

# **Supplementary Planning Document**

## **Sustainable Low-carbon Buildings**

Information sheet – Stratford on Avon District Council – February 2008

The Council has adopted a Supplementary Planning Document (SPD) called 'Sustainable Low-carbon Buildings' which provides guidance on the implementation of policies to promote sustainable drainage and energy conservation. The requirements apply to all applications for planning permission, for outline or full permission, received from 1<sup>st</sup> January 2008.

Applications will therefore need to include additional information to show how sustainable construction measures have been taken into account.

### **Requirements for all planning applications**

All applications for planning permission for development which creates an area, including householder applications, will be expected to:

- incorporate sustainable drainage systems and water conservation measures into the scheme;
- consider energy efficiency in their design, orientation and layout;
- be aware of the need for the scheme to meet the increasingly challenging energy requirements of Part L of the Building Regulations;
- consider low-energy materials, climate resilience, adaptable design in the design of the scheme;
- show intended sustainable measures clearly on any plans for the development; and
- include an Energy Statement with the application which explains how the sustainability issues above have been taken into account in the design of the development scheme.

### **Renewable energy requirement for larger schemes**

The Council will expect all applications for the following types of development to incorporate renewable energy production equipment to reduce the overall predicted carbon dioxide emissions by at least 10%:

- Development of 1 or more dwelling units, of any size, that involves significant building or re-building works.
- Development for any non-residential use involving a floor area over 100m<sup>2</sup> (measured externally) that involves significant building or re-building works.

Submitted planning schemes must show how renewable energy has been incorporated into the scheme design, and submit supporting information in the Energy Statement explaining the contribution of on-site renewable energy to the energy consumption of the development.

## **How to prepare the Energy Statement**

There is an Applicants' Checklist in the SPD which has a list of questions that you will need to answer in the Energy Statement. The level of detail required will depend on the size and significance of the proposed development, so for householder applications the answer to each question can be quite short. There is a simplified version that you can use for householder applications that consists of a form to fill in.

The questions in the Applicant's Checklist are designed to make sure you have considered sustainable construction issues in the design of the scheme, and to make there is enough information to determine the application. There are questions on the following topics:

- Sustainable drainage systems and water conservation
- Site layout and building design
- Renewable energy
- Building regulations
- Building for the future

## **Further Guidance**

The full Sustainable Low-carbon Buildings SPD contains more information about the requirements, technical guidance on sustainable construction methods to support applicants, and references to further sources of information.

The SPD can be downloaded from the Council's website [www.stratford.gov.uk](http://www.stratford.gov.uk). Go to Home page > Planning Policy > Supplementary Guidance and Documents > Adopted Supplementary Planning Documents > Sustainable Low-carbon Buildings.

Copies are available for inspection at the Council offices at Elizabeth House, Stratford-upon-Avon, the Area Offices in Alcester, Shipston-on-Stour and Southam, and at all public libraries in the district.

You can request a paper copy of the document by contacting the Planning Policy Team on 01789 260337 or emailing us at [planning@stratford-dc.gov.uk](mailto:planning@stratford-dc.gov.uk)