

HASSOCKS PARISH COUNCIL

To: All Members of the Planning Committee (Jane Baker, Leslie Campbell, Judith Foot Bill Hatton, Sue Hatton, Nick Owens and Victoria Standfast) and with copies to all other Councillors for information.

A meeting of the **PLANNING COMMITTEE** will be held on **Monday 21 November 2016** at **7.30pm** in the **Parish Centre, Adastra Park, Hassocks**

AGENDA

1. **APOLOGIES OF ABSENCE**
2. **DECLARATIONS OF INTEREST**
Disclosure by Councillors of personal and/or pecuniary interests in matters on the agenda and whether the Councillors regard their interest as prejudicial/pecuniary under the terms of the Code of Conduct.
3. **MINUTES**
To accept the Minutes of the Meeting held on 31 October 2016.
4. **PUBLIC PARTICIPATION**
5. **APPLICATIONS (Copies of each application are held in the Parish Office, and you may find it helpful to consult these prior to the meeting, and make site visits if necessary)**
 - 5.1 **DM/16/4235 8 Parklands Road, Hassocks BN6 8JZ.** *Single storey rear extension.*
 - 5.2 **DM/16/4437 21A The Crescent, Hassocks BN6 8RB.** *Erection of 1 no. 3 bed dwelling with associated parking, cycle and refuse storage.*
 - 5.3 **DM/16/4474 37 Fir Tree Way, Hassocks BN6 8BU.** *Proposed first floor extension at rear of the property.*
 - 5.4 **DM/16/4514 Byanda, Brighton Road, Hassocks BN6 9LX.** *Demolition of the existing dwelling and associated structures and the erection of four dwellings (revised design of DM/15/2400).*
 - 5.5 **DM/16/4535 1 Willowbrook Way, Hassocks BN6 8LB.** *Retrospective application for extensions to lower ground floor, ground floor and first floor, and renewal of whole house façade materials.*
 - 5.6 **DM/16/4625 13 Hurst Road, Hassocks BN6 9NJ.** *Demolition of existing workshop and existing attached garage. Construction of a two storey extension to the side elevation to include annex accommodation for dependent relative. Construction of single storey orangery extension to the rear elevation, with single storey to existing utility room.*
 - 5.7 **DM/16/4678 Courtlands, South Bank, Hassocks BN6 8JP.** *Retrospective planning for the alterations to existing bungalow to convert existing integral garage to additional bedroom, en-suite shower room new kitchen and dining room.*
6. **DECISION NOTICES**

7. CORRESPONDENCE

7.1 South Downs National Park Authority (SDNPA) To note correspondence received from SDNPA regarding a review of the South Downs National Park's Local List for Validation of South Downs National Park Development Management Applications. (Attached: Appendix 1).

8. LOW CARBON TECHNOLOGIES IN NEW BUILD HOMES, COUNCIL PROPERTIES AND SCHOOLS. To consider the following resolution:- Hassocks Parish Council champion the adoption of low carbon technologies for heating in new build homes, council properties and schools in the Parish. (Attached Appendix 2.)

9. DATE OF NEXT MEETING. Monday 12 December 2016 at 7.30pm

Clerk

Please Note

All members of the public are welcome to attend to attend meetings of the Parish Council and its Committees.

Item 4 – a period of 15 minutes will be set aside for the public statements and questions relating to the published non-confidential business of the Meeting.

It may be necessary to consider particular items in confidential session and where this arises, these items will be considered at the end of the agenda.

Appendix 1



Contact Officer: Rob Ainslie
Tel. No.: 01730 814810

Dear Sir/Madam

Review of the South Downs National Park's Local List for Validation of South Downs National Park Development Management Applications

Since 2008 local planning authorities have been required to publish a list of information they require to "validate" the planning applications they receive. This validation list forms two components, the national requirements, including the application form, the fee, certificates etc and secondly, specific local validation requirements known as the "Local List". South Downs National Park adopted its validation requirements in February 2013.

As a South Downs National Park we process applications for both Minerals & Waste and Regulation 3 or South Downs National Park development. On previous occasions the Authority has produced two separate lists however this review has resulted in the two lists being combined into one comprehensive list.

The Government now requires local planning authorities to review the "local list" every two years. In addition, since 2009, there have been a significant number of changes to planning legislation, policy and guidance and it is therefore considered timely to review the South Downs National Park's current validation requirements.

The main changes that are proposed are as follows:

- Amendments to all sections to make the requirements clearer and updating the references to current legislation, guidance and standing advice;
- All website references have been updated where necessary;
- Inclusion of requirement to provide detail and forms in relation to Community Infrastructure Levy.

The Consultation Process

The proposed Local List is open to public consultation for an eight week period running from **1st November 2016** to until **5pm on 30th December 2016**.

You may comment upon the draft list by email to locallistreview@southdowns.gov.uk or put your comments in writing to Local List Review, Development Management, South Downs National Park Authority, South Downs Centre, North Street, Midhurst, GU29 9DH

After the consultation period, the South Downs National Park will consider all the comments received and amend the Local List as appropriate. Once approved this will replace the current Local List and will form the basis on which planning applications are deemed valid by the South Downs National Park.

Consultation Documents

<https://www.southdowns.gov.uk/consultation-on-local-validation-list/>

Please may I take the opportunity to thank you in anticipation of your co-operation and contribution during this process.

Yours faithfully

Rob Ainslie

Development Manager

Background for Agenda item 8

For Hassocks Planning Committee to propose the following resolution to the Parish Council

Hassocks to lead in the adoption of low carbon technologies for heating in new build homes, council properties and schools

Resolution: To notify Mid Sussex District Council that Hassocks Parish Council has declared Hassocks Parish a 'Green Energy Zone' for all new housing developments of over 5 homes and for all council and school new build; and to urge and request Mid Sussex District Council to require all new developments of over 5 homes (and new council and school buildings) in Hassocks to be heated by a renewable low-carbon heat source that delivers over 60% of the heat requirements of the buildings concerned, by use of s106 orders or under the Localism Act 2011.

The reasons for needing this resolution in summary are that the UK has legal obligations to achieve carbon emissions reductions. However, building regulations currently are not sufficient to help meet the 2050 Carbon emission targets. It is possible to overcome this, as MSDC can deliver and ensure implementation of major energy efficiency measures through the planning process, and ground source heat pumps (GSHPs) provide the principal means to achieve this.

Supporting details are set out below.

The UK has legal obligations to achieve carbon emissions reductions

The vote to leave the EU does not change the UK's legal commitments to reduce its emissions by 57% by 2030 and at least 80% by 2050 (relative to 1990) under the Climate Change Act.

UK emissions are 38% below 1990 levels. This good progress has been achieved alongside GDP growth of over 60% in the same period. However, since the financial crisis, emissions reductions have come almost solely from cleaner electricity generation. Further reductions

will be needed in transport, heat, industry, and agriculture to meet the 2030 carbon budget legislated by the current government, to prepare sufficiently for the 2050 target, and ultimately to reach the Paris goal [recently agreed by the UK Government] of net zero emissions in the second half of the century.

Source: report "Concrete action needed to meet UK climate commitments following Paris Agreement and Brexit vote" published by the Committee of Climate Change, 13 October 2016.

The scrapping of Zero Carbon Homes policy in July 2015 was one of the most incomprehensible acts of the current government, given that the UK was at that stage nine years into a ten year plan for carbon reduction and which hundreds of companies were working towards.

Building regulations currently are not sufficient to help meet the 2050 Carbon emission targets

The 2006 Building Regulations were intended to cut energy use in new housing by 20% compared to a similar building constructed to the 2002 standards.

The average house in the UK emits some 6 tonnes of carbon dioxide-equivalent (CO_{2e}) per year. Increasing the energy efficiency by a minimum of 40% to achieve the 60% suggested (or more), will go some way to meeting 2050 targets.

For the world to get on target, CO_{2e} was needed to peak around 2016 and then consistently decline at 3-4% per annum. A peak in 2016 won't now be achieved, demonstrating that we need faster action by setting tougher conditions on suppliers and manufacturers.

MSDC can deliver major energy efficiency measures through the planning process

MSDC can require as a condition of a grant of planning permission, that developers meet specific criteria or provide certain facilities for the community as part of the scheme.

s.106 orders

Until there is specific legislation enacted requiring a sufficient level of energy efficiency by law, MSDC can make a provision for the desired facilities under Section 106 of the Town and Country Planning Act 1990. This is a mechanism which makes a proposal for development

acceptable in planning terms when it would not otherwise be. These agreements are made between councils and developers. The money is then used to pay for necessary services such as infrastructure improvements, new highways, and affordable housing. The s106 agreements are mechanisms for site specific mitigation of development impacts.

Power to promote well-being

This is a power granted to district councils by the Local Government Act 2000 (Chapter 22 , Part 1, Section 2 – Power to Promote Well-Being) and by the Parish Councils (Power to Promote Well-Being) (Prescribed Conditions) Order 2008. These give every local authority the power to do anything which they consider is likely to achieve any one or more of the following objects—

- (a) the promotion or improvement of the economic well-being of their area,
- (b) the promotion or improvement of the social well-being of their area, and
- (c) the promotion or improvement of the environmental well-being of their area.

Clearly, the adoption of low-carbon community heat schemes meets all three of these objectives.

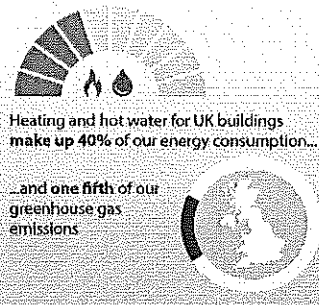
Ground source heat pumps (GSHPs) provide the principal means to achieve this

Ground arrays can provide heating and cooling to a single building, or alternatively, some buildings can be supplied by a common ground array. GSHP systems also offer an excellent means to provide district heating. For example, a 'source-side' system linked to heat pumps in each building on the heating circuit offers the most efficient means to obtain renewable heating. A GSHP can be designed to provide heat from as little as a 3kW domestic application up to multi-megawatt projects for hospitals, schools, colleges and large retail facilities. Many examples of all scales are operating efficiently in the UK today and they are very widely used in other countries including Sweden and France each of which has over 1,000,000 installations.

West Sussex County Council, via Downlands and Windmills schools and the adjacent Sports Centre, are already involved in a feasibility study to deliver low-carbon GSHP heating to these locations.

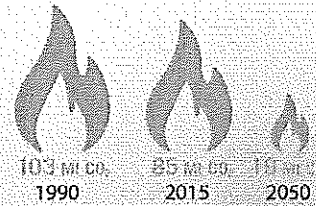
In some cases ground-source may not be a viable option for all developments because of constraints in drilling bore holes or land availability for horizontal ground loops. Under these circumstances, there are other renewable energy sources of heat, such as wind turbines and air-source heat pumps that should be considered. Wind turbines produce electricity, so could potentially provide (electric) heat; this is intermittent so not available always when needed. The other main renewable heat option today is biomass, for which one problem is finding a sustainable supply of biomass. Therefore, in the context of new build in Hassocks, these are generally not as suitable as ground source though an alternative option in some circumstances.

The future of heating in UK buildings



CO₂ emissions from heating

Meeting the UK's 2050 climate obligations will require the near complete decarbonisation of heat. This is achievable if action is taken now.



Key options for low-carbon heat

A mix of solutions should be deployed and investigated including...

Efficiency

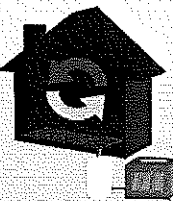
Through insulation and other measures, energy demand for heating could be cut by 15% by 2025 making UK buildings cheaper to heat.



Heat pumps

- ✔ Can be fitted in many buildings.
- ✔ Can provide heating and cooling.
- ✔ France and Sweden each have around 1,000,000 fitted...

⚠ ...but there has been low take-up in the UK with only 20,000 fitted per year.



⚠ Large uptake may require reinforcement of electricity network.

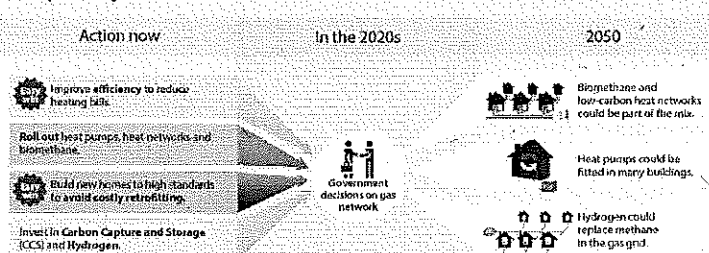
Hydrogen

- ✔ Hydrogen could replace natural gas in the existing gas grid.
- ✔ Would be used in the same way as natural gas, making transition easier for consumers.
- ⚠ Requires Carbon Capture and Storage (CCS).
- ⚠ Feasibility and public acceptability needs to be proven.

Low-carbon heat networks

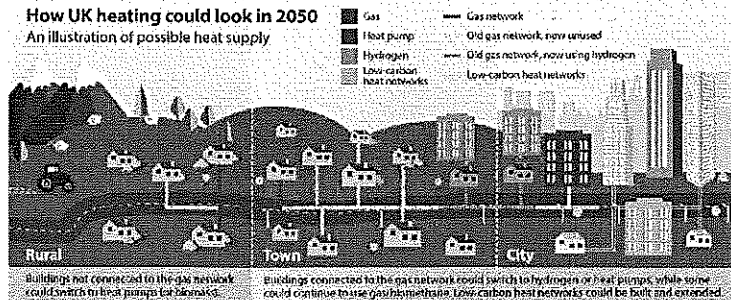
- ✔ Also known as central heating for cities or district heating.
- ✔ Could provide 20% of UK heating by 2050. In Denmark, 60% of heating in homes is from low-carbon heat networks.
- ✔ Can use a range of low-carbon heat sources.
- ⚠ Requires coordinated take-up and enough local heat demand.

The pathway to low-carbon heat in the UK



How UK heating could look in 2050

An illustration of possible heat supply



Read our new report: Next steps for UK heat policy www.theccc.org.uk/publications #UKClimateAction

