

**BRIDGEND COUNTY BOROUGH COUNCIL**

**REPORT TO DEVELOPMENT CONTROL COMMITTEE**

**12<sup>th</sup> December 2013**

**REPORT OF THE CORPORATE DIRECTOR - COMMUNITIES**

**SUSTAINABLE ENERGY  
SUPPLEMENTARY PLANNING GUIDANCE**

**1. Purpose of Report.**

- 1.1 To consider the 'Sustainable Energy Supplementary Planning Guidance' document and approve its content for the purposes of public consultation.

**2. Connection to Corporate Improvement Objectives/Other Corporate Priorities**

- 2.1 The approval of this Supplementary Planning Guidance for public consultation will assist in the implementation of policies within the adopted Bridgend Local Development Plan; the Council's statutory land-use planning document.

**3. Background**

- 3.1 The Council, in partnership with the Carbon Trust, is seeking ways in which it can facilitate the construction of sustainable homes and buildings across the County Borough which are efficient in their use of natural resources and energy consumption as well as further meeting the energy requirements of these buildings from renewable or low carbon energy systems.
- 3.2 The planning system will be one of the key delivery vehicles to achieving these aims and there are specific policy requirements in place within the Bridgend Local Development Plan (LDP) that will help ensure that new development proposals are as sustainably constructed as is viably possible. This, in conjunction with progressive changes in Building Regulations requirements will help to achieve the Welsh Government's target for all new buildings to be built to zero carbon (and nearly zero energy) standards by 2021.
- 3.3 In order to provide specific guidance to developers on how energy efficiency measures and renewable energy technologies can be integrated in to their development proposals, a draft Supplementary Planning Guidance (SPG) document has been produced.

**4. Current situation / proposal**

- 4.1 The draft SPG, *Sustainable Energy*, has been produced in partnership between the Council's Development Planning and Sustainable Development teams and the Carbon Trust. It comprises the following:
- A *Design Guide* for advice on how all new developments can be sustainably designed and constructed as well as minimising natural resource and energy consumption;

- *An Energy Opportunities Plan*, (previously prepared as evidence base for the LDP) which provides spatial information on renewable energy resources available within the County Borough
- *Technology Guidance*, on selecting the most appropriate renewable / low carbon energy system for development proposals; and
- *An Energy Assessment Guide* which gives assistance to developers on submitting an energy assessment with major applications. These assessments are a specific requirement under Policy ENV17 of the LDP.

4.2 The draft SPG is attached as Appendix 1 to this report.

4.3 To ease the process of submitting energy assessments referred to above, the Council will be subscribing to the free Enplanner online tool. This enables developers, for a small fee, to construct an energy assessment online which accords with the Council's policies. Development Control Committee Members and officers will be receiving training on the use of this tool.

## 5. Effect upon Policy Framework & Procedure Rules

5.1 The production of this Supplementary Planning Guidance is required in order to meet the Council's commitments in implementing the Local Development Plan as outlined in the Plan's Monitoring Framework, specifically Policy Targets 6, 16 and 17.

5.2 The SPG will represent a material consideration in the determination of future planning applications.

## 6. Equality Impact Assessment

6.1 An Equalities Impact Assessment Screening has been undertaken and the proposed recommendation is unlikely to have an impact on equality issues.

## 7. Financial Implications

7.1 Planning Improvement Fund (PIF) money has been obtained from the Welsh Government to assist in the preparation of this SPG as well as funding the Member Training and initial technical support for the Enplanner tool. There is no onward financial obligation to the Council.

## 8. Recommendations

8.1 That the Development Control Committee

(1) Approves the draft *Sustainable Energy SPG (Appendix 1)* as the basis for public consultation; authorises officers to make appropriate arrangements for public consultation; and await a further report on the outcome of the consultation process.

(2) Endorses the use of Enplanner as the Local Planning Authority's preferred method of receiving energy assessments as required by Policy ENV17 of the adopted Bridgend Local Development Plan.

**Mark Shephard**

## **Corporate Director - Communities**

**1<sup>st</sup> December 2013**

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### **Background documents**

Bridgend Local Development Plan