

MATTER NUMER: SC2 – Climate Change, Chapter 4

REPRESENTER NAME: Taylor Family/Countryside Properties

PERSONAL REFERENCE: 19841

REPRESENTATION NUMBERS: Policy CC/3 - 60283, 60286, 60289

AGENT: Andrew Martin-Planning

South Cambridgeshire District Council Local Plan Examination

Response to SC2/SCDC Supplement 1:
Implementation of Policy CC/3.

The Taylor Family/ Countryside Properties

December 2016

Turley

Contents

| | |
|---|---|
| Introduction | 3 |
| 1. Response to Supplement 1: Implementation of Policy CC/3. | 4 |

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Our reference
COUZ3011

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Introduction

1. The Taylor Family and Countryside Properties are committed to the principles of sustainable development and ensuring that our new communities support the 'three pillars' of sustainable development by maximising the economic, social and environmental benefits to the local community.
2. We support the role that national and local policy/ regulation plays in driving better performance in the delivery of placemaking, new housing and non-domestic buildings.
3. The Taylor Family and Countryside Properties have a proposed allocation in the Local Plan at Bourn Airfield (Policy SS6) for a sustainable new village. We are committed to delivering a high quality new village that supports the policies within the Local Plan and provides residents with a vibrant new community and much needed affordable and private homes.

1. Response to Supplement 1: Implementation of Policy CC/3.

- 1.1 The Taylor Family and Countryside Properties welcome the publication of SC2/SCDC - Supplement 1 following the discussion of Policy CC/3 at the South Cambridgeshire Local Plan (SCLP) Examination in Public (EIP) in November 2016.
- 1.2 We welcome the clarification that Policy CC/3 is not seeking to exceed the requirements of the Building Regulations but is seeking to secure a proportion of renewable energy from new developments as part of Building Regulations compliance.
- 1.3 Countryside Properties and The Taylor Family support the use of renewable and low carbon technologies where they form part of a dwelling centric approach to Building Regulations compliance and only after the fabric efficiency of a dwelling has been maximised.
- 1.4 We firmly believe that the most sustainable approach to reducing carbon emissions from new residential development is to focus on a 'fabric first' approach because;
 - 1.4.1 The carbon savings are 'locked in' to the dwelling for the lifetime of the building as opposed to the lifespan of specific technologies which are typically only 25 years
 - 1.4.2 There are no maintenance costs or requirements associated with the fabric improvements
- 1.5 Countryside Properties have invested heavily into the development of an energy efficient building fabric which can, in most cases, secure and exceed the requirements of the current Building Regulations which, over the lifetime of the dwellings, will result in greater carbon savings than if the use of renewable or low carbon technologies were deployed.
- 1.6 With this in mind we would like to request that the council apply flexibility with this policy in that if the applicant can demonstrate compliance with the 2013 Building Regulations through investment in an energy efficient fabric, then the 10% renewable energy target is reduced accordingly.
- 1.7 We therefore request that following text be inserted into Paragraph 4.16 of the policy text as follows;
 - 1.7.1 *Where the applicant can demonstrate compliance with the Building Regulations through an energy efficient fabric or technologies then the quantum of low carbon/ renewable energy technologies can be reduced accordingly.*
- 1.8 We support the councils proposed amendments to Policy CC/3 to make reference to the use of both low carbon and renewable energy technologies but would also request that the use of energy efficiency measures also be included in criterion 1 of Policy CC/3.

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