

Planning Committee

23 November 2006

Report of the Director of City Strategy

Draft Supplementary Planning Guidance: Sustainable Design and Construction

Summary

1. The purpose of this report is to seek approval from Members for the Draft Supplementary Planning Guidance (SPG): Sustainable Design and Construction (attached as Annex A) to be published for consultation.

Background

2. The SPG has been produced to support Policy GP4a (Sustainability) of the Local Plan. Policy GP4a seeks to ensure that all new development takes account of sustainability issues by requiring applicants to submit a sustainability statement to accompany their proposals. The SPG provides further guidance to applicants on what is expected from them as part of preparing a sustainability statement.
3. A report and earlier draft of the SPG was taken to the LDF Working Group on 24 August 2006 for consideration. The group concluded that the SPG needed to be strengthened to include specific targets. In addition, it was suggested that the SPG was too long and generally needed re-structuring. As a result of these comments Officers redrafted the SPG and returned to the LDF Working Group on 17 October 2006. In response to the comments raised at the LDF Working Group on 17 October 2006 a number of changes have been made to the SPG. These are set out in detail in Annex B.
4. Members of the LDF Working Group also recommended that the threshold for meeting the BREEAM standards should be reduced to a single dwelling on all items that would not incur significant additional costs. However, it is not possible to do part of a BREEAM assessment and it would be too onerous in financial terms to require small scale developments to carry out a full BREEAM assessment. Therefore to meet the concerns of the LDF Working Group, other appropriate minimum standards for small scale development have been introduced where possible. These minimum standards are as follows:

- (i) fitted water butts must be provided for all domestic units with a garden or landscape;
- (ii) a compost bin with instructions must be provided for all domestic units with a garden;
- (iii) materials that have been used CFC's and HCFC's in their manufacture must be avoided, unless it can be shown that no alternatives are available;
- (iv) all timber and timber products must be FSC accredited (or equivalent); and
- (v) 5% of the energy requirements of the proposal must be provided through renewable energy generation on site.

Consultation

5. The following people/organisations have been consulted as part of producing the SPG:

Internal:

- Development Control
- Building Control
- Waste Strategy
- Council's Energy Champion
- Countryside Officer
- Landscape Architect
- Tree Officer

External:

- The Building Research Establishment
- Department of Trade and Industry
- Considerate Constructors Scheme
- York Environment Forum

6. If approved by the Planning Committee, the SPG will be published for consultation. The consultation draft in Annex A will also include relevant photos and a foreword explaining the consultation process. The consultation will run for three months and 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; and
 - vii) a presentation to the York Environment Forum.

Options

7. That the draft SPG on Sustainable Design and Construction is approved for public consultation.

Analysis

8. Public consultation is an important part of preparing the SPG and must be undertaken before the SPG can be approved for development control purposes.

Corporate Priorities

9. The draft SPG accords with the following corporate priorities:
 - decrease the tonnage of biodegradable waste and recyclable products going to landfill;
 - improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces;
 - improve the way the Council and its partners work together to deliver better services for the people who live in York; and
 - improve efficiency and reduce waste to free-up more resources.

Implications

10. The following implications have been assessed:
 - **Financial** - None
 - **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
 - **Other** - None

Risk Management

11. In compliance with the Council's risk management strategy, there are no risks associated with the recommendations of this report.

Recommendations

12. That Members agree:

- 1) subject to Members' comments at the meeting, to recommend the SPG for consultation; and

Reason: To implement policy GP4a of the Draft Local Plan incorporating the fourth set of changes.

- 2) that the making of any incidental changes or other changes to the document necessary as a result of the recommendations of this report, and the final formatting of the consultation document, are delegated to the Director of City Strategy and the Executive Member and Opposition Spokesperson for City Strategy.

Reason: So that the report can be published for public consultation.

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Wards Affected:

All

For further information please contact the author of the report

Background Papers: N/A

Annex:

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

Annex B: Recommendations and comments made at the LDF Working Group on 17 October 2006.

Annex C: LDF Working Group Minutes from 17th October 2006.

Annex D: Email from Barry Otley sent on 16th October 2006

ANNEX A:



City of York

Draft Supplementary
Planning Guidance
On Sustainable
Design and
Construction

Consultation Draft
November 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 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 dependent 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 compromising 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 ranging 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. The York City Vision & Community Strategy 2004 – 2024 states that the Council must seek a progressive reduction of York's Ecological Footprint to 3.5 hectares per person by 2033 and by 70% over the next 50years. For more information visit www.yorkfootprint.org.
- 2.3 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; and
- 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 consult on 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 500m² and over for commercial and all other types of development (refer to section 4 of the SPG);
 - ii) **small scale development:** developments of 4 dwellings or 500m² or less for commercial and all other types of development (refer to section 5 of the SPG);
 - iii) **domestic extensions:** extensions to existing residential dwellings (refer to section 6 of the SPG).



(Example of a Large Scale Development).

4. Large Scale Developments

- 4.1 Applicants proposing developments over the threshold of 5 dwellings or 500m² for commercial and other uses, 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 the 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 requirements is achieved. Further information on BREEAM and assessors can be found on www.bre.co.uk. Whilst the minimum standard expected from developers is ‘very good’, developers are encouraged to meet a higher standard where possible and the Council will continue to review the standards in the future to take account of technological advances.
- 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 accessible for pedestrians and cyclists.

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



(Example of Pedestrianisation).

Walking:

- How does the proposal make priority provision for the needs of pedestrians?
- How does the proposal make use of/link into existing pedestrian routes?
- In what way are pedestrian routes well lit and safe, and how do they contribute to a secure environment?
- How have pedestrian routes been made suitable for those with mobility or other impairments?

Cycling:

- How does the proposal make priority provision for the needs of cyclists?
- How does the proposal make use of/link into existing cycle routes?
- How does the development provide cycle storage that is secure, convenient and safe?
- In what way are cycle routes well lit and safe, and how do they contribute to a secure environment?

Public Transport

- How does the proposed development provide convenient priority access to public transport (either bus or rail)?
- In what ways is the proposed development capable of being accessed by public transport?
- How does the proposal provide increased or new public transport services in addition to existing services?

4.5 **Minimum Standard:** Achieve BREEAM rating of at least '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 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:

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

Local Economy:

- How does the development link with local regeneration and employment initiatives?
- In what way are local supplies/companies being considered during the construction phase and afterwards?
- How does the development provide new opportunities for training and developing the skills of local people?
- How will development affect the local economy in terms of jobs created and lost?

- 4.9 **Minimum Standard:** Achieve BREEAM rating of at least '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.



(Millennium Bridge).

- 4.11 When addressing criterion d), the following questions should be considered:
- How does the design make a positive visual contribution to the site and to adjacent areas?
 - How does the design respect 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?
 - How 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)
 - How 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 at least '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:

- How have opportunities been maximised to reuse and recycle materials?
- In what way does the proposal consider the 'whole life' costs of the development?
- How does the proposal maximise the use of materials with reduced environmental impact?
- In what way 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 at least '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 heating/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 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 recycle 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/recyl/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 at least 'very good' for Water. 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.

4.19 **Minimum Standard:** A water butt should be fitted to all new residential properties with gardens or landscape areas.

Waste and Landfill:

4.20 Construction accounts for one-third of waste materials in the UK, including some 1.3 million 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%.

- 4.21 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 outlined in paragraphs 4.15 and 4.16.
- 4.22 **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.

- 4.23 When addressing criterion f), the following questions should be considered:
- What measures have been incorporated to reduce pollution, including light pollution?
 - How does the proposal seek to reduce rainwater run-off?
 - How will the proposal meet the requirements of the Considerate Constructors Scheme or equivalent?

Pollution:

- 4.24 **Minimum Standard:** Achieve BREEAM rating of at least '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 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); and
 - demonstrate that lighting schemes are provided that are designed to reduce the occurrence of light pollution. Schemes will be expected 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.

- 4.25 Guidance on reducing light pollution has been prepared by the Institute of Lighting Engineers (ILE) who have produced a note on 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 23:00hrs. 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:

- 4.26 **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 cannot be achieved.
- 4.27 *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.considerateconstructorscheme.org.uk.

Landscape and Wildlife:

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| <p>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.</p> |
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- 4.28 When addressing criterion g), the following questions should be considered:
- Does the proposal include landscaping/public space and if so to what extent?
 - How does the existing or proposed landscaping treatment contribute to the comfort and amenity of a development by excluding cold winds and creating sun traps in gardens and open space?



(Peacock Butterfly).

- What percentage of the proposed planting contains wildlife friendly and indigenous species?
- Does the proposal include retaining (or provision of) natural areas and if so to what extent?
- In what way is there an 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, if not please explain why. (For more information visit <http://www.groundwork-sheffield.org.uk/upload/documents/document47.pdf>).
- How does the development proposal include space for wildlife such as roof integrated Bat boxes?
- In what way does the proposed development effect any existing trees, and how will it enhance the stock of trees in the locality?

4.29 **Minimum Standard:** Achieve BREEAM rating of at least 'very good' for Ecology.

4.30 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.

4.31 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; (including measures of maintenance); links to gardens, allotments, riverside banks, verges, wildlife corridors; wildlife ponds and other habitats; and a selection of wildlife friendly species of plant.



(Oak Tree).

- 4.32 Applicants proposing new developments must appoint a suitably qualified ecologist to prepare a landscape management plan as well as 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.

- 4.33 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.
- 4.34 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?
 - In what way 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)?
 - What potential does the site and the proposed development have for renewable energy?



(Wind turbine at the York Environment Centre)

- 4.35 **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. In addition parts of the development should be identified that could accommodate renewable energy installations in the future, for example the number/area of south facing roofs and potential wind turbine locations.

Recycling:

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

- 4.36 When addressing criterion i), the following questions should be considered:
- In what way 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?
 - Does the proposal provide adequate space for recycling facilities such as green boxes?
- 4.37 **Minimum Standard:** Achieve BREEAM rating of at least 'very good' for Materials.
- 4.38 **Minimum Standard:** A compost bin with instructions to be provided with every residential unit with a garden.

Further Advice:

- 4.39 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 500 m² for commercial and other uses, 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. It should be noted that a BREEAM assessment is **not** required for small scale developments.
- 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 400 m walk of a frequent public transport route and easily accessible for pedestrians and cyclists.

- 5.3 When addressing criterion a), the following questions should be considered:
- How does the proposal make provision for access to it by means other than the car?
 - How close are the nearest public transport links?
 - How does the proposal provide facilities for cyclists and pedestrians?



(Example of access by means other than the private car).

Community Involvement and the Local Economy:

Policy GP4a: a) 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:

- In what way have you contacted those communities/neighbours adjacent to the proposed development?
- How will the proposed development use local labour during construction and once in use?
- How does the proposal consider the perspective of the local residents?
- What percentage of materials used will be sourced locally?
- In what way will the construction of the development provide any training for local people?



(Example of a good location to meet when contacting communities - Friends Meeting House near Clifford's Tower).

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:

- How does the design make a positive visual contribution to the site and to adjacent areas?
- How does the design respect 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?
- How have existing buildings been re-used (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)
- How 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 re-used. The 'whole life' costs of materials should be considered.

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

- In what way have opportunities been maximised to re-use and recycle materials?
- How does the proposal consider the 'whole life' costs of the development?
- How does the proposal maximise the use of materials with reduced environmental impact?

- How 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:

- In what way have you included details of water efficiency measures? (For more information visit www.oftwat.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 (eg avoid/reduce heating/cooling requirements); use of energy efficiency measures to meet demand, including 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.
- 5.13 **Minimum Standard:** A water butt should be fitted to all new residential properties with gardens or landscape areas.

Pollution and Site Management:

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

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

Pollution:

- What measures been incorporated to reduce pollution, including light pollution?
 - In what way does the proposal seek to reduce rainwater run-off?
 - How 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?
- 5.15 **Minimum Standard:** Materials that have used CFC's and HCFC's in their manufacture must be avoided unless it can be shown that no alternatives are available.
- 5.16 **Minimum Standard:** All timber and timber products must be FSC accredited (or similar independent accreditation system for timber produced from sustainably managed forests).

Site Management:

- How will the proposal meet the requirements of the Considerate Constructor Scheme or equivalent.
- 5.17 **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 cannot be achieved.

- 5.18 *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.

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

- Does the proposal include landscaping/public space and if so to what extent?
- How 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?
- How 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? If not please explain why. (For more information visit: <http://www.groundwork-sheffield.org.uk/upload/documents/document47.pdf>)
- In what way does the development proposal include space for wildlife such as roof integrated Bat boxes?
- How does the proposal include planting that uses indigenous species?
- In what way does the proposed development effect any existing trees, and how will it enhance the stock of trees in the locality?



(Downsmead Meadow)

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.

- 5.20 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.
- 5.21 When addressing criterion h), the following questions should be considered:
- How does the proposal include the use of renewable energy?
 - In what way have you evaluated the use of different renewable energy technologies in the proposed development?
- 5.22 **Minimum Standard:** The sustainability statement must demonstrate that at least 5% of the expected energy demand for the development will be provided for through on site renewable generation for heat and/or electricity. In addition parts of the development should be identified that could accommodate renewable energy installations in the future, for example the number/area of south facing roofs.

Recycling:

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

- 5.23 When addressing criterion i), the following questions should be considered:
- How 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 or a communal compost area for all properties with available space?
- 5.24 **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.

- 5.25 **Minimum Standard:** A compost bin with instructions to be provided with every residential unit with a garden.

Further Advice:

- 5.26 For further advice please see Appendix 2 of the SPG.

6. Domestic Extensions:

- 6.1 If a domestic extension is being proposed then a sustainability statement must be submitted. The sustainability statement must address all of the criteria set out in policy GP4a (Figure 1), which can be found on page 3. Guidance on what is required with regard to each criterion within the policy is provided in the form of questions set out under each section below. Proposals for domestic extensions will not be expected to undertake a BREEAM assessment as required for large scale developments. 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:

- How does the proposal make provision for the needs of cyclists?
- In what way does the development provide cycle storage that is secure, convenient and safe?



(Cyclist).

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 process. For domestic extensions this may be done by consulting with neighbours before an application is submitted. This 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:
- How have you kept neighbours informed of your proposals?
 - In what way does the proposal consider the perspective of the local residents?
 - In what way are local suppliers/companies being considered during the construction?

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.
- 6.6 When addressing criterion d), the following questions should be considered:
- In what way does the design make a positive visual contribution to the site and to adjacent areas?
 - How does the design respect the character of the area and of adjoining properties?
 - How have the windows been sized according to the direction of the building to minimise heat loss and maximise solar gain?
 - In what way will the design improve on biodiversity measures?

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:
- How have opportunities been maximised to reuse and recycle materials?
 - How does the proposal consider the 'whole life' costs of the development?
 - How does the proposal maximise the use of materials with reduced environmental impact?

- In what way 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.

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

- What measures have been incorporated to reduce pollution, including light pollution?
- How 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.

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

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



(Fly Algeric mushroom)

Renewable Energy:

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

- 6.10 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. To find out more information, log on to 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.
- 6.11 When addressing criterion h), the following questions should be considered:
- How have measures been taken to minimise the consumption of energy?
 - What measures been taken to reduce water consumption?
 - In what way 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.

- 6.12 When addressing criterion i), the following questions should be considered:
- In what way has space been provided to store materials that can be recycled?
 - In what way has space been provided to store composting organic waste?



(York Recycling Centre)

Further Advice:

- 6.13 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 Contracts:

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.awct.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 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



(Example of sustainable housing in York)

| Annex B: | | | | |
|----------|---|--|--|---|
| 1 | Ensure that the questions to developers are appropriately worded, i.e. expressed as open questions where necessary. | Agree that all questions should be open ended to ensure that developers can not just answer yes and no to the questions. The developer must explain how the questions have been addressed. | Change all questions to become open ended. See SPG for final questions. | ✓ |
| 2 | Exclude extensions from the BREEAM requirements and included more user-friendly information in the SPG for the benefit of the general public. | It should be noted that extensions are already excluded from the BREEAM requirements, however this must be emphasised and make clear within the document. More user-friendly wording should be used within the domestic extension section as this will be used mainly by the general public. | A new sentence will be added to the domestic extensions introduction to read “Proposals for domestic extensions will not be expected to undertake a BREEAM assessment as required for large scale developments” . The domestic extensions chapter has also been revised to be read more easily through several changes to sentences. | ✓ |
| 3 | Clarify that the SPG applies to commercial as well as residential developments. | Agree that a paragraph is needed to clarify this point. This point has been emphasised in chapter 3. | “Commercial and other uses” has been added to the introduction, and at the start of chapter 4, 5, and 6. | ✓ |
| 4 | Make it clear that, although the BREEAM minimum standard had been set at ‘very good’, developments meeting a higher standard would be welcomed and the Council would remain open to raising the standard in future to take account of technological advancements. | Agreed that we should encourage developers to achieve BREEAM ‘excellent’ standard, and that achieving a standard of ‘very good’ is the minimum we expect from them. | The wording of the minimum standards has been rephrased to state ‘at least’ a standard of ‘very good’. In addition, a paragraph has been added to the end item 4.2 to read: “Whilst the minimum standard expected from developers is ‘very good’, developers are encouraged to meet a higher standard where possible and the Council will continue to review the standards in the future to take account of technological advances” . | ✓ |
| 5 | The Five dwelling threshold may: Exempt developers from complying with the SPG; | Given the nature of the BREEAM assessments, it will not be possible to deal with this issue in such a piecemeal fashion. As a result of the threshold issues raised at the LDF Working | Please see paragraphs 5.13, 5.15, 5.16, 5.22 and 5.25 for new minimum standards. | |

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| | Encourage developers to submit multiple applications .Reduce the threshold for meeting BREEM standards to a single dwelling on all items that would not incur a significant additional cost. | Group, BRE were contacted. They said that a BREEAM assessment is either undertaken or not, just doing some sections to a certain level and others to another doesn't work and will not form part of a formal assessment. It is not recommend this is taken forward. Therefore it is not possible to action this point directly, however we have added minimum standards relating to: <ul style="list-style-type: none"> • water butts; • CFC's and HCFC's; • timber; • renewable energy; and • compost bins. | | ✓ |
| 6 | Make reference to requirements in respect of Sustainable Urban Drainage Systems (SUDS). | SUDS should be included in large scale development but not in small scale development or domestic extensions. This is due to the unreasonable additional costs which would be incurred. | Additional text to item 4.18 to read: “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” | ✓ |
| 7 | Require the optimum use of south facing roofs for solar generation facilities. It was also suggested that consideration be given to revising paragraph 4.35 of the SPG in order to maximise the opportunities for site renewable energy generation. | It is agreed that the SPG should not be just asking developers to provide the minimum standard but ask them to look at the bigger picture. To item 4.35 a new sentence should be added. | New text to read: “In addition, parts of the development should be identified to accommodate renewable energy installations in the future, for example the number/area of south facing roofs and potential wind turbine locations.” | ✓ |
| 8 | Include more detailed requirements in respect of trees. | Agree, that trees should be given priority and should be pulled out within the SPG. Therefore, add new question to item to 4.27 and 5.16. | New text to read: “In what way does the proposed development effect any existing trees, and how will it enhance the stock of trees in the locality?” | ✓ |
| 9 | Cross-referencing the SPG to the eco-footprint targets in the Council's | Agree that the eco-footprint targets within the Community plan should be present within the SPG, as the SPG would help | Add a paragraph into the introduction of the SPG to include reference to the | |

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| | community plan. | to reduce York's Ecological Footprint. New paragraph to be added. | Council's community plan. Paragraph to re: “The York City Vision & Community Strategy 2004 – 2024 states that the Council must seek a progressive reduction of York’s Ecological Footprint to 3.5 hectares per person by 2033 and by 70% over the next 50 years. For more information visit www.yorkfootprint.org”. | ✓ |
| 10 | It was suggested that there be phased introduction to Sustainable Design and Construction which would lead to high standards and requirements. | The SPG is an interim measure to support policy GP4a of the Development Control Local Plan (April 2005). The lessons that we learn from this process will be carried forward into the LDF process and will have require high standards and requirements. | Whilst phasing will take place throughout the LDF process, a paragraph has been added to the end of item 4.2 which suggests that the Council are encouraging higher standards, (see comment no. 4). New text to read: “Whilst the minimum standard expected from developers is ‘very good’, developers are encouraged to meet a higher standard where possible and the Council will continue to review the standards in the future to take account of technological advances”. | ✓ |

MEETING

LOCAL DEVELOPMENT FRAMEWORK WORKING
GROUP

DATE

17 OCTOBER 2006

PRESENT

COUNCILLORS REID (CHAIR), D'AGORNE,
HORTON, MACDONALD, MERRETT, SIMPSON-
LAING, WALLER AND R WATSON

APOLOGIES

COUNCILLOR HYMAN

IN ATTENDANCE

COUNCILLOR VASSIE

14. DECLARATIONS OF INTEREST

The Chair invite Members to declare at this point any personal or prejudicial interests they might have in the business on the agenda. Cllr Merrett declared a personal, non-prejudicial interest in agenda item 4 (Minute 17 applies) in respect of any discussion regarding cycling issues, as an honorary member of the CTC and a member of Cycling England.

15. MINUTES

RESOLVED: That the minutes of the Local Development Framework Working Group meeting held on 26 September 2006 be approved and signed by the Chair as a correct record, subject to the inclusion of certain comments made by Cllr Merrett in respect of the draft Housing Market Assessment (Minute 13 refers), the detail of these comments to be agreed with the Chair prior to the minutes being revised and signed.

16. PUBLIC PARTICIPATION / COMMENTS OF ENERGY CHAMPION

It was reported that there had been no registrations to speak at the meeting under the Council's Public Participation Scheme.

With the permission of the Chair, Cllr Vassie commented on agenda item 4 (Draft Supplementary Planning Guidance (SPG): Sustainable Design and Construction), in his capacity as Energy Champion. He welcomed the amendments to the SPG but expressed concern that the proposal to introduce a 5-dwelling threshold might exempt some developments from the SPG requirements altogether and might encourage developers to submit multiple applications. He recommended a phased introduction of the SPG requirements and suggested that the SPG also include a section on sustainable drainage.

17. DRAFT SUPPLEMENTARY PLANNING GUIDANCE: SUSTAINABLE DESIGN AND CONSTRUCTION

Members considered a report which sought their views on the approach taken in the re-drafted Supplementary Planning Guidance (SPG): Sustainable Design and Construction, prior to its referral to the Planning Committee to seek approval for public consultation.

The SPG, attached as Annex A to the report, had been re-drafted to take account of comments received on the earlier draft, considered by the Group on 24 August. In accordance with Members' recommendations, the new draft included minimum standards in relation to Policy GP4a. The report outlined the following options in respect of these standards:

Option A - to adopt the Building Research Establishment's Environmental Assessment Method (BREEAM), the minimum standard to be set at "very good" and applicants to provide clear evidence as to why this could not be met.

Option B - to adopt the BREEAM standards as above but the length, detail and minimum standards required in the sustainability statement submitted under GP4a to be dependent upon the size and type of development.

The draft SPG took the approach set out in Option B, in line with national policy guidance and advice from the BRE. The latter advised that authorities should introduce a threshold when considering how to apply sustainability standards, to avoid placing undue costs on small developments. A threshold of 5 new dwellings or 500 square metres was proposed. Developments below this threshold would not require a BREEAM assessment but must still take account of sustainability issues.

Members discussed the proposals and agreed that the draft SPG should be amended in order to:

- Ensure that the questions to developers were appropriately worded, i.e. expressed as open questions where necessary.
- Exclude extensions from the BREEAM requirements and include more user-friendly information in the SPG for the benefit of the general public
- Clarify that the SPG applies to commercial as well as residential developments.
- Make it clear that, although the BREEAM minimum standard had been set at "very good", developments meeting a higher standard would be welcomed and the Council would remain open to raising the standard in future to take account of technological advancements.
- Reduce the threshold for meeting BREEAM standards to a single dwelling on all items that would not incur significant additional costs.
- Make reference to requirements in respect of sustainable urban drainage.
- Require the optimum use of south facing roofs for solar generation facilities.

[Added at the meeting on 7/11/06.]

It was also suggested that consideration be given to:

- Revising paragraph 4.34 of the SPG in order to maximise the opportunities for site renewable energy generation; .
- Including more detailed requirements in respect of trees;
- Cross-referencing the SPG to the eco footprint targets in the Council's Community Plan.

Officers also undertook to consider comments on the SPG received by email from Barry Otley and circulated to Members before the meeting, and detailed Member comments. *[As amended at the meeting on 7/11/06.]*

RESOLVED: (i) That, subject to the above comments, the SPG be referred to the Planning Committee with a recommendation that it be taken out to public consultation.

REASON: To implement Policy GP4a of the Draft Local Plan incorporating the fourth set of changes.

(ii) That the making of any incidental changes or other changes to the document necessary as a result of the recommendation of this report be delegated to the Director of City Strategy and the Executive Member and Shadow Executive Member for City Strategy.

REASON: So that the report can progress through to Planning Committee.

COUNCILLOR A REID

Chair

The meeting started at 4.30 pm and finished at 5.50 pm.

Annex D:

-----Original Message-----

From: Barry Otley [mailto:barryotley@btconnect.com]

Sent: 15 October 2006 11:03

To: Peat, Kristina

Cc: Barry Potter; Mick Phythian; Jonathon Tyler

Subject: Fw: Local Development Framework Tuesday 17 October 2006

Hi Kristina--This email has been sent to the LDF working group

To the Working Group - Hope this helps you before your meeting please pass on to other members

I have read the Agenda and enclosures thoroughly for the LDF working group meeting at the Guildhall 17 October 2006

This revised draft SPG has many improvements unfortunately ---

I believe the **physical and Natural Environment is not at a high enough level**

These additions will not affect the economic viability of developments but will improve the social aspects.

I have read the European Strategy on the Urban Environment 2006 the PPS9, planning for biodiversity and geological conservation, and policy for sustainable buildings also researched some of the web sites quoted in the LDF doc and taken professional advise.

Draft Supplementary Guidance on Sustainable Design and Construction

Page-12 Item (g) add restore to read conserve and restore also to read - wildlife areas and more street trees and room for trees to reach full growth

Page 12 Item (d) Add the words natural environment after local character

Page-12 *One notable environmental exclusion is Soils -construction site compaction - significant impact on soils/biodiversity, erosion, soil compaction(reduce the integrity of SUDS) and the use of surplus soils or the **control** of made up soils*

This statement applies to all types of Developments sizes

Page 20 Item 4.27 Add -contains wildlife friendly and indigenous species

Item 4.29 Add - Environmental Impact Statement and include *Injurious Weeds* act 1959

update which is **enforceable** email full details sent to Kristina Peat

Item 4.30 Add - to read links to gardens, allotments, riverside banks, verges - and so on

Page 21 Item 4.31 Add - To prepare a Landscape Plan

Page 23 Item 5.7 Add - Statement on Soils and Compaction see Page12 statement above

Page 26 Item policy Add - the word restore see (g) Page12 above

Item 516 Add - Wildlife friendly species see page 20 item 4.27

Page 29 Item 6.5 Add - To read natural environmental quality

Item 6.6 Add - How will the design improve on biodiversity measures

Page 30 Item policy Add - the word restore see above (g) page12

Extra Points

- **Monitoring, Maintenance and control of planning consents** -- impose penalties if biodiversity measures are not put in place (only a fraction of trees /shrubs are planted or grow which were promised) **introduce a 2% bond on developers of the value of development project**, ring fenced to be spent on local Green infrastructure (Singapore model) - *Make it happen at low cost to COY. Landscape plan* - start preparing/planting before development takes place and eventually send in a progress report every six months for three years
- Alternatively development control officers to visit and do random site checks to verify that the planning application is to the prescribed consents -- More cost to COY
- **S106 Agreements** - are councils making the most of Section 106 agreements to secure planning consents conditions ? see October 6th 2006 - Green Places News p12/13 articles on coordinated strategy approach for all planners www.landscape.co.uk

Please get back to me if you need any explanation I am willing to help

Regards
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