consultation period.

2.0 Background

2.1 The energy policies in the above plans seek to ensure that development delivers secure, affordable, low carbon growth, increases future energy

resilience, and helps to deliver the strategic objectives of the government's National Planning Policy Framework (2018), Industrial Strategy (2017) and the Clean Growth Strategy (2017).

2.2 Adur District Council is committed to increasing renewable and low carbon decentralised energy through the Local Plan. In addition, the Council has committed to the UK100 Cities target of 100% clean energy by 2050 (see JSC report 6 Nov Agenda item 8). The requirement for renewable and low carbon energy in proposed development is aligned with the National Planning Policy Framework expectation for radical reductions in greenhouse gas emissions and supporting low and zero carbon. Similarly, policy in the emerging Shoreham Harbour JAAP seeks to minimise carbon emissions, address the challenges of climate change and create a renewable energy hub.

2.3 The SPD will apply to:

- new major residential and non-residential developments proposed in the Adur LP area;
- new development in the Shoreham Harbour Regeneration Area (excluding householder applications).
- new development in the proposed Shoreham Heat Network Area (excluding householder applications).

However, this SPD encourages all developments to submit energy statements to demonstrate how they are delivering clean, smart sustainable, development, in the spirit of the wider sustainability objectives of the Plans.

3.0 Proposals

3.1 The SPD aims to clarify existing policy in Adur LP and draft policy in the JAAP. It presents clear guidance on how applicants can comply with policy and submit information to the planning authority in a way which can easily be assessed by development management.

3.2 It is intended that training sessions will be offered to development management officers to help them review energy statements on adoption of the draft SPD. A crib sheet will also be produced for officers.

3.3 The SPD includes five sections which cover:

- 1) What is the policy background?
- 2) What is renewable and decentralised energy?
- 3) What are the principles for meeting planning requirements on energy?
- 4) How should an Energy Statement be structured?
- 5) What good practice examples are there locally?

Additionally appendices include:

- An Energy Statement Template
- Additional information required for energy technologies
- A glossary and sources of further information
- A map of Shoreham Harbour Regeneration Area and Shoreham Heat Network

- 3.4 All new development must produce an assessment of energy use and carbon emissions produced by professional energy assessors as part of the Building Control process. For larger developments a team of Mechanical and Engineering support would usually be commissioned by the developer to produce details of energy strategy. Adur LP and emerging JAAP policy require standards above national Building Regulations. The SPD explains how calculations for Building Control can be incorporated into energy statements for the planning process. This would usually be undertaken by professionals with appropriate technical knowledge.
- 3.5 Sections 3 and 4 on Energy Statements explain the technical requirements for energy, how to undertake assessment of energy demand, best practice guidance and how to use energy statements to support planning applications. These sections are technically complex; colour coding is used to help take the applicant and planning officer through the process of producing the Energy Statement.
- 3.6 The document describes renewable energy technologies (including photovoltaics, solar water heating, wind turbines, biomass technology, ground source heat pump technology, district heating, decentralised energy, and explains what type of development they are most compatible with.

Proposed Timetable

- 3.7 The proposed timetable, subject to approval, is as follows:

Commence public consultation (6 weeks)	8th April – 17th May 2018
Assessment of consultation responses and amendment of draft SPD (4 weeks)	20th May - 17th June
Executive sign off or report to committee	June/July (date TBC)

Consultation

- 3.8 The Draft SPD has been produced collaboratively by Adur Planning Policy Team, the Shoreham Harbour Regeneration Partnership Project Manager and the councils' Sustainability Manager.
- 3.9 An Internal consultation has been undertaken via email and in a workshop with Development Control, Planning Policy, Building Control and Environmental Health officers. Responses were overwhelmingly positive. The findings were as follows:
- stated the document was user friendly (100% 'yes')
 - stated the document had the right ambition (33% 'yes'; 67% 'yes very much')
 - stated *Section 2: Renewable and decentralised energy* helped to understand what the technologies are and how they can be applied (67% 'yes'; 33% 'yes very much')
 - stated the flowchart is helpful (100% 'yes')
 - stated that if training was offered and a crib sheet was produced for development management officers this would help them assess applications (100 'yes' to both questions)
 - Responded to the question: 'will the SPD help developers understand what to submit and how to comply with policy' 50% 'yes'; 50% 'neutral'.
- 3.10 Feedback from the consultation affirms the approach of the SPD. Suggestions for improvements have been incorporated into the draft. Some consultees were not sure the draft SPD would help applicants understand what to submit (50% neutral). This will be investigated further to see how the document can be improved.
- 3.11 External consultation was undertaken with the 'Sustainability Professionals Action Group' in summer 2018. Consultation confirmed:
- 100% support for the approach that sought the 10% renewable energy and wanted the council to be 'bold' in its policymaking.
 - 30% of consultees sought a renewables target higher than 10% target, one referring to a 20% target
 - 100% of consultees responded that smaller developments should also be encouraged to install renewable energy or low carbon technologies.
 - There was a consensus that all developments should be 'encouraged' or 'required' to meet a renewable energy target.
 - Consultees sought strong enforcement of the SPD, and an ambitious approach (over 10% target).

- 3.12 The external consultation affirmed the approach as set out in the draft SPD. The Draft has responded to the consultation, encouraging all development to meet high standards of energy. However, Supplementary Planning Documents cannot create new policy, therefore higher standards (e.g. 20% renewable energy) cannot be set in the draft document.
- 3.13 It is proposed to make the Draft SPD available for a period of six weeks public consultation. This will be carried out in accordance with the councils' Statement of Community Involvement and Regulations 11 to 16 of The Town and Country Planning (Local Planning) (England) Regulations 2012.

4.0 Legal

- 4.1 The content of the Draft SPD reflects the following legislation: Planning and Compulsory Purchase Act 2004, Climate Change Act 2008, Planning and Energy Act 2008. It also reflects the National Planning Policy Framework (NPPF) (2018) and Planning Practice Guidance (PPG).
- 4.2 The National Planning Policy Framework confirms that SPDs should only be used where justified and where they can help applicants make successful applications. Part 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out statutory requirements for the preparation of SPDs, which includes an obligation to consult.

5.0 Financial implications

- 5.1 The cost of preparing the Supplementary Planning Document will be funded from within existing budgets.

6.0 Recommendation

- 6.1 That the Committee note the Draft SPD, and forward any comments to the Executive Member for Regeneration to consider prior to approving the document for consultation.

Local Government Act 1972

Background Papers:

- [Adur Local Plan 2017](#)
- [Draft Shoreham Harbour Joint Area Action Plan](#)

- [JSC report 6 Nov Agenda item 8 \(Sustainable Adur & Worthing including the 100% Clean Energy Commitment\).](#)

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Schedule of Other Matters

1.0 Council Priority

1.1 Platform 3: Stewarding our natural resources .

2.0 Specific Action Plans

2.1 Adur District Council is committed to increasing renewable and low carbon decentralised energy through the Local Plan. In addition, the Council has committed to the UK100 Cities target of 100% clean energy by 2050 (see JSC report 6 Nov Agenda item 8).

3.0 Sustainability Issues

3.1 The relevant policies of the Adur Local Plan 2017 and emerging Shoreham Harbour Joint Area Action Plan have been subject to Sustainability Appraisal.

4.0 Equality Issues

4.1 Matter considered and no issues identified.

5.0 Community Safety Issues (Section 17)

5.1 Matter considered and no issues identified.

6.0 Human Rights Issues

6.1 Matter considered and no issues identified.

7.0 Reputation

7.1 The Draft SPD, once adopted, will facilitate the Council in implementing Policy 19 of the Adur Local Plan 2017, and therefore to contribute to carbon reduction. In addition it reflects, and helps to implement, the Council's commitments made in the Environmental Framework (JSC 6th November 2018).

8.0 Consultations

- 8.1 This report seeks member endorsement of a proposed public consultation, which is a statutory requirement in the production of a Supplementary Planning Document.
- 8.2 Initial internal and external consultation has been undertaken as detailed in the report.

9.0 Risk Assessment

- 9.1 By not having a SPD explaining how the relevant planning policy operates, there may be a lack of understanding amongst potential planning applicants as to what information they will need to provide to support applications. The SPD will clarify requirements in advance of applications being submitted.

10.0 Health & Safety Issues

- 10.1 Matter considered and no issues identified.

11.0 Procurement Strategy

- 11.1 Matter considered and no issues identified.

12.0 Partnership Working

- 12.1 The Shoreham Harbour JAAP has been developed through the Shoreham Harbour Regeneration Partnership, which includes West Sussex County Council, Brighton & Hove City Council, and other partner organisations.