

Introduction

In this section

Section one is an overview of the Supplementary Planning Document (SPD). It will introduce:

- 1 / Why the SPD was created
- 2 / What the SPD covers
- 3 / The national + local context to this point
- 4 / What the sustainability checklist and statement are, and how to use these.

Executive summary

> The Supplementary Planning Document (SPD) was created within the context of national and local Net Zero Carbon targets - and provides detail on what is required to deliver high quality construction that is ready to meet those goals.

> It will also look to address other environmental issues like biodiversity and resilience to climate change, which construction has a big impact on.

> The standards outlined in the document **are not new planning policies**, but supplementary planning guidance to existing policy. This guidance will be a material consideration for planning applications.

> The document builds on the 2015 Local Plan Core Strategy and is designed to work with primarily Core Strategy policies SS7 and SD1 and Chapters 12 and 14 of the National Planning Policy Framework.

> This draft SPD document contains a Sustainability Checklist and a Sustainability Statement, which planning applicants are strongly encouraged to use in support of the environmental, social and economic benefit of their scheme.

Purpose of the Environmental Building Standards Supplementary Planning Document (EBS SPD)

The purpose of this Supplementary Planning Document (SPD) is to drive up environmental standards of buildings in Herefordshire, consistent with the council's recognition of the climate and ecological emergency and our vision for a zero-carbon, nature-rich Herefordshire.

While the SPD cannot **introduce new policy**, it will encourage the adoption of even higher standards by developers and householders. It is designed to provide supplementary guidance to the Herefordshire Local Plan Core Strategy

environmental quality policies, and will be a material consideration in planning applications. The Local Plan update will enable the consideration of revised policies for building standards.

This SPD will set out new, best-practice-level minimum standards in key areas including;

- energy efficiency
- embodied carbon
- waste
- water
- transport
- and nature protection.

Further Information

- [Herefordshire Council Carbon Management Action Plan](#)



Image 1:
1 Herefordshire Council Carbon Management Action Plan - Our Path to Zero Carbon

How the SPD fits with Herefordshire standards

Herefordshire Council declared a climate and ecological emergency on [8 March 2019](#). Following this, Herefordshire Council committed to becoming a carbon neutral council by 2030, and has in place a Carbon Management Plan to achieve this goal. However, it recognises that its own emissions are only a minor part of the county's overall carbon footprint, and that it has a key role to play in leading, encouraging and supporting action by other stakeholders to achieve local and national net zero targets. Herefordshire Council has also formally recognised the ecological emergency and committed to take similar action to protect and enhance biodiversity.

Planning guidance is urgently required to help shape development in the direction of zero carbon and nature-rich development. The Herefordshire Core Strategy identified the importance of this, but needs to go further in the direction of zero carbon.

This SPD will set out guidance of higher environmental building standards and highlight best practice to help strengthen existing policies in the Core Strategy to help achieve this.

The Commission on Climate Change Sixth Carbon Budget recommended pathway requires a 78% reduction in UK territorial emissions between 1990 and 2035. They have recommended four key steps; take up of low carbon solutions, expansion of low carbon energy supplies, reduction of demand for carbon intensive activities and land, and greenhouse gas removal.

The buildings sector has opportunities for emission reductions in four key areas; behaviour change, increasing the energy efficiency of the building stock, improving the energy efficiency of lighting and electrical appliances and switching away from fossil fuel heat.

Further Information

- [The Commission on Climate Change Sixth Carbon Budget](#)



How the SPD fits with the Future Homes Standard

In 2019 the Government set a legally binding target to reduce greenhouse gas emissions to net zero by 2050 [*Climate Change Act 2008 (2050 Target Amendment) Order 2019*]. The Ministry of Housing, Communities and Local Government have stated all homes and businesses will have to meet rigorous new energy efficiency standards to lower energy consumption to help protect the environment. The government has set out plans to radically improve the energy performance of new homes, with all new homes to be highly energy efficient, with low carbon heating and be carbon zero ready by 2025 [*The Future Homes Standard: 2019. Consultation on changes to Part L (conservation of fuel and power) and Part F (ventilation) of the Building Regulations for new dwellings: Summary of responses received and Government response*].

These homes are expected to produce 75-80% lower carbon emissions compared to current levels.

From 2021, it is expected new homes to produce 31% lower carbon emissions. Existing homes will also be subject to higher standards, and for extensions and replacement and repairs to be more energy efficient.

In response to this, in October 2020 Herefordshire Council's Cabinet recognised the need for urgent action at local level and formally endorsed the production of a Supplementary Planning Document to promote higher building standards through setting out best practice guidance for sustainable design, use, construction and access.

49% of all UK emissions came from buildings (*LETI*). In order for Herefordshire to reach net zero, there is a huge opportunity for more efficient building design and construction to drive down its emissions.

This document will outline what net zero-ready construction standards look like, and how to achieve them across all buildings types. It will work alongside the 2021 Herefordshire Future Homes document which sets out best practice in the housing sector.

The SPD will shift the focus for developers and stakeholders to considering the whole life impact of their developments on the environment, not just the construction process. In line with industry best practice, this includes accounting for how buildings perform in use, the emissions that maintenance and upgrades will generate and decisions prior to construction around building reuse and the transport of materials to the site.



The Future Homes Standard route to net zero



2021

Emissions on new homes reduced by 31%



2025

Emissions on new homes reduced by 75-80%



2050

Net zero emissions

Image 3:
2 Net Zero Future Homes

Scope and status of this Supplementary Planning Document (SPD)

This SPD will elaborate upon existing policies set out in the Core Strategy and is guided by national and local planning policies. Supplementary planning documents (SPDs) should build upon and provide detailed advice or guidance on policies in an adopted Local Plan. As they do not form part of the development plan, they cannot change introduce new planning policies into the development plan.

An SPD cannot make changes to existing policy and should be used where they can to help applicants make successful applications or aid infrastructure delivery.

They should not be used to add, unnecessarily, to the financial burdens on development. The guidance set out in the SPD will be a material consideration in the determination of planning applications.

SPD contents will need to be taken into consideration from the earliest stages of the development process.

Since the Herefordshire Local Plan Core Strategy was published in 2015, a greater emphasis has been placed on tackling climate change locally, nationally and globally. Clearer guidance is required as to what meeting the Core Strategy Policies means in practice. As we look forwards reviewing the Herefordshire Local Plan, we recognise the need for net zero carbon as a fundamental framing principle and therefore the SPD gives us an opportunity to articulate what policies would be necessary for net zero carbon.

In the interim, this SPD will set out best practice guidance for higher building standards for developments to aspire to.

Whilst the policies contained in the SPD must be consistent with the Core Strategy, they also need to reflect the changing environmental circumstances and greater focus on energy performance within the life cycle of buildings, reduction of carbon emissions through waste reduction, improved materials and greater use of renewable energy.

Further Information

- [SPD contents will need to be taken into consideration from the earliest stages of the development process](#)

The SPD identifies opportunities to provide stronger guidance to drive up building standards. This will provide detail of how development can achieve higher quality buildings through design and higher quality materials, as well of greater use of renewable energy technology in buildings.

Guidance set out in the SPD is directed to new build development, however retrofit and alterations may find guidance set out in the all of the chapters useful, where every effort should be made to improve the building as a whole. The SPD identifies ways that the new Local Plan can include future policy in order to ensure that it is full aligned with our carbon neutral, nature-rich goals for Herefordshire. There are a significant number of

For example, for a residential development the SPD will not:

Introduce policy that dictates for example a minimum standard for airtightness on houses in Herefordshire or a pass or fail method of review.

But will:

Provide a checklist to be submitted as part of the planning application that allows the applicant to demonstrate for example how a fabric first approach has been taken, state the airtightness targets for the design and includes description on how the site supports biodiversity. Ultimately allowing the applicant to demonstrate the sustainability credentials of the project.

Neighbourhood Development Plans (NDPs) in Herefordshire. These form part of the development plan and many contain local level policies regarding housing design and sustainability, which have been developed at a specific parish level. Therefore, it is important that these are also considered.

The policies contained within NDPs differ from parish to parish, and references to sustainable development vary.

It is important for NDPs to consider the guidance set out in the chapters in this SPD, which may help strengthen their sustainable design and environmental policies.

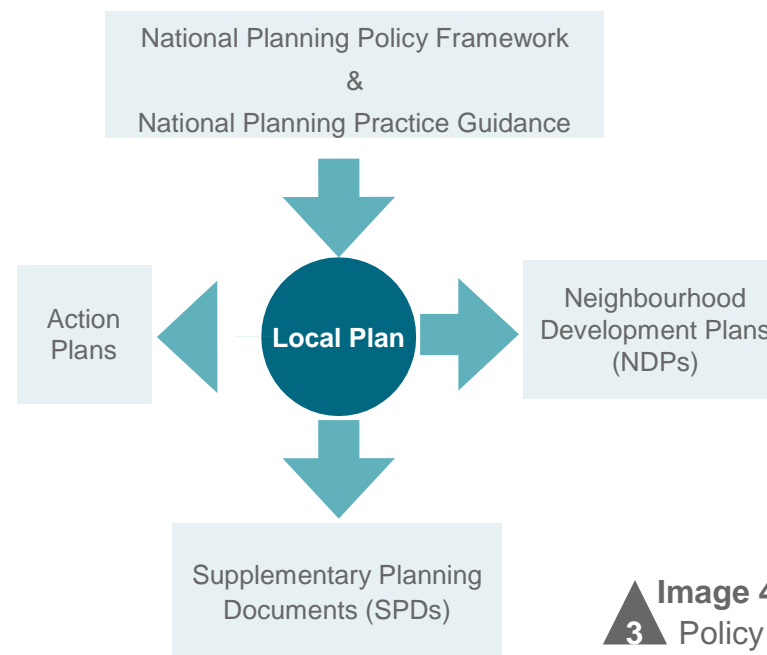


Image 4:
3 Policy Hierarchy

What the SPD contains

The SPD sets out best practice minimum building standards in the following areas:

- energy efficiency
- water efficiency
- waste and pollution
- sustainable transport
- ecological impact
- carbon intensity

The SPD will set out best practice guidance on the measures and opportunities available to developers and householders to integrate sustainability into their development. It provides detailed guidance for officers, applicants and design and construction teams prior to design conception.

The guidance details how Herefordshire Local Plan Core Strategy policies SD1 and SS7, and parts of policies SD2, SD3, SS6, LD1, LD2, LD3, LD4 and MT1 in the Core Strategy should be interpreted and implemented, in order to support proposed development and help deliver sustainable buildings and communities.

A Sustainability Statement template and Sustainability Checklist for minor and large scale schemes are included in Appendix 1 of this document. It is encouraged for applicants and agents to utilise these in order to help them develop a more sustainable scheme.

Next steps

The draft SPD will be subject to consultation, review of feedback and then formal adoption by the council. Once adopted it will be a material consideration in the determination of planning applications. It should be taken into account in the preparation of planning proposals for residential and mixed use development from the pre-application stage onwards, and while negotiating and undertaking development feasibility.

Whilst the NPPF is referred in the document, it is important to note national policy and guidance are periodically updated and the latest guidance will be used in making planning decisions.

How to use this SPD

This guide sets out best practice for applicants to help increase the sustainability of their proposal. The five core chapters provides technical guidance in:

- improving building performance
- energy use
- external environment
- accessibility
- construction

The chapters included in the SPD provide an explanation of topic, along with technical definitions and standards and at the end of each chapter provides a summary of best practice recommendations. Following these chapters are case studies demonstrating best practice. The Sustainability Checklist and Sustainability

Statement are for applicants to complete. Planning applicants should utilise the checklist for domestic, small and medium scale development. Householder applicants are advised to fill in the Sustainability Statement and for minor and larger proposals fill in the Sustainability Checklist, providing details where appropriate.

Who should complete the Sustainability Checklist/ Sustainability Statement?

The table below lists the types of development that are encouraged to complete the checklists/ statements in order to show how sustainability has been considered in the proposal. The checklist and Sustainability Statement template can be found in Appendix 1 of this document.

Sustainability Statement	Sustainability Checklist
<ul style="list-style-type: none">• Householder applications (extensions/ small outbuildings/ replacement dwellings)	<ul style="list-style-type: none">• Minor scale housing development 1-9 dwellings• Non-residential proposals below 1000sqm of floor space• Major scale housing proposals over 10+ dwellings• Large scale non-residential development 1000sqm and above floor space

What type of applications should complete the Sustainability Checklist/ Sustainability Statement?

It is strongly encouraged that full, outline and reserved matters applications complete the Checklist/ Sustainability Statement. It is recommended for householder applicants/ agents to complete the sustainability statement template, where applicable. For change of use proposals policies are applied to the proposed use. For example, if a non-residential building is being changed into dwellings, the proposal should respond to the requirements for dwellings and therefore it is recommended a Sustainability Checklist is completed.

When should the checklist and Sustainability Statement template be submitted?

The Sustainability Statement / Sustainability Checklist, should be submitted with the planning application, and include detail in compliance with the conditions where required. The Sustainability Checklist / Sustainability Statement should be submitted using the documents in Appendix 1.

These will be updated periodically to reflect changes in legislation, policy and practice.

Benefits of using the Environmental Building Standards recommendations for best practice

- Social benefits; higher quality buildings with lower maintenance and running costs for occupiers.
- Economic Benefits; Lower lifetime building cost, Supporting development of higher skills in local construction industry; boosting property values in context of growing demand for sustainable buildings; reducing energy wastage and reducing fuel poverty;
- Environmental Benefits, Overall carbon reduction in the lifecycle of a building, reducing waste.

Through the application of the standards within the Sustainability Statement and Sustainability Checklist and supporting guidance within this SPD, will be possible to reduce the detrimental impact from new development and ensure that social, economic and environmental benefits are provided for Herefordshire.