

Draft Supplementary Planning Guidance Sustainable Design and Construction.

Summary

1. The purpose of this report is to seek members views on the draft Supplementary Planning Guidance (SPG) 'Sustainable Design and Construction' and to explain how this document fits into other Council activities on sustainable development. The SPG will then be recommended to Planning Committee for approval for consultation.

Background

2. Sustainable development can be defined as "development that meets the needs of the present without compromising the ability of the future generations to meet their own needs" (The Bruntland Commission 1982). This means that social, economic and environmental issues should be kept in balance so that all benefit or at least none have negative impacts. The application of these principles in council activities and policies can be split into two areas:
3. Internal. Activities include:
 - Environmental Management System agreed by the Executive in April 2004 in which the council will put in place measures to reduce the environmental impact of the councils actions in delivering its services.
 - Energy review of council buildings to identify areas of energy use.
 - The council is taking an active part in the European campaign to reduce water and energy use in public buildings, through Display campaign.
 - The new EcoDepot providing a Neighbourhood Services depot which will be an exemplar of sustainable construction and renewable energy generation.

4. External. Activities include:
 - Working with partners around the region on renewable energy targets, networks and strategies.
 - In partnership with the York and North Yorkshire Business Environment Forum run biannual meetings of the York Green Business Club offering help and advice to small and medium sized business on how to reduce their environmental impact and costs.
 - Working with partners to hold awareness raising events such as those related to sustainable food at the Food and Drink Festival which will take place in September (2006).
 - Providing informal help and advice on sustainable construction issues to all sectors including those submitting planning applications.
5. The production of this Supplementary Planning Guidance (SPG), forms part of the council's policy making role. Whilst wider sustainability issues are considered elsewhere or will be covered as part of the LDF, this SPG seeks to ensure that the principles of sustainable development are considered in relation to individual developments.
6. At Full Council on 12th April 2005, members approved the 4th Set of Changes to the Local Plan for the purpose of development control. This included policy GP4a (Sustainability). The main changes introduced by Policy GP4a for Sustainable Development within the City of York included that all commercial and residential development proposals are required to be accompanied by a sustainability statement. The policy also placed greater emphasis on promoting accessibility, meeting the social needs of the community, maintaining and increasing the economic prosperity and diversity of the City, high quality design, minimising the use of non-renewable resources, minimising pollution, conserving and enhancing natural areas, maximising the use of renewable resources and, making adequate provision for the storage and collection of refuse and recycling. This SPG has been produced to support policy GP4a of the Local Plan, and to provide further guidance for applicants in respect of policy GP4a. (The policy is set out in Figure 1 of the SPG, which can be found in Annex 1 of this committee report).

Consultation

7. During the production of this SPG the following officers have been consulted and/or have taken an active part in its development:
 - Development Control
 - Building Control
 - Energy Manager

Options

8. To provide guidance on sustainable development, the Council has two options:
 - a. wait for the work on the Local Development Framework (LDF), to progress and provide that guidance in the Core Strategy, Development Control Development Plan Document and possibly a Supplementary Planning Document (SPD), or;
 - b. produce an interim SPG that provides advice on the existing Local Plan policy GP4a, and then develop further guidance through the LDF process, including the Core Strategy, Development Control Development Plan Document and possibly a Supplementary Planning Document (SPD).

Analysis

9. Option A.

This would involve the development of the LDF policies beyond the current GP4a and as this progresses the production of an SPD. The SPD would support policies emerging through documents being produced as part of the first stage of the LDF.

The advantages and disadvantages of this option are:

| Advantages | Disadvantages |
|-----------------------------|--|
| Less complex process | No guidance in place for the implementation of GP4a |
| Integrated with LDF process | Delay in the provision of guidance on Sustainable Design and Construction. |

10. Option B.

This would involve the production of a draft SPG to provide guidance for the existing GP4a policy. Guidance on sustainable development would then be developed further as part of the LDF process. Due to the fact that the SPG is not related to a policy in an adopted plan, it can only be regarded as draft.

| Advantages | Disadvantages |
|---|--|
| Guidance in place for GP4a. | Document may not go as far as some may wish due to the policy limitations of government guidance and the current Local Plan. |
| Experience of using the SPG and implementing the policy will inform LDF policies and content of the future SPD. | |
| Start raising awareness of applicants to Sustainable Design and Construction issues and demands. | |

SPG provides examples of best practice

11. It is proposed that option B is taken forward and that the draft SPG in Annex 1 be approved for consultation. Policy GP4a to which the guidance relates covers the following criteria:
 - Accessibility
 - Community involvement
 - Local economy
 - Design
 - Resources
 - Pollution
 - Landscape and Wildlife
 - Energy
 - Recycling
12. In order to ensure the requirements of the policy are met, developers must produce a sustainability statement. The SPG gives guidance for developers on the content of the statement and checklists have been produced for domestic alterations and larger developments. This is intended to be a starting point for developers when producing a sustainability statement, to ensure developments meet the criteria of the policy.
13. In addition the SPG also encourages, the use of best practice including that of the Building Research Establishment (BRE). The SPG provides information on BRE's main schemes, namely the Building Research Establishment's Environmental Assessment Method (BREEAM), and the Ecohomes Environmental ratings for Homes.
14. The draft SPG will need to be consulted on widely and this will take place from September to December 2006 and will take the form of:
 - i) Copies of the SPG and comments form sent to organisations and individuals with an interest in sustainability in York (including all parish councils, planning panels, residents associations and adjacent planning authorities, as well as interested groups);
 - ii) A Press Release will be published;
 - iii) Publication of the SPG and comments form on the Council's website;
 - iv) Copies of the SPG and comments form provided in all libraries within the Council area;
 - v) Copies of the SPG and comments form provided in Reception at the Guildhall and St Leonard's Place
 - vi) Consultation events with the construction industry and other interested groups during October and November.

Corporate Priorities

15. The proposed SPG accords with corporate priority to 'Improve the actual and perceived condition and appearance of city's streets, housing estates and publicly accessible spaces'.

Implications

16. The following implications have been assessed:
- **Financial** – consultation on the document.
 - **Human Resources (HR)** - The work will be carried out within existing staff resources and includes the training of relevant staff and the Sustainability Officer's time in dealing with enquiries.
 - **Equalities** - None
 - **Legal** - None
 - **Crime and Disorder** - None
 - **Information Technology (IT)** – None
 - **Property** - None
 - **Other** - None

Risk Management

17. In compliance with the Councils risk management strategy. There are no risks associated with the recommendations of this report.

Recommendations

18. Members are asked to consider the following recommendation:
- 1) That the Draft Supplementary Planning Guidance Sustainable Design & Construction be recommended to Planning Committee for approval for consultation.

Reason: To implement policy GP4a of the Draft Local Plan incorporating the Fourth Set of Changes.

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Report Approved **Date**

Specialist Implications Officers - None
Wards Affected:

All

For further information please contact the author of the report

Background Papers:

None

Annex:

Annex 1: Consultation Draft Supplementary Planning Guidance on Sustainable Design and Construction.