

LDP Member Working Group

Call for Sites update and
Overview of approach to Climate Change and Sustainability
4 March 2024



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Call for Sites Update

- Consultation opened 18 December 2023 and closes today, 4 March 2024.
- We invited the submission of sites that might be available, suitable and achievable for the following uses:
 - > Housing and other residential uses
 - > Commercial - including employment, retail, sports and leisure and logistics
 - > Infrastructure - including community uses
 - > Green infrastructure - including open spaces and biodiversity net gain.
- We invited comments on our Strategic Land Availability Assessment (SLAA) draft methodology. Prepared in accordance with methodology in the PPG.



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Call for Sites Update

Responses



- We have so far received:
 - **84 site submissions** across the borough, from a combination of site owners, local residents, planning consultants, agents, developers and community groups.
 - **4 comments** on the Strategic Land Availability Assessment (SLAA) proposed methodology, including those from Essex County Council.
- All site submissions will now need to be processed to check and confirm all information and mapping provided is correct.
- We will need to consider updating the SLAA methodology based on the comments received.



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What happens after the consultation?

Desktop Review

- The PPG sets out that plan makers need to be proactive in identifying as wide a range of sites and broad locations for development as possible and do not simply rely on sites that they have been informed about through the Call for Sites consultation.
- We now need to undertake a desktop identification of potential sites, which will include (but not limited to) the below data sources:
 - Brownfield Land Register
 - Planning application records
 - National register of public sector land
 - Local Authority records
 - Discussion with internal stakeholders (Assets / Housing / Leisure & Recreation / elected Members etc..)
 - Engagement with strategic bodies



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What happens after the consultation?

Stage 2: Assessment



- The sites submitted via the Call for Sites consultation and those sites identified through the desktop review, will be combined for further assessment.
- All sites will then be assessed in accordance with the assessment criteria set out in the SLAA Methodology. The criteria will enable assessment of the site's:
 - Suitability
 - Availability
 - Achievability



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What happens after the consultation?

Future stages



- **Stage 3: Windfall Assessment** - The Council have been able to justify a windfall allowance in recent years. However, the evidence to underpin this will need to be reviewed as part of this assessment.
- **Stage 4: Assessment Review** - As other evidence base documents are prepared to support the Local Plan, including the outcome of the SLAA Stage 2 Assessments, site allocations will be identified.
- **Stage 5: Final Evidence Base** - This will include a published assessment of each site considered and cross referenced to their location on maps.



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Climate Change and Sustainability

A number of policies are currently place through the adopted Local Plan to help address Climate Change and Sustainability. Key policies to note are:

BE01: Carbon Reduction and Renewable Energy

Policy requires a 10% reduction in carbon above the requirements set out in the Part L Building Regulations for all major developments and a BREEAM rating excellent for all non-residential developments. Major developments are also required to provide a minimum 10% predictive energy through renewable energy. Sustainability Statements are used to address how these policies requirements have been achieved.

BE02: Water Efficiency and Manage

Policy focuses on three core areas – water efficiency, waste water and sewage, and water quality. Minimum water efficiency standards of a limit of 110L of water person per day for residential developments, a BREEAM rating of Excellent under category Wat 01 for non-residentials developments, and high water useage facilities such as hotels to include the use of grey water. Water Cycle Studies are required to address how the three elements of this policy will be achieved.



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Climate Change and Sustainability

BE03: Establishing Low Carbon and Renewable Energy Infrastructure Network

Policy encourages the development of low energy / carbon developments and sets out the heat hierarchy standards that would be acceptable. Energy masterplans are requested for developments of 500 or more.

BE04: Managing Heat Risk

All development proposals should minimise internal heat gain and the risks of overheating through design, layout, building orientation and use of appropriate materials

There are also a number of policies that are included in the Local Plan which support sustainability, including:

BE09: Sustainable Passenger Transport

BE11: Electric and Low Emission Vehicles

NE08: Air Quality

MG04: Health Impact Assessment



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Climate Change: Planning Policy Support Group

- A Climate Change Planning Policy Support Group was established by ECC and supported by the EPOA.
- The Climate Change Officer has been leading on developing evidence base and draft Climate Change policies that all Essex Local Planning Authorities are encouraged to use as they update their Local Plans
- Evidence base has been undertaken at a County level, and include:
 - Domestic Technical Feasibility Assessment
 - Net Zero Viability Assessment
 - Net Zero Policy Development Study
 - Obtained Legal Advice on the Soundness of the draft policies



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Overarching Net Zero Policy 1:

Overarching Net Zero Policy

All new buildings should be designed and built to be **Net Zero Carbon in operation.**



2 Space heating demand

< 15 kWh/m²/yr of space heating demand for residential and non-residential developments.

Demonstrated using predicted energy modelling.



3 Fossil fuel free

Fossil fuels, such as oil and natural gas **shall not be used** to provide space heating, hot water or used for cooking.



4 Energy efficiency

< 35 kWh/m²/yr of total metered energy use for residential developments.

Meeting EUI targets demonstrated using predicted energy modelling.



5 Zero operational carbon balance - Renewable energy generation

100% of the energy consumption required by buildings shall be generated using on-site renewables, for example through solar PV.



6 Monitoring

Energy measurement and verification



7 Energy Offsetting

Limit the role and scope of the offset mechanism to a 'renewable energy offset' with the offset price could be expressed in £/kWh instead of £/tCO₂.



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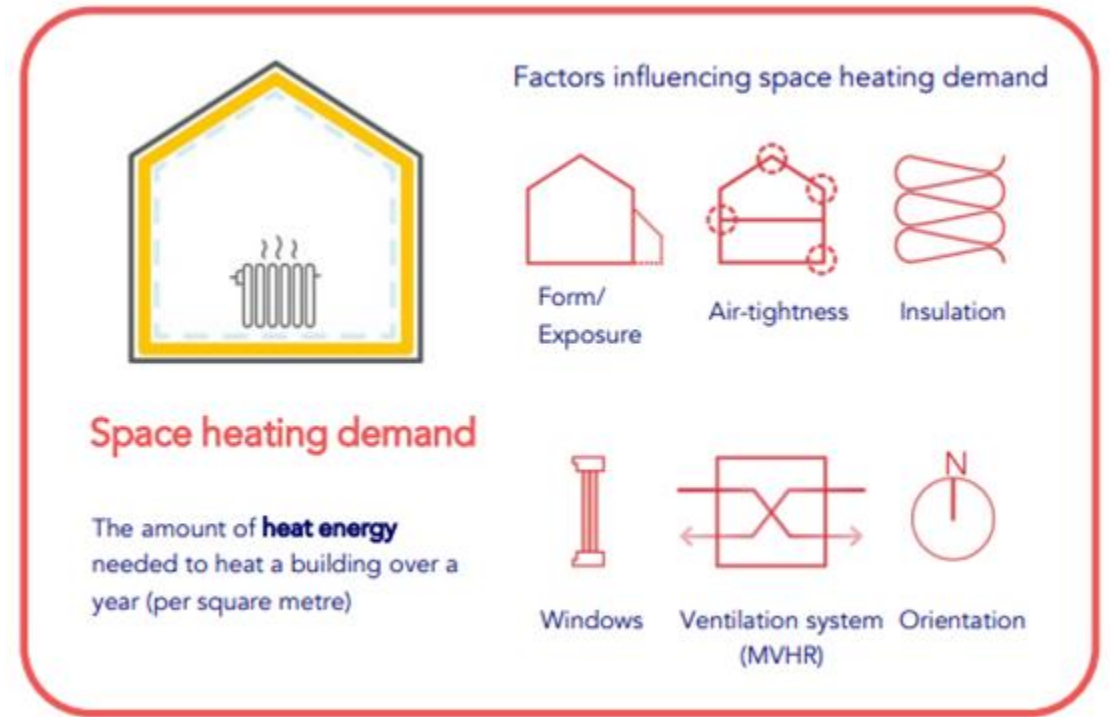


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Climate Change Planning Policy Support Group – Draft Policies continued

Policy 2: Space Heating Demand

- All non-domestic and domestic building, apart from bungalows achieve a space heating demand of 15KWh/m²_{GIA}/yr
- Bungalows to achieve 20KWh/m²_{GIA}/yr



Climate Change Planning Policy Support Group – Draft Policies continued

Policy 3: Fossil Fuel Free

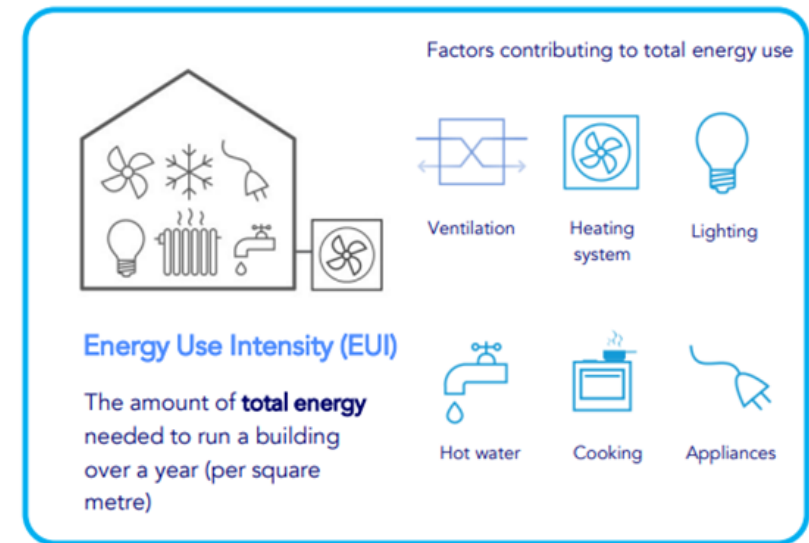
New developments are not to be hooked up to the gas grid and heat provided through low carbon fuels

Policy 4: Energy Use Intensity (EUI)

Residential – 35 kWh/m²_{GIA}/yr

Non-residential – 35-70 kWh/m²_{GIA}/yr

(Light Industrial 35; Schools 65; Offices 70)



Climate Change Planning Policy Support Group – Draft Policies continued

Policy 5: On Site Renewable Energy Generation

- All new developments should generate on-site renewable energy
- PV provision must meet the greater of renewable energy generation (kWh/m²/yr) or > EUI (kWh/m²/yr)
- Energy generation must be a minimum per year
At least 80 kWh/m² building footprint per annum for all building types
- At least 120 kWh/m² building footprint per annum for industrial building



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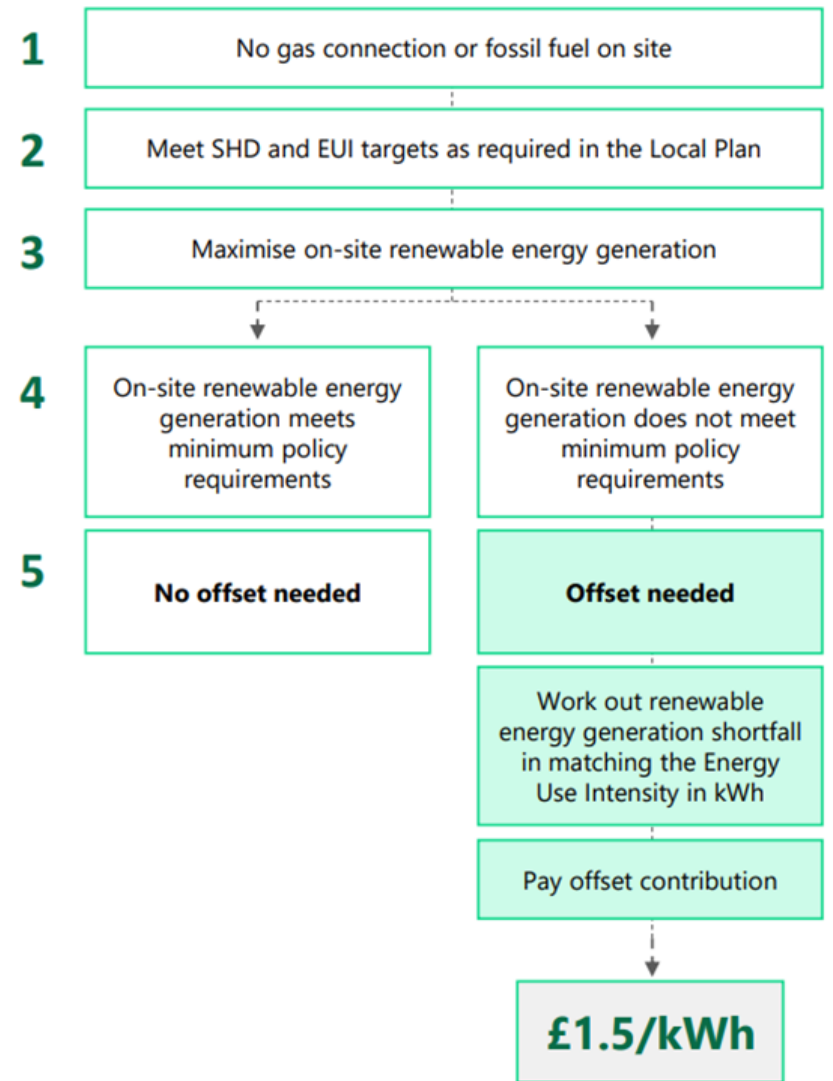
Climate Change Planning Policy Support Group – Draft Policies continued

Policy 6: Energy Measurement and Verification

Use of smart metre technology to monitor and verify that the requirements set out in Policy 2 through 5 are being achieved

Policy 7: Off Setting

Viability Assessment suggests a unit price of £1.5/kWh where the policy requirements are not met in full



Questions



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