



City of York

Draft Supplementary Planning Guidance On Sustainable Design and Construction

LDF Working Group
October 2006



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1. Introduction

- 1.1 This Supplementary Planning Guidance (SPG) supports policy GP4a (as set out in Figure 1) of the City of York Development Control Local Plan (2005). It provides guidance to applicants on preparing a sustainability statement as required in the policy. The level of detail required in the statement will be dependant on the size and type of development proposed. This SPG sets out in more detail what is expected from applicants, in terms of completing a sustainability statement.
- 1.2 It is the Council's objective to achieve development that has a low or positive environmental impact whilst maximising social, economic and environmental gains. This means encouraging positive and long term thinking when making decisions and taking account of a wide range of costs and benefits, including those which cannot be easily valued in monetary terms. The requirement under Policy GP4a for developers to submit a sustainability statement is a key part of ensuring these issues are considered as part of new development.

2. Policy Overview

- 2.1 According to the Bruntland Commission 1982, sustainable development is widely known as:

'development that meets the needs of the present without comprising the ability of future generations to meet their own needs.'

- 2.2 The principle of sustainable development underpins many international and national policies – from The Kyoto Protocol on climate change to Planning Policy Statement Renewable Energy (PPS22). The UK Government published an updated Sustainable Development Strategy, 'Securing the Future' in March 2005. The Strategy outlines that the goal of sustainable development is to be pursued in an integrated way through a sustainable, innovative and productive economy that delivers high levels of employment and a just society that promotes social inclusion, sustainable communities and personal well-being. These wide range economic and social aims are to be progressed alongside protecting and enhancing the physical and natural environment and using resources and energy as efficiently as possible. This approach is reflected in the emerging Regional Spatial Strategy for Yorkshire and the Humber.
- 2.3 At a local level, an overarching aim of the City of York Development Control Local Plan (2005), is to achieve sustainable design and construction. Policy GP4a, as set out in Figure 1, introduces ten criteria that cover a wide spectrum of environmental, social and economic issues that should be used to judge the sustainability of a proposal.

Figure 1: Policy GP4a (Sustainability)

Proposals for all developments should have regard to the principles of sustainable development as summarised in criteria below.

All commercial and residential developments will be required to be accompanied by a sustainability statement. The document should describe how the proposal fits with the criteria listed below and will be judged on its suitability in these terms.

Development should:

- a) provide details setting out the accessibility of the site by means other than the car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists;
- b) contribute toward meeting the social needs of communities within the City of York (including housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments;
- c) maintain or increase the economic prosperity and diversity of the City of York, and maximise employment opportunities (including supporting local goods and services and providing training and employment for local unemployed and young people);
- d) be of a high quality design, with the aim of conserving and enhancing the local character, heritage and distinctiveness of the City;
- e) minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of materials should be considered;
- f) minimise pollution, including that relating to air, water, land, light and noise;
- g) conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;
- h) maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells;
- i) Make adequate provision for the storage and collection of refuse and recycling.

3. What will be expected from applicants?

- 3.1 As stated in policy GP4a, all developments will be required to submit a sustainability statement, which describes how the proposal fits with the criteria listed in the policy. This SPG will be a material consideration in determining all planning applications. Therefore it is in the applicants best interest to use this guidance, and if necessary discuss the proposals with the Council at an early stage.
- 3.2 The level of detail required in the sustainability statement will be dependent on the type and size of development proposed. Therefore, for the purposes of this SPG, development has been split into three main types:
- i) **large scale development:** development over 5 residential dwellings or over 500m² for all other types of development (refer to section 4 of the SPG);
 - ii) **small scale development:** developments of 4 dwellings or less, or development under 499m² for all other types of development (refer to section 5 of the SPG);
and
 - iii) **domestic extensions:** extensions to existing residential dwellings (refer to section 6 of the SPG).

4. Large Scale Developments

- 4.1 Applicants proposing developments over the threshold of 5 dwellings or 500m², will be required to submit a sustainability statement which addresses all of the criteria set out in policy GP4a. Guidance on what is required with regard to each criterion is provided in the form of questions set out under each section below.
- 4.2 In addition each section also sets out a minimum standard. Applications for large-scale developments will be expected to achieve an overall BREEAM standard rating of 'very good'. BREEAM is explained in more detail in Appendix 1. This will mean committing to achieve a BREEAM certification under an appropriate scheme at the detailed design stage. Applicants are advised to appoint BREEAM assessors at the earliest opportunity to ensure that an easy and efficient incorporation of the BREEAM requirements is achieved. Further information on BREEAM and assessors can be found on www.bre.co.uk.
- 4.3 The questions are intended to provide a starting point for applicants to consider the range of issues they need to address, applicants need to refer to BREEAM to understand fully what is required to achieve a BREEAM rating of 'very good'. In each case, the sustainability statement should set out the applicant's commitment to achieving the minimum standard and a description of how they are going to achieve it.

Accessibility:

Policy GP4a: a) Development should provide details setting out the accessibility of the site by means other than the car and, where the type and size of development requires, be within 400m walk of a frequent public transport route and easily accessibly for pedestrians and cyclists.

- 4.4 When addressing criterion a), the following questions should be considered:

Walking:

- Does the proposal make provision for the needs of pedestrians?
- Does the proposal make use of / link into existing pedestrian routes?
- Are pedestrian routes well lit and safe, and do they contribute to a secure environment?
- Are pedestrian routes suitable for those with mobility or other impairments?

Cycling:

- Does the proposal make provision for the needs of cyclists?
- Does the proposal make use of / link into existing cycle routes?
- Does the development provide cycle storage that is secure, convenient and safe?
- Are cycle routes well lit and safe, and do they contribute to a secure environment?

Public Transport:

- Does the proposed development provide convenient access to public transport (either bus or rail)?

- Is the proposed development capable of being accessed by public transport?
- Does the proposal provide increased or new public transport services in addition to existing services?

4.5 **Minimum Standard:** Achieve BREEAM rating of ‘very good’ in terms of Transport.

4.6 In terms of cycling, the standards set out in the Development Control Local Plan (Policy T4 and Appendix E) will in some cases be higher than the standards required to achieve a BREEAM rating of ‘very good’, in these circumstances, the minimum standard used should be which ever is the greatest.

Best Practice:

Birch Park housing development provided each dwelling with the choice of six months free bus travel or a new bicycle to encourage sustainable travel.

Community Involvement and the Local Economy:

Policy GP4a: b) Development should contribute toward meeting the social needs of communities within the City of York (including housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments.

Policy GP4a: c) Development should maintain or increase the economic prosperity and diversity of the City of York, and maximise employment opportunities (including supporting local goods and services and providing training and employment for local unemployed and young people).

4.7 The Council encourages community involvement at every opportunity and at the earliest stage of the development process. Early community involvement may help to overcome any objections that may arise at a later date. For more information please see our Statement of Community Involvement, at www.york.gov.uk/planning.

4.8 When addressing criteria b) and c), the following questions should be considered:

Community Involvement:

- Have you kept local people informed of your proposals?
- Are allotments/permaculture/gardens included in urban housing developments?
- Does the proposal consider the perspective of the local residents?
- Has the planning of the activity involved working in partnership and the involvement of affected groups?
- Has consideration been given to why and in what way the community should be involved?
- How will adequate time and resources be built into the development process for effective community involvement?

- Have you consulted the Council’s Statement of Community Involvement?
- How will socially excluded and difficult to reach residents be involved in the development process?

Local Economy:

- Does the development have links with local regeneration and employment initiatives?
- Are any local supplies/companies being considered during the construction phase and afterwards?
- Does the development offer any skills (re) training and long life learning for local people?
- How will the development provide new opportunities for training and developing the skills of local people?
- How will developments affect the local economy in terms of the jobs created and lost?

4.9 **Minimum Standard:** Achieve BREEAM rating of ‘very good’ in terms of Health and Wellbeing and comply with the standards of engagement set out in the Council’s Statement of Community Involvement (www.york.gov.uk/planning).

Design:

Policy GP4a: d) Development should be of a high quality design, with the aim of conserving and enhancing the local character, heritage and distinctiveness of the City.

4.10 When considering planning applications the intention is to seek a standard of design that will create an attractive development and safeguard or enhance the environment. The Council requires development of the highest quality design, as a fundamental part of enhancing environmental quality and sustainability.

4.11 When addressing criterion d), the following questions should be considered:

- Does the design make a positive visual contribution to the site and to adjacent areas?
- Has the design respected the character of the area and of adjoining properties?
- Have the windows been sized according to the direction of the building to minimise heat loss and maximise solar gain?
- Have existing buildings been reused where possible?
- Is the height of building similar to those around it to prevent heat loss by exposure and to reduce energy demands? Are the buildings grouped together for the same reasons?
- Does the development proposal have thermal mass materials in it that will absorb and release heat (e.g. Concrete)? (For more information visit www.itienenergy.com)
- Does the development proposal employ the use of natural ventilation systems to provide cooling? (For more information visit www.carbontrust.co.uk)

4.12 **Minimum Standard:** Achieve rating of ‘very good’ in each area of BREEAM in terms of design.

Resources:

Policy GP4a: e) Development should minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The ‘whole life’ costs of materials should be considered.

4.13 When addressing criterion e), the following questions should be considered:

- Have opportunities been maximised to reuse and recycle materials?
- Does the proposal consider the ‘whole life’ costs of the development?
- Does the proposal maximise the use of materials with reduced environmental impact?
- Does the proposal demonstrate how waste will be reduced during construction and occupation of the development?

Carbon Emissions and Energy Use:

4.14 **Minimum Standard:** Achieve BREEAM rating of ‘very good’ for Energy Use. The Council will also require an energy assessment of the proposed development. The energy assessment should demonstrate that the following order of preference has been applied to reduce the carbon emissions: reduce demand for energy (e.g. avoid/reduce cooling requirements); use of energy efficiency measures to meet demand, including the use of community combined heat and power (CCHP), trigeneration and district heating; and incorporating on-site renewable energy equipment. The assessment should acknowledge the changing climate through the lifetime of the proposed development.

Best Practice

Developers could provide information packs for new owners, including information on how energy efficient the building is, and also how best to make it as efficient as possible in the future. This is particularly important for residential schemes, but can also be applied to commercial schemes.

Recycled Materials:

4.15 **Minimum Standard:** All development requiring demolition of an existing building should include measures to maximise the reclamation of materials for recycling and reuse. For these developments, the sustainability statement must demonstrate a commitment to the implementation of the Institute of Civil Engineers (ICE) *Demolition Protocol* or equivalent. Reducing the construction industry's demand for primary resources is a vital to improving the sustainability of construction. The *Demolition Protocol* shows how the production of demolition material can be linked to its specification as a high value material in new buildings. Further information is available on the Institute of Civil Engineers website <http://icextra.ice.org.uk/tlml/demolition>.

4.16 The protocol has 2 main components:

- (i) Demolition Recovery Index:

The protocol shows how a building audit can be used to generate a *Demolition Recovery Index* (DRI). The DRI allows project teams to identify the potential for cost effectively recovering material from demolition. In addition, the DRI provides planning authorities with a tool for ensuring that demolition methodologies reflect national and local authority policies on waste management and sustainable development.

(ii) New Build Recovery Index:

The development of new standards, for example through the *Construction Products Directive*, means that the potential for specifying demolition recyclate in new buildings is continually increasing. The protocol's New Build Recovery Index (NBRI) provides a tool for establishing the potential percentage and quantity of recovered materials that can be specified in a new building or other structure. Where a project involves demolition and new build, the NBRI can be linked to the DRI to provide project teams with a model for assessing the efficiency of resource use for the whole project.

Best Practice:

Yorwaste (a waste management company) at Harewood Whin provide aggregates made from waste building materials, (including sand, gravel, crushed rocks, and other bulk materials used by the construction industry). For more information call sales and marketing at Yorwaste on 01609 774400 or visit www.yorwaste.co.uk/recycl/operation.

Water Use:

- 4.17 The Council will require development proposals to demonstrate a contribution towards reducing mains water use. Information of these measures must be submitted as part of the sustainability statement.
- 4.18 **Minimum Standard:** Achieve a BREEAM rating of 'very good' for Water.

Waste and Landfill:

- 4.19 Construction accounts for one-third of waste materials in the UK, including some 1.3million tonnes of products that are delivered to site each year and not used. Analysis by leading firms in the construction industry shows that good practice in materials ordering and managing site waste can save up to 20% of materials on site. Together with financial savings from segregation and recycling wastes to avoid landfill, this can reduce build costs by 3%.
- 4.20 Applicants are reminded that recovered materials can be used as components in new construction. In particular, applicants should refer to the minimum standard on the use of reclaimed/recycled materials in construction and the ICE Demolition Protocol outline in paragraphs 4.15 and 4.16.
- 4.21 **Minimum Standard:** A site Waste Management Plan must be submitted. The site Waste Management Plans should be prepared in accordance with the DTI (Department of Trade and Industry) guidance on Site Waste Management Plans. The plan should include the following steps:
- 1) Assign responsibility to producing the plan;
 - 2) Identify the types and quantities of waste;
 - 3) Identify waste management options;
 - 4) Identify waste management sites and contractors;
 - 5) Carry out necessary training;
 - 6) Plan for efficient materials and waste handling;

- 7) Monitor how much and what types of waste are produced;
- 8) Monitor and implement the plan;
- 9) Review how the plan worked at the end of the project.

For more information visit www.dti.gov.uk

Pollution and Site Management:

Policy GP4a: f) Development should minimise pollution, including that relating to air, water, land, light and noise.

4.22 When addressing criterion f), the following questions should be considered:

- Have measures been incorporated to reduce pollution, including light pollution?
- Does the proposal seek to reduce rainwater run-off?
- Will the proposal be part of the Considerate Constructors Scheme?

Pollution:

4.23 **Minimum Standard:** Achieve BREEAM rating of 'very good' in terms of Pollution. In addition the Sustainability Statement must:

- demonstrate the avoidance of materials that have used CFC's and HCFC's in the manufacture will be avoided in the proposed development unless it can be shown that no alternatives are available.
- demonstrate that all timber and timber products used in the proposed development will be FSC accredited (or similar independent accreditation system for timber produced from sustainably managed forests).
- demonstrate that lighting schemes are provided that are designed to reduce the occurrence of light pollution and will expect such scheme to employ energy efficient lighting that also reduces light scatter. The council will normally accept proposals in line with the Institute of Lighting Engineers Guidance GNO1 2005.

4.24 Guidance on reducing light pollution has been prepared by the Institute of Lighting Engineers (ILE) who have produced a Guidance Note for the reduction of obtrusive light GNO1, 2005. This provides good practice guidance and environmental designations in zones of 1 to 5, which designate area characteristics according to their use and lighting requirements. The zones range from the darkest areas in isolated rural sites to the lightest in a city centre with a lot of night time activity. Within these zones the guidance specifies the lighting installations that would be acceptable. In addition it provides curfew times in which appropriate light installations should be switched off, i.e. after 2300hr. It would be expected that applicants would follow these guidelines, identify the environmental zone in which the site lies and also undertake the actions suggested in the guidance. This information will need to be submitted as part of the sustainability statement.

Site Management:

4.25 **Minimum Standard:** The applicant should commit to achieving a level of performance equivalent to that required under the *Considerate Constructors Scheme*. The Council will expect this to be supported by a commitment to achieve certification under the Considerate Constructors Scheme unless the applicant can demonstrate why this can not be achieved.

- 4.26 *Considerate Constructors Scheme*, started in 1997, is a voluntary Core of Considerate Practice, which is adopted by participating construction companies, and everyone involved on the construction site. The scheme aims to improve the image of construction. The Code commits those contractors in the scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. The scheme covers all construction activity within the UK, and is open to construction companies of all types and size. For more information visit www.considerateconstructorsscheme.org.uk

Landscape and Wildlife:

Policy GP4a: g) Development should conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth.

- 4.27 When addressing criterion g), the following questions should be considered:
- Does the proposal include landscaping/public space and if so to what extent?
 - Has the existing or proposed landscaping treatment been assessed for how it can contribute to the comfort and amenity of a development by excluding cold winds and creating sun traps in gardens and open space?
 - What percentage of the proposed planting contains indigenous species?
 - Does it make use of/create a comfortable microclimate, providing shelter, sunny aspects and shade?
 - Does the proposal include retaining (or provision of) natural areas and if so to what extent?
 - Is there the opportunity for the community to be involved in the design of a natural area or with its management?
 - Does the proposal include a green or brown roof? (For more information visit <http://www.groundwork-sheffield.org.uk/upload/documents/document47.pdf>)
 - Does the development proposal include space for wildlife such as roof integrated Bat boxes?
- 4.28 **Minimum Standard:** Achieve BREEAM rating of ‘very good’ for Ecology.
- 4.29 The sustainability statement must include ecological survey data, with both desk and field studies carried out at an appropriate time of year. The ecological appraisal should provide recommendations on protection, mitigation, enhancement and management of biodiversity in the site (both in design of the buildings and the landscape elements). Special attention should be given to assessing the impact on nearby protected sites and taking account of the unavoidable climate change anticipated in the locality over the lifetime of the development.
- 4.30 Specific measures to be included in the proposed development will depend on the local conditions. However, measures should include: green/brown roofs; bird and bat boxes; links to wildlife corridors; wildlife ponds and other habitats; selection of wildlife friendly species of plant.

- 4.31 Applicants proposing new developments must appoint a suitably qualified ecologist to prepare an ecological appraisal of the proposal to justify the standards.

Renewable Energy:

Policy GP4a: h) Development should maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells.

- 4.32 Renewable energy is the generation of heat, hot water or electricity from renewable resources such as the sun, wind and earth. Government grants are now available for many technologies and for different development types including commercial. More information can be found on the *Low Carbon Buildings Programme* website www.lowcarbonbuildings.org.uk. In order to qualify for a grant the development must first demonstrate energy efficiency and have planning consent for the technologies.

- 4.33 When addressing criterion h), the following questions should be considered:

- Which renewable energy technologies will be included in the proposal?
- What percentage of the total energy demand for the proposal will they provide?
- Which technologies have been considered and what is the rationale behind your decisions?
- Have you conducted feasibility studies for the different renewable energy technologies?
- Will you be seeking funding for the renewable energy technologies chosen from the *Low Carbon Buildings Programme* (www.lowcarbonbuildings.org.uk)?

- 4.34 **Minimum Standard:** the sustainability statement must demonstrate that at least 10% of the expected energy demand for the development will be provided for through on site renewable generation for heat and/or electricity.

Recycling:

Policy GP4a: i) Development should make adequate provision for the storage and collection of refuse and recycling.

- 4.35 When addressing criterion i), the following questions should be considered:

- Does the proposal provide adequate space for waste and green waste wheeled bins as well as recycling box and bag?
- Does the proposal provide a compost bin for all properties with gardens or landscaped areas?

- 4.36 **Minimum Standard:** Achieve BREEAM rating of ‘very good’ for Materials.

Further Advice:

- 4.37 For further advice, please see Appendix 2 of this SPG.

5. Small Scale Developments

- 5.1 Applicants proposing developments under the threshold of 5 dwellings or 500m², which are not a domestic extension will be required to submit a sustainability statement which addresses all of the criteria set out in policy GP4a. Guidance on what is required with regard to each criterion is provided in the form of questions set out under each section below.
- 5.2 Where practical and appropriate standards are identified to indicate what the Council expect developers to achieve as a minimum in new developments. In each case, the sustainability statement should set out the applicant's commitment to achieving the minimum standard and a description of how they are going to achieve it.

Accessibility:

Policy GP4a: a) Development should provide details setting out the accessibility of the site by means other than the car and, where the type and size of development requires, be within 400m walk of a frequent public transport route and easily accessibly for pedestrians and cyclists.

- 5.3 When addressing criterion a), the following questions should be considered:

- Does the proposal make provision for access to it by means other than the car?
- How close are the nearest public transport links?
- Does the proposal provide facilities for cyclists and pedestrians?

Community Involvement and the Local Economy:

Policy GP4a: b) Development should contribute toward meeting the social needs of communities within the City of York (including housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments.

Policy GP4a: c) Development should maintain or increase the economic prosperity and diversity of the City of York, and maximise employment opportunities (including supporting local goods and services and providing training and employment for local unemployed and young people).

- 5.4 The Council encourages community involvement at every opportunity and at the earliest stage of the development process. Early community involvement may help to overcome any objections that may arise at a later date. For more information please see our Statement of Community Involvement, at www.york.gov.uk/planning.

- 5.5 When addressing criteria b) and c), the following questions should be considered:

- Have you contacted those communities/neighbours adjacent to the proposed development?
- Will the proposed development use local labour during construction and once in use?
- Does the proposal consider the perspective of the local residents?

- What percentage of materials used will be sourced locally?
- Will the construction of the development provide any training for local people?
- Have you consulted the Council's Statement of Community Involvement?

Design:

Policy GP4a: d) Development should be of a high quality design, with the aim of conserving and enhancing the local character, heritage and distinctiveness of the City.

5.6 When considering planning applications the intention is to seek a standard of design that will secure an attractive development and safeguard or enhance the environment. The Council requires development of the highest quality design, as a fundamental part of enhancing environmental quality and sustainability

5.7 When addressing criterion d), the following questions should be considered:

- Does the design make a positive visual contribution to the site and to adjacent areas?
- Has the design respected the character of the area and of adjoining properties?
- Have the windows been sized according to the direction of the building to minimise heat loss and maximise solar gain?
- Have existing buildings been reused where possible?
- Is the height of building similar to those around it to prevent heat loss by exposure and to reduce energy demands? Are the buildings grouped together for the same reasons?
- Does the development proposal have thermal mass materials in it that will absorb and release heat (e.g. Concrete)? (For more information visit www.itenergy.com)
- Does the development proposal employ the use of natural ventilation systems to provide cooling? (For more information visit www.carbontrust.co.uk)

Resources:

Policy GP4a: e) Development should minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of materials should be considered.

5.8 When addressing criterion e), the following questions should be considered:

- Have opportunities been maximised to reuse and recycle materials?

- Does the proposal consider the ‘whole life’ costs of the development?
- Does the proposal maximise the use of materials with reduced environmental impact?
- Does the proposal demonstrate how waste will be reduced during construction and occupation of the development?

Carbon emissions and energy use:

- Has an Energy Assessment been undertaken and submitted? (For more information visit www.est.org.uk)
- For development of residential units does the proposal meet the Energy Savings Trust (EST) Best Practice 25% improvement on the current Building Regulations standard? (For more information visit www.est.org.uk)

Water use:

- Have you included details of water efficiency measures? (For more information visit www.ofwat.gov.uk)
- Does the proposal provide fitted water butts for every property with a garden or landscape area? (For more information visit www.yorkshirewater.com)

Carbon Emissions and Energy Use:

5.9 **Minimum Standard:** The Council will require an energy assessment of the proposed development. The energy assessment should demonstrate that the following order of preference has been applied to reduce the carbon emissions: reduce demand for energy (e.g. avoid/reduce cooling requirements); use of energy efficiency measures to meet demand, including the use of community combined heat and power (CCHP), trigeneration and district heating; incorporating on-site renewable energy equipment. The assessment should acknowledge the changing climate through the lifetime of the proposed development

5.10 **Minimum Standard:** For small scale residential developments, reference in the sustainability statement should be also made to the Energy Savings Trust (EST) Best Practice standards. The Council will expect an improvement on current Building Regulations standard of at least Best Practice 25%. The EST Best Practice standards recommend improvements on current Building Regulations Part L 1A as follows: 10% (Good Practice); 25% (Best Practice); and 60% (Advanced Standard). The EST research shows that all development can meet the 10% improvement target at no extra cost and recommends that a target of 25% improvement on current Building Regulations Part L 1A targets should be set for new residential developments.

Best Practice:

Developers could provide information packs for new owners, including information on how energy efficient the building is, and also how best to make it as efficient as possible in the future. This is particularly important for residential schemes, but can also be applied to commercial schemes.

Water Use:

- 5.11 The council will require development proposals to demonstrate a contribution towards reducing mains water use. Information of these measures must be submitted as part of the sustainability statement.
- 5.12 **Minimum Standard:** The sustainability statement should include the following water efficiency measures: dual flush WCs (4/6) litre; shower nominal flow rates less than 9 litres/minute; controls on urinals or waterless urinals (where installed); flow restricted spray taps; water meters with pulsed output for each building /dwelling. The sustainability statement must also include an evaluation of rainwater harvesting systems, grey water systems and sustainable urban drainage systems (SUDS), for more information visit www.environment-agency.gov.uk

Pollution and Site Management:

Policy GP4a: f) Development should minimise pollution, including that relating to air, water, land, light and noise.

- 5.13 When addressing criterion f), the following questions should be considered:

Pollution:

- Have measures been incorporated to reduce pollution, including light pollution?
- Does the proposal seek to reduce rainwater run-off?
- Does the proposed development include materials that are or have used in their manufacture chemicals that are known to deplete the ozone layer such as CFC's and HCFC's?
- If the proposal includes timber products will these be FSC certified or from another externally accredited source for sustainably managed timber?

Site Management:

- Will the proposal be part of the Considerate Constructor Scheme?

- 5.14 **Minimum Standard:** The applicant should commit to achieving a level of performance equivalent to that required under the Considerate Constructors Scheme. The Council will expect this to be supported by a commitment to achieve certification under the Considerate Constructors Scheme unless the applicant can demonstrate why this can not be achieved.
- 5.15 The Considerate Constructors Scheme, started in 1997, is a voluntary Code of Considerate Practice, which is adopted by participating construction companies, and everyone involved on the construction site. The scheme aims to improve the image of construction. The Code commits those contractors in the scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. The scheme covers all construction activity within the UK, and is open to construction companies of all types and size.

For more information visit: www.considerateconstructorsscheme.org.uk

Landscape and Wildlife:

Policy GP4a: g) Development should conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth.

5.16 When addressing criterion g), the following questions should be considered:

- Does the proposal include landscaping/public space and if so to what extent?
- Has the existing or proposed landscaping treatment been assessed for how it can contribute to the comfort and amenity of a development by excluding cold winds and creating sun traps in gardens and open space?
- Does it make use of/create a comfortable microclimate, providing shelter, sunny aspects and shade?
- Does the proposal include retaining (or provision of) natural areas and if so to what extent?
- Does the proposal include a green or brown roof? (For more information visit <http://www.groundwork-sheffield.org.uk/upload/documents/document47.pdf>)
- Does the development proposal include space for wildlife such as roof integrated Bat boxes?
- Does the proposal include planting that uses indigenous species?

Renewable Energy:

Policy GP4a: h) Development should maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells.

5.17 Renewable energy is the generation of heat, hot water or electricity from renewable resources such as the sun, wind and earth. Government grants are now available for many technologies and for different development types including commercial. More information can be found on the Low Carbon Buildings Programme website www.lowcarbonbuildings.org.uk . In order to qualify for a grant the development must first demonstrate energy efficiency and have planning consent for the technologies.

5.18 When addressing criterion h), the following questions should be considered:

- Does the proposal include the use of renewable energy?
- Have you evaluated the use of different renewable energy technologies in the proposed development?

Recycling:

Policy GP4a: i) Development should make adequate provision for the storage and collection of refuse and recycling.

5.19 When addressing criterion i), the following questions should be considered:

- Does the proposal provide adequate space for waste and green waste wheeled bins as well as recycling box and bag?
- Does the proposal provide a compost bin for all properties with gardens or landscaped areas?

5.20 **Minimum standard:** Adequate provision must be made on individual residential properties for the storage of 2 180 litre wheeled bins and a recycling box and bag within a bin store or outside the property. For communal properties adequate provision must be made to store the correct number and size of waste collection containers. For properties with gardens, a compost bin must be provided.

Further Advice:

5.21 For further advice please see Appendix 2 of the SPG.

6. Domestic Extensions

- 6.1 Applicants proposing domestic extensions will be required to submit a sustainability statement which addresses all of the criteria set out in policy GP4a. Guidance on what is required with regard to each criterion is provided in the form of questions set out under each section below. For this scale of development the statement would not be expected to be a lengthy document, for small domestic alterations for example, it may only be a page in length.

Accessibility:

Policy GP4a: a) Development should provide details setting out the accessibility of the site by means other than the car and, where the type and size of development requires, be within 400m walk of a frequent public transport route and easily accessibly for pedestrians and cyclists.

- 6.2 When addressing criterion a), the following questions should be considered:

- Does the proposal make provision for the needs of cyclists?
- Does the development provide cycle storage that is secure, convenient and safe?

Community Involvement and the Local Economy:

Policy GP4a: b) Development should contribute toward meeting the social needs of communities within the City of York (including housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments.

Policy GP4a: c) Development should maintain or increase the economic prosperity and diversity of the City of York, and maximise employment opportunities (including supporting local goods and services and providing training and employment for local unemployed and young people).

- 6.3 The Council encourages community involvement at every opportunity and at the earliest stage of the development process. For domestic extensions this can include consulting with neighbours before an application is submitted. Early community involvement may help to overcome any objections that may arise at a later date. For more information please see our Statement of Community Involvement, at www.york.gov.uk/planning.

- 6.4 When addressing criteria b) and c), the following questions should be considered:

- Have you kept neighbours informed of your proposals?
- Does the proposal consider the perspective of the local residents?
- Are any local supplies/companies being considered during the construction?
- Have you consulted the Council's Statement of Community Involvement?

Design:

Policy GP4a: d) Development should be of a high quality design, with the aim of conserving and enhancing the local character, heritage and distinctiveness of the City.

6.5 When considering planning applications the intention is to seek a standard of design that will secure an attractive development and safeguard or enhance the environment. The Council requires development of the highest quality design, as a fundamental part of enhancing environmental quality and sustainability.

6.6 When addressing criterion d), the following questions should be considered:

- Does the design make a positive visual contribution to the site and to adjacent areas?
- Has the design respected the character of the area and of adjoining properties?
- Have the windows been sized according to the direction of the building to minimise heat loss and maximise solar gain?

Resources:

Policy GP4a: e) Development should minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any waste generated through the development should be managed safely, recycled and/or reused. The ‘whole life’ costs of materials should be considered.

6.7 When addressing criterion e), the following questions should be considered:

- Have opportunities been maximised to reuse and recycle materials?
- Does the proposal consider the ‘whole life’ costs of the development?
- Does the proposal maximise the use of materials with reduced environmental impact?
- Does the proposal demonstrate how waste will be reduced during the construction and occupation of the development?

Best Practice:

For domestic alterations a free DIY home energy check is available at the energy efficiency advice centre (EEAC). Call them on 0800 512 012, or see their website www.energypartnership.org.uk

Pollution and Site Management:

Policy GP4a: f) Development should minimise pollution, including that relating to air, water, land, light and noise.

6.7 When addressing criterion f), the following questions should be considered:

- Have measures been incorporated to reduce pollution, including light pollution?

- Does the proposal seek to reduce rainwater run-off?

Landscape and Wildlife:

Policy GP4a: g) Development should conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth.

6.8 When addressing criterion g), where appropriate the following questions should be considered:

- What percentage of proposed planting contains indigenous species?
- Does the proposal incorporate building design that makes the development more wildlife friendly?

Renewable Energy:

Policy GP4a: h) Development should maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells.

6.8 Renewable energy is the generation of heat, hot water or electricity from renewable resources such as the sun, wind and earth. Government grants are now available for many technologies and for different development types including commercial. More information can be found on the Low Carbon Buildings Programme website www.lowcarbonbuildings.org.uk. In order to qualify for a grant the development must first demonstrate energy efficiency and have planning consent for the technologies.

6.9 When addressing criterion h), the following questions should be considered:

- Have measures been taken to minimise the consumption of energy?
- Have measures been taken to reduce water consumption?
- Does the proposal provide renewable energy on-site?

Recycling:

Policy GP4a: i) Development should make adequate provision for the storage and collection of refuse and recycling.

6.10 When addressing criterion i), the following questions should be considered:

- Has space been provided to store materials that can be recycled?
- Has space been provided to store composting organic waste?

Further Advice:

6.11 For further advice please refer to Appendix 2.

Appendix 1 – BREEAM

What is BREEAM?

- A1 For over a decade, the Building Research Establishment's Environmental Assessment Method (BREEAM) has been used to assess the environmental performance of both new and existing buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management. BREEAM assessments cover a wide range of environmental issues and present the results in a way that is widely understood by those involved in property procurement and management.
- A2 BREEAM assessments cover a range of building types, including, offices; homes (known as EcoHomes); industrial units; retail units; schools; leisure centres; and laboratories. BREEAM assesses the performance of buildings in the following areas:
- *management*: overall management policy, commissioning site management and procedural issues
 - *energy use*: operational energy and carbon dioxide (CO₂) issues
 - *health and well-being*: indoor and external issues affecting health and well-being
 - *pollution*: air and water pollution issues
 - *transport*: transport-related CO₂ and location-related factors
 - *land use*: greenfield and brownfield sites
 - *ecology*: ecological value conservation and enhancement of the site
 - *materials*: environmental implication of building materials, including life-cycle impacts
 - *water*: consumption and water efficiency
- A3 Credits are awarded in each area according to performance. A set of environmental weightings then enables the credits to be added together to produce a single overall score. The building is then rated on a scale of **PASS, GOOD, VERY GOOD or EXCELLENT**, and a certificate awarded that can be used for promotional purposes.
- A4 Further information on BREEAM and assessors can be found at www.bre.co.uk.

Appendix 2 - Further Advice

Key Council Contacts:

Kristina Peat - Sustainability Officer
01904 551666
kristina.peat@york.gov.uk

Development Control or the Transport Planning Unit
01904 613161
planning.enquiries@york.gov.uk

The City Development Team
01904 551388
citydevelopment@york.gov.uk

Other Useful Contacts:

For a copy of the City of York Development Control local Plan (2005):

- Please contact the City Development Team or visit: www.planningportal.gov.uk.

For more information on pedestrian accessibility:

- The UK campaign for better streets and public areas at www.livingstreets.org.uk
- Advice on best practice from the Department of Transport at www.dft.gov.uk

For more information on cycle access:

- The national cycling portal at www.bikeforall.net
- Sustrans (for a useful source of cycle route maps) at www.sustrans.org.uk
- York cycle campaign at www.yorkcyclecampaign.org.uk
- National touring club at www.ctc.ork.uk
- National cycling strategy board at www.nationalcyclingstrategy.org.uk

For more information on community involvement:

- Participation Works! 21 Techniques of community participation for the 21st Century at www.renewal.net
- Community Development Foundation at www.cdf.org.uk
- Advice on shaping local environments at www.communityplanning.net

For more information on the local economy:

- Department for Education and Skills at www.dfes.gov
- Learning and Skills Council at www.lsc.gov.uk
- Centre for employment and enterprise development at www.ceed.co.uk

For more information on resources:

- Building Research Establishment at www.bre.co.uk
- Thermal Mass materials www.itienenergy.com
- Natural ventilation www.carbontrust.co.uk
- North Yorkshire and York waste management company at www.yorwaste.co.uk
- More information from www.greenstreet.org.uk which gives information on water saving aimed at housing associations but is equally helpful for all households. Use the menu on the left of the screen to get details of different systems.
- Energy Saving Trust www.est.org.uk
- Water efficiency measures www.ofwat.gov.uk
- Information on water butts www.yorkshirewater.com
- Sustainable Urban Drainage Systems www.environment-agency.gov.uk

For more information on landscape and wildlife:

- The Association of Wildlife Trusts www.awtc.co.uk
- The Institute of Ecology and Environmental Management www.ieem.org.uk
- The Bat Conservation Trust at www.bats.org.uk
- Bats in Buildings at www.batcon.org/binb
- RSPB leaflets ‘What’s in the roof?’ and ‘Save the house sparrow initiative’ available at www.rspb.org.uk
- Living Roofs www.groundwork-sheffield.org.uk/upload/documents/document47.pdf

For more information on energy:

- Overview of renewable energy, visit green power at www.ncgp.org
- Advice on renewable energy and how to apply for grants please see the Low Carbon Buildings Programme on www.est.org.uk or call 0800 915 7722. Building regulations have certain standards but you should aim for standards above those required by building regulations on energy efficiency and insulation. This will save you money in the longer term.
- Advice on energy efficient appliances please see the Energy Saving Trust at, www.est.org.uk
- Advice on energy saving and construction waste see the green buildings page at www.big-builders.com/construction

For more information about BREEAM:

www.bre.co.uk or www.breeam.co.uk

For more information about EcoHomes:

www.breeam.org/ecohomes