

EASTLEIGH BOROUGH COUNCIL
LOCAL DEVELOPMENT FRAMEWORK

Environmentally Sustainable Development

SUPPLEMENTARY PLANNING DOCUMENT
MAIN DOCUMENT



ADOPTED

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EASTLEIGH
BOROUGH COUNCIL

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1.0 INTRODUCTION

1.1 Sustainable Development

The term was used by the **Brundtland Commission** which coined what has become the most often-quoted definition of sustainable development as development that

"meets the needs of the present without compromising the ability of future generations to meet their own needs."

This document focuses on **environmentally** sustainable development.

1.2 Document Purpose

- Interpretation of policy (Government policy, South East Plan, Eastleigh Local Plan,) into practical 'essential requirements'.
- Application of Partnership for Urban South Hampshire (PUSH) planning policy framework
- Guidance for Planning Authority and Developers on ways in which sustainable development in general and the 'essential requirements' in particular can be achieved.
- This document will be a material consideration in the determination of planning applications.

1.3 Document Status

Supplementary Planning Document

1.4 Application Area

The Borough of Eastleigh

1.5 Sustainability Appraisal

See separate document

1.6 Contacts

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2.0 BACKGROUND

2.1 Policy Guidance and Eastleigh Policies

See [Appendix 2](#)

- Government Policy: Planning and Compulsory Purchase Act 2004, PPS 1, PPS 7, PPS 9, PPS 10, PPS22
- South East Plan policies (Government proposed changes): SH8, CC1, CC2, CC4
- Eastleigh Local Plan policies: 20.CO, 25.NC, 26.NC, 28.ES, 33.ES, 36.ES, 37.ES, 38.ES, 45.ES, 59.BE, 146.OS, 147.OS

2.2 Evidence Base

The need for strong environmentally sustainable requirements on new development mitigating and adapting to the effects of climate change is set out in detail in [Appendix 3](#)

1. All of the UK is set to experience a range of significant climate change effects in this century. The expected impact of rapid climate change on the South East of England and on the coastal zone in particular is even greater than that projected for the country as a whole. Compared with the rest of Britain the South Hampshire sub-region is expected to have:
 - even more extreme weather events
 - even wetter winters
 - even drier summers
 - even higher average temperatures
 - even more winter flooding
2. At the same time the area is under pressure to significantly and rapidly increase development in an already crowded sub-region.
3. The large number of national and international sites of landscape and biodiversity importance as well as its position between two national parks makes the South Hampshire environment particularly vulnerable to these major impacts.

2.3 Issues and Objectives

The overriding objective of this Supplementary Planning Document is to ensure that future development in Eastleigh is significantly more environmentally sustainable than the minimum standard currently required by Building Regulations.

- Reducing domestic carbon dioxide emissions¹ by at least 18% immediately; 22% from 2012; and with net zero carbon dioxide emissions from 2016 and a similar level of reductions for non-residential development

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- Reducing domestic water consumption² by at least 30% immediately; and 46% from 2016 and a similar level of reductions for non-residential development
- Reducing flood risk,
- Enhancing local biodiversity and improving green infrastructure in the borough.

1. Compared with 2006 Building Regulations

2. Assuming current average predicted domestic water consumption is 150 litres per person per day for new housing.

The focus of the document is on a series of 'essential requirements' (see next section) which set out the Council's minimum requirements for sustainable development.

A general requirement to meet a certain standard of assessment for sustainable development (BREEAM or the Code for Sustainable Homes) is complemented by further requirements for achievement in certain key specific areas.

These key areas are in carbon reduction; water efficiency; reduction in surface water runoff; and green infrastructure.

2.4 Viability

The viability implications of Essential Requirements are discussed in [Appendix 6](#):

2.5 Assessment Methods

The Code for Sustainable Homes and BREEAM are environmental assessment methods for residential and (largely) non-residential developments respectively. They are essential tools which are at the heart of several of the environmentally sustainable requirements set out in this document. More information on these can be found in [Appendix 1](#) (Definitions)

3.0 ESSENTIAL REQUIREMENTS

Listed below are all the 'essential requirements' development needs to achieve (at both the design stage and at the post-construction stage) in order to meet the Council's sustainable development policies and receive full planning permission. The key dates which refer to an escalation within many of the 'essential requirements' relate to when the **planning application is submitted** for a development. Some technical information is covered in Appendix 1 for each essential requirement to help guide developers

Note:

'**Residential**' refers to all new houses and flats but not to extensions and conversions.

'**Multi-residential**' refers to institutional accommodation such as student halls of residence or sheltered housing for the elderly

'**Non-residential**' refers to all other building uses such as offices, retail buildings, schools, industrial buildings etc.

Thresholds:

Until the end of 2010 the following Essential Requirements apply only to developments of **10 or more dwellings** or to multi-residential or non-residential development of **at least 1000 sq m** of internal floor space:

ESD1: General Sustainable Development

ESD2: Rainwater Harvesting/ GreyWater Recycling (not applicable to houses)

ESD3: External water Consumption (residential only)

ESD4: Reducing Surface Water Runoff

ESD5: Passive Solar Heat Gain

ESD6: Carbon Dioxide Reduction (small scale zero/low carbon technologies)

ESD7: Green Roofs (not applicable to houses)

ESD8: Trees

From **January 2011** the essential requirements apply to **all residential development** (only **flats, not houses** in the case of W1 and GI1) and to multi-residential or non-residential development of **at least 500 sq m** of gross external floorspace (except for W2 which only applies to residential development)

GENERAL SUSTAINABLE DEVELOPMENT

ESD 1 Minimum Code For Sustainable Homes and BREEAM Requirements (see p 7-9 in Appendix 1)

IN BRIEF: A certificate is needed showing a general level of green development has been achieved

The Council requires all residential development of 10 dwellings or more to:

- Achieve Level 3 of the Code up to the end of 2010*

The Council requires all residential development to:

-
- Achieve Level 3 of the Code from January 2011 up to the end of 2011*
- Achieve Level 4 of the Code from January 2012*
- Achieve Level 5 of the Code from January 2014*
- Achieve Level 6 of the Code from January 2016*

The Council requires all non-residential and multi-residential development above 1000 sq m of external floor space to:

- Achieve BREEAM level "very good" up to the end of 2010*

The Council requires all non-residential and multi-residential development above 500 sq m of external floor space to:

- Achieve BREEAM level 'very good' from January 2011 up to the end of 2011*
- Achieve BREEAM level 'excellent' from January 2012*

*At the time planning application is submitted

ESD 2 Rainwater Harvesting and Greywater Recycling (see p 15-20 in Appendix 1)

IN BRIEF: Proof is needed that all possible ways of recycling water have been looked at and fitted in new buildings (unless green roofs are provided)

The Council requires either:

all residential **flatted** development (of 10 dwellings or more)
and
all non-residential and multi-residential development (over 1000 sq m of external floor space) to:

Submit details of the rainwater harvesting and/or grey water recycling systems supplying all WC flushing and other appropriate uses for that development

OR

Compliance with Essential Requirement ESD 7 (Green Roofs)

OR

A combination of both

From January 2011 when a planning application is submitted the thresholds for this essential requirement will change to all flatted residential development (1 unit and above) and to non-residential and multi-residential development above 500 sq m of external floor space.

ESD 3 External Water Consumption (see p 21-23 in Appendix 1)

IN BRIEF: Proof is needed that water for irrigating private or communal gardens will come from rainwater

The Council requires all buildings in residential development of 10 dwellings or more to achieve the credit awarded for **Wat 2** in the Code for Sustainable Homes.

From January 2011, when a planning application is submitted the threshold for this essential requirement will change to all residential development (1 unit and above).

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ESD 4 Reducing Surface Water Runoff (see p 24-28 in Appendix 1)

IN BRIEF: Proof is needed that storm water will not drain off the development too rapidly

The Council requires all residential development of 10 dwellings or more and all non-residential and multi-residential development (over 1000 sq m of external floor space) to :

- show that run-off rates and annual volumes of run-off post development will be no greater than the previous conditions for the site.
- show that all roofs and hard surfaces are drained by sustainable drainage systems
- provide a drainage report for the whole site.

From January 2011 when a planning application is submitted the thresholds for this essential requirement will change to all residential development (1 unit and above) and to non-residential and multi-residential development above 500 sq m of external floor space.

ENERGY/CO2

ESD 5 Passive Solar Heat Gain (see p 35-39 in Appendix 1)

IN BRIEF: Proof is needed that the design of the buildings and the development makes best use of free winter energy from the sun (to reduce heating needs)

The Council requires all new buildings in residential development of 10 dwellings or more and all non-residential and multi-residential development (over 1000 sq m of external floor space) to:

make full use of potential passive solar heat gain through orientation, building design and landscape design (while avoiding excessive summer heat gain and glare) within a framework of good urban design unless there are particular site or building use factors which make it unfeasible

This should be clearly demonstrated in the Design and Access Statement

From January 2011 when a planning application is submitted the thresholds for this essential requirement will change to all residential development (1 unit and above) and to non-residential and multi-residential development above 500 sq m of external floor space.

ESD 6 Carbon Dioxide Reduction (Small Scale zero/low carbon technologies) (see p 47-51 in Appendix 1)

IN BRIEF: Proof is needed that at least 10% of the energy used in the building comes from local green energy systems

The Council requires all buildings in new residential development of 10 dwellings or more to achieve*:

- **Up to the end of 2011** at least one Code **Ene 7** credit (10% carbon dioxide emissions reductions via local low/zero carbon energy)
- from January **2012** two Code **Ene 7** credits (15% carbon dioxide emissions reductions via local low/zero carbon energy)

The Council requires all new non-residential and multi-residential development (over 1000 sqm of external floorspace) to achieve*:

- at least two BREEAM **Ene 5** credits (10% carbon dioxide emissions reductions via local low/zero carbon energy)
- from January **2012** all three BREEAM **Ene 5** credits (15% carbon dioxide emissions reductions via local low/zero carbon energy)

From January 2011 when a planning application is submitted the thresholds for this essential requirement will change to all residential development (1 unit and above) and to non-residential and multi-residential development above 500 sq m of external floor space.

* For all developments where it can be proved to the satisfaction of the Council that the full percentage requirement cannot be met on site or local to the site for reasons of technical non feasibility, a contribution to the Council's 'Carbon Free' fund may be negotiated for the shortfall based on a figure equal to the most expensive zero carbon technology (likely to be photovoltaic panels).

GREEN INFRASTRUCTURE

ESD 7 Green Roofs (see p 94-100 in Appendix 1)

IN BRIEF: Proof is needed that at least 80% of the total new roof area is green roof (unless rainwater harvesting or grey water recycling is provided)

The Council requires either:

Green Roofs on at least 80%¹ of the area of :

all flatted residential development roofs(of 10 dwellings or more)
and
all non-residential and multi-residential development roofs (over 1000 sqm of external floorspace),

provided they are compatible with the Council's design objectives.

OR

Compliance with Essential requirement ESD 2 (Rainwater harvesting/ grey water recycling)

OR

A combination of both

From January 2011 when a planning application is submitted the thresholds for this essential requirement will change to all flatted residential development (1 unit and above) and to non-residential and multi-residential development above 500 sq m of external floor space.

1. Unless it can be shown that this requirement is constrained by light wells or essential plant

ESD 8 Trees (see p 101-103 in Appendix 1)

IN BRIEF: Proof is needed that a minimum number of new trees will be planted

The Council requires in all residential developments of 10 dwellings or more

- all new streets created for residential development to provide at least **1 street tree¹ per 30 linear metres of street**
- All new off-street² car parks to provide at least **1 tree¹ per 6 vehicle spaces**
- All **new private back gardens** to retain existing trees or (if no existing trees to retain) receive **at least 1 newly planted tree**

and

in multi-residential and non-residential development of at least 1000 sq m of external floor space :

- All new off-street² car parks accessible to the public to provide at least **1 tree¹ per 6 vehicle spaces**

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1 and the appropriate maintenance cost to Hampshire County Council for each tree where these are in areas adopted by the Highway Authority.
2 these include rear court parking and other surface communal car parking areas. NB the selection, planting location and specification to be in accordance with the forthcoming Eastleigh Borough SPD: Design (expected 2009) and the HCC Manual for Streets (2008)

From January 2011 when a planning application is submitted the thresholds for this essential requirement will change to all residential development (1 unit and above) and to non-residential and multi-residential development above 500 sq m of external floor space.

4.0. Implementation, Monitoring and Review

4.1 Compliance

The necessary information that is required for compliance checks for each Essential Requirement in this SPD is set out in Appendix 1

4.1.1 Compliance with The Code for Sustainable Homes

The developer appoints a Building Research Establishment (BRE)-licensed assessor. The assessor registers the site with the BRE. Once a site is registered it will be given a unique registration number.

Code assessments are carried out in two phases:

- **Design Stage Review**

An initial assessment and interim certification is carried out at the design stage. It is based on design drawings, specifications and commitments. It results in an interim certificate of compliance. It is recommended that the design stage assessment described above is carried out prior to applying for planning permission, as the sustainability measures required may have implications for design, appearance and siting. A qualified assessor will also be able to advise during this process on the most suitable and cost effective measures for the site. The certificate can then be submitted as part of the planning application.

- **Post Construction Review**

Final assessment and certification is carried out after construction. It is based on the design stage review and involves the confirmation of compliance including site records and visual inspection by the Assessor.

All assessment work is carried out by the BRE licensed assessors and certificates are issued by the BRE. Assessors are employed by the developers and they may also advise developers on possible design or specification changes to achieve Code credits in the various issues.

Assessor's reports are submitted to the BRE for Quality Assurance checks and for certification.

The Borough Council will require a copy of the relevant certificate to verify compliance at a certain level of the Code. Where further detailed compliance in a certain issue is required (e.g. ESD 3 which

requires residential development to achieve the *Code For Sustainable Homes* Wat 2 credit) this needs to be confirmed in a letter from the developer's assessor with a copy of the assessor's report to the BRE.

Interim certificates for each dwelling or 'Code Dwelling Type' (see Appendix 1, (Definitions)) will be required before building commences and final certificates will be required before the occupation of the homes.

4.1.2 Compliance with BREEAM

BREEAM assessments are carried out in a very similar way to the Code in all respects (as above). One major difference is that whole sites are assessed and certified rather than individual building types. There is a similar two stage process with the BREEAM certificate awarded at the design stage and the opportunity for a post construction review which assesses the finished development. The appropriate certificate will be required before building commences.

A further post construction review assessment certificate (confirming the development's level of achievement certified at the design/procurement stage) is necessary before the occupation of the buildings to ensure changes on site do not result in a reduction in sustainable development standards. It is important that this is coordinated with any phasing of building work. If it is proposed that the development is to be phased, with buildings completed and occupied over several years, it would be advisable to seek separate certification to match the proposed phasing.

4.1.3 Compliance Stages for all Assessments

1. Pre-application Stage

At the pre-application stage a **draft Sustainability Statement** will need to be submitted which answers (where possible) all the Sustainability Checklist questions in Appendix 4 or 5 of this document. This is designed to show how the developer is expecting to achieve different elements of environmentally sustainable development. The developer should inform the Planning Authority when an appropriate BRE-licensed assessor has been appointed and the development registered with the BRE.

2. Planning Application Stage

Residential:

Submission of applications for new homes should be accompanied by a **final Sustainability Statement**. This will need to include a

completed '**Pre assessment estimator**' (available to licensed BRE Code Assessors) which should show the likely rating to be achieved under a formal assessment for the Code FSH. It should be demonstrated that the proposed home(s) will meet a minimum of three stars¹ under the Code FSH. **Failure to do so will normally result in an application being deemed invalid**

Non- and multi-residential:

Submission of applications for new non-residential and multi-residential buildings should be accompanied by a **final Sustainability Statement**. This will need to include a completed '**Pre assessment estimator**' (available from www.breeam.org) which should show the likely rating to be achieved under a formal assessment for the relevant BREEAM method. It should be demonstrated that the proposed buildings will meet at least 'very good'¹ under the relevant BREEAM assessment. **Failure to do so will normally result in an application being deemed invalid**

¹ Or the appropriate higher standard after 2012, 2014 and 2016.

3. Pre-commencement Stage

If planning permission is granted, a **condition** (see [Appendix 8](#)) will be attached requiring the compliance with this SPD which in turn requires the submission and approval **prior to development commencing** or as otherwise agreed in writing by the Local Planning Authority of:

Residential (for each dwelling type)

ESD 1. A BRE Interim Certificate for Code FSH three stars¹ or more for each dwelling type.

ESD 2. Evidence that grey/rainwater recycling/harvest systems are part of the design for each **flat** (unless the option of providing a green roof to the building to comply with ESD 7 is taken)

ESD.3. A copy of the (BRE-licensed) Assessor's Report demonstrating that the specific Code FSH Wat 2 credit has been met by the developer at the interim assessment stage for each dwelling type.

ESD.4. Figures and plans confirming to the satisfaction of the Council's Head of Engineering that surface water attenuation is at least as good as before development ; that the surface water runoff from the whole finished development site is managed by sustainable drainage systems to the attenuation levels required; and. that a satisfactory drainage report has been provided.

ESD 5. Evidence in Design and Access Statement showing that the full potential for passive solar heat gain has been considered.

ESD 6. A copy of the (BRE-licensed) Assessor's Report demonstrating that the specific Code FSH Ene 7 credit has been met

by the developer at the interim assessment stage for each dwelling type.

ESD 7 Figures giving the total roof area and the total green roof area of the **flats** confirming that at least 80%² is green roof (unless the option of providing rainwater harvesting or grey water recycling to comply with ESD 2 is taken)

ESD 8. (As part of a landscape condition) plans showing:

- 1 street tree per 30 linear metres of new residential street
- 1 tree per 6 vehicle spaces in off-street car parks
- 1 tree per private back garden

Non- and multi-residential:

ESD 1 A BRE Interim 'very good'¹ (or better) Certificate for the appropriate BREEAM method.

ESD 2. Evidence that grey/rainwater recycling/harvest systems are part of the design for each dwelling type (unless the option of providing a green roof to the building to comply with ESD 7 is taken)

ESD 3. Not Applicable

ESD 4. Figures and plans confirming to the satisfaction of the Council's Head of Engineering that surface water attenuation is at least as good as before development ;that the surface water runoff from the whole finished development site is managed by sustainable drainage systems to the attenuation levels required; and. that a satisfactory drainage report has been provided.

ESD 5.Evidence in Design and Access Statement showing that the full potential for passive solar heat gain has been considered.

ESD.6. A copy of the (BRE-licensed) Assessor's Report demonstrating that the two specific BREEAM Ene 5 credits have been met by the developer at the interim assessment stage.

ESD 7 Figures and plans giving the total roof area and the total green roof area of the designed development confirming that at least 80%² is green roof (unless the option of providing rainwater harvesting or grey water recycling to comply with ESD 2 is taken)

ESD 8. plans showing:

- 1 street tree per 30 metres of development frontage on existing streets
- 1 tree per 6 vehicle spaces in off-street car parks

1 Or the appropriate higher standard after 2012, 2014 and 2016.

2 Unless more than 20% of the roof area needed for light wells or essential plant

4. Post-construction Stage

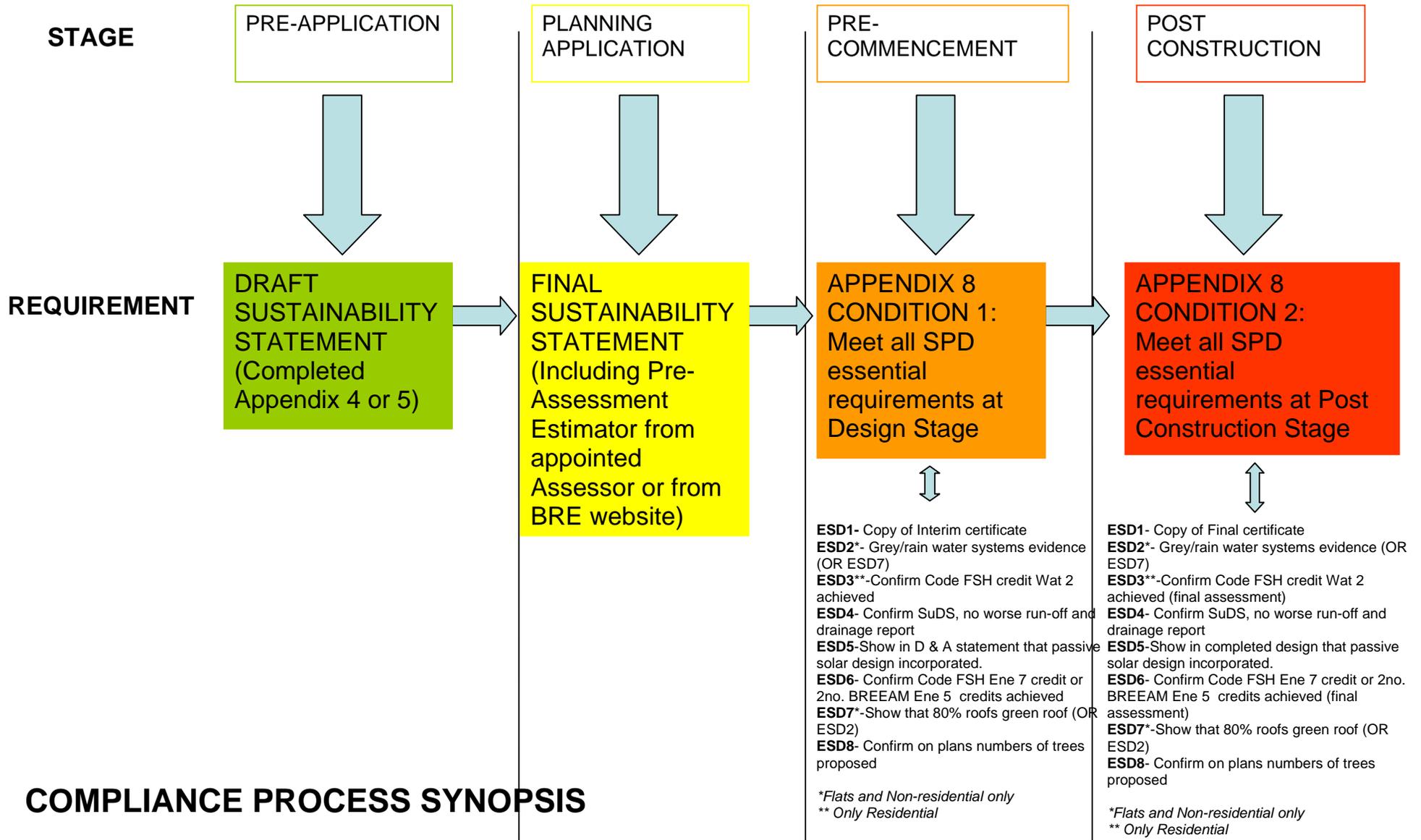
A second **condition** (see [Appendix 8](#)) will be attached requiring the compliance with this SPD which in turn requires the

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submission and approval **prior to the occupation of any home or non- or multi-residential building**, of:

Evidence demonstrating the compliance with the same essential requirements set out in the pre-commencement stage above. Post Construction Review certification at the appropriate level will be required for both the Code For Sustainable Homes and BREEAM for residential and multi- or non-residential development respectively.

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4.2 Monitoring and Review

The Council's forthcoming Local Development Framework (which will replace the Eastleigh Borough Local Plan Review 2001-2011) will be under periodic review and will require amendment when policies are seen to fail or if the wider policy context changes. The Code for Sustainable Homes will also be reviewed and updated by Government (expected in 2010 or sooner) as will the various BREEAM assessments. The PUSH Planning Policy Framework has some future-proofing inherent in the escalation of requirements in 2012 and again in 2016. This may or may not be sufficient to ensure that standards are raised sufficiently during the course of the Local Development Framework. There is a further possibility that a new Code for non-residential buildings will be produced to replace the existing BREEAM assessments.

Technological advances in the field of sustainable design and construction are developing rapidly. The number of case studies and experience in the field is also due to increase very significantly from a comparatively low base. This rapid change and useful experience will make it necessary to update this document's guidance in certain issues.

The Council will review this document to keep pace with changing requirements and national and regional policy.

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