

## Advice on Recommendations Made

Ref	Sustainable Development Sub Committee Recommended Policy	Advice to SMC / Executive
1	<p>That the Draft Supplementary Planning Guidance (SPG) for Sustainable Design and Construction, which provides the minimum expected standards (including BREEAM 'Very Good' Future statements from developers) must clearly address the SPG and sustainability policies Local Development Framework documents that will replace it. For example, by:</p> <ul style="list-style-type: none"> <li>i Showing that 'whole life' costs of buildings, including sourcing of materials, building materials type and thermal efficiency (BREEAM), have been properly evaluated and accounted for in terms of best practice;</li> <li>ii Limiting the footprint of buildings and embracing the 'life-long building principles, by ensuring the capacity to extend into roof space through consideration of appropriate roof angles and building methods to allow for appropriate insulates and / or basements rather than gardens and open spaces.</li> </ul>	<p>The current Draft Supplementary Planning Guidance Sustainable Design &amp; Construction includes the elements mentioned in this recommendation. The consultation ends in May and it is hoped the SPG will be approved in June/July. This will follow BREEAM training for councillors and officers.</p> <p><b>Advice given</b> Agreement can not be given to this recommendation being included in the approved SPG until after the consultation period, the consideration of the responses and the agreement of the relevant committee.</p>
2	<p>That the Draft SPG for Sustainable Design and Construction and the Local Development Framework (LDF) documents which will replace it, require developers to evidence measures supporting the achievement of the national and regional renewable energy targets.</p> <p>These targets require major proposals for employment, retailing and residential development to incorporate appropriate renewable energy heating or power systems.</p> <p>The expectation is that at least 10% of the predicted annual energy requirements of a particular development will be met by means of independent renewable energy generation up until the end of 2010. This will increase to 15% from the end of 2010 until the end of 2015 and increase again to 20% from the end of 2015 until the end of 2020".</p> <p>Developments which do not achieve this target will be required to pay into a penalty fund ring fenced by</p>	<p>The information given above relating to the SPG is also relevant here. The current draft includes a 10% renewable requirement; this is subject to the consultation on the document as mentioned above. The SPG is considered an interim guidance measure while the LDF policies are developed.</p> <p><b>Advice given</b> Consideration of this recommendation can take place as part of the development for the LDF policies, particularly the section of this</p>

	<p>the authority and used to grant aid projects with higher than minimum required standards of sustainable building and micro-renewable generation across the city.</p>	<p>recommendation relating to the increased percentage over time of renewals required.</p>
3	<p>In view of part of the development at Fieldside place having been overshadowed by flats built on an adjoining site, greater emphasis needs to be placed in respect of maximising solar gain through all new developments. To this end:</p> <p>i. The Draft SPG for Sustainable Design and Construction and the LDF documents that will replace it should require developers to evidence assessment of the impact of development proposals on solar gain in neighbouring developments, whether they be existing structures or proposed structures in receipt of prior planning permission.</p> <p>ii. All planning proposals should be assessed in the future to ensure that proposed new developments or major refurbishments do not impact upon measures for active (i.e. micro-generation through solar thermal or solar PV technology) and passive (i.e. glazed elements maximizing heating and lighting through day-lighting) solar gain in existing developments surrounding them. The Local Plan, and the LDF documents that will replace it, should ensure that sustainability forms a coherent thread, removing contradictions or conflict between sections on, say, housing and transport and the historic environment.</p>	<p>The elements of this recommendation have not been included in the current Draft SPG Sustainable Design &amp; Construction (details above).</p> <p><b>Advice given</b> To be supported in principle and go forward as part of the consultation for the SPG and the LDF process.</p>
4	<p>That the Draft SPG for Sustainable Design and Construction and the LDF documents that will replace it include a provision to ensure that all new or significantly refurbished developments should give consideration to incorporating sustainable – renewably powered - street lighting [as defined in this council’s Street Lighting Strategy]. Officers to research and investigate the inclusion of a more detailed policy to address this issue as part of the development of the LDF</p>	<p>The current Draft SPG Sustainable Design &amp; Construction (details above) does not currently include this element. This could legitimately become a material Planning consideration subject to consultation</p> <p><b>Advice given</b> To be supported in principle and go forward as part of the consultation for the SPG and the LDF process.</p>

5	<p>That the Draft SPG for Sustainable Design and Construction and the LDF documents that will replace it include a provision for all new developments requiring developers to replace proposals for impermeable hard standing areas with plans incorporating standing (or forms of pavier) which proves higher levels of soak away such as permeable grass through growth paviors.</p>	<p>As above.</p> <p><b>Advice given</b> As above</p>
6	<p>That the Draft SPG for Sustainable Design and Construction and the LDF documents that will replace it include a provision for all new developments requiring developers to provide water butts to ensure rainwater harvest and recycling from roof run-off at properties and minimize reliance on potable water supply and the energy used to treat it.</p>	<p>The current Draft Supplementary Planning Guidance Sustainable Design &amp; Construction includes the elements mentioned in this recommendation. The consultation ends in May and it is hoped the SPG will be approved in June/July.</p> <p><b>Advice given</b> Agreement can not be given to this recommendation being included in the approved SPG until after the consultation period, the consideration of the responses and the agreement of the relevant committee.</p>
7	<p>That the Draft SPG for Sustainable Design and Construction and the LDF documents that will replace it include a provision for all new developments requiring developers to show full consideration and incorporation of features for grey water recycling.</p>	<p>As above.</p> <p><b>Advice given</b> As above.</p>
8	<p>That, in recognition of the important role broadleaved deciduous trees play in carbon grounding, mitigating the impacts of Climate Change and improving air quality, the City of York Council's Arboricultural Officer lead work to create an Authority wide Tree Policy and Strategy ensuring:</p> <ul style="list-style-type: none"> <li>i. Succession planting and the consistent management and protection for all public trees across all directorates. Schools, Parks, Highways, Housing, Children's and Adult's Services, Car Parks and Property.</li> <li>ii. The replacement of all trees removed for unavoidable reasons, be these planning, end of life or disease with between 2-5 broadleaved</li> </ul>	<p>A draft Tree Strategy has been produced however it covers many policy and strategy areas and as such has not been progressed further</p> <p><b>Advice given</b> This is supported in principle subject to further work on tree policies for the LDF, the Climate Change Strategy and the council Sustainable Development Strategy.</p>

	<p>deciduous native species, preferably within close proximity to the area where the original specimen was removed, depending on site conditions.</p> <p>iii. All street and highways development proposals and schemes prior to approval being given for work to be carried out should be verified by the Arboricultural Officer to evidence proposals for:</p> <p>a. Considering and protecting established trees.</p> <p>b. Incorporating new planting of species to compliment highways schemes selected as appropriate to the environmental setting by the Arboricultural Officer</p> <p>The resulting Policy and Strategy should be drafted with the objective aim of significantly increasing the number of viable trees within the authority boundary annually. To achieve a minimum target of 7% cover (the national average) within the next 10 years in line with the National Forestry Strategy as York now has the fourth lowest densities of all Regional Local Authorities with only 3.7%. Outcomes and obstacles to achieving this aim will be reported to the Executive annually by the Council's Arboriculture Officer. The Officer's Annual Tree Policy and Strategy report will be recognised as part of the Air quality Strategy and Action Plan and at a time appropriate as part of the proposed Climate Change Strategy.</p> <p>The resulting Policy and Strategy will be sent to meetings of the Executive Members for City Strategy and Neighbourhood Services, Adult and Housing Services and Children's Services, to ensure its immediate incorporation into other local authority strategic and policy documents.</p> <p>The resulting Strategy will be equally applicable to the Authority's own operations and developers.</p>	
9	<p>That the Draft SPG for Sustainable Design and Construction, and the LDF Core strategy include a provision for all new developments encouraging developers to plant a fruit tree for each new property or, if a fruit tree is not suitable, root stock for location of another other small native species, such as rowan or crab apple, to encourage local produce production and /or provide food for wildlife.</p>	<p>The elements of this recommendation have not been included in the current Draft SPG Sustainable Design &amp; Construction (details above).</p> <p><b>Advice given</b></p>

		To be supported in principle and go forward as part of the consultation for the SPG and the LDF process. Suggested amendments to the recommendation include 'That the Draft SPG for Sustainable Design and Construction, and the LDF Core strategy include a provision that encourages developers to plant a fruit tree for each new property, or a small native species, such as rowan or crab apple if a fruit tree is not suitable to encourage local fruit production and/or provide food for wildlife
10	That the Draft SPG for Sustainable Design and Construction, and LDF Core strategy include a provision for all new developments requiring developers to show planting plans for verges and front gardens. Such plans to include a reasonable proportion of medium to large scale native deciduous tree species to improve air quality and provide shading and, in instances where this will not be proven to obstruct measures for winter 'solar gain' in surrounding buildings, to include native evergreen species such as Holly, Yew and Scots Pine, to support bio-diversity.	As above.  <b>Advice given</b> As above and suggested changes to the recommendation include That the Draft SPG for Sustainable Design and Construction, and LDF Core strategy include a provision for all new <i>planning applications</i> to show planting plans for verges and front gardens. Such plans <i>should</i> include a reasonable proportion of native deciduous tree species to improve air quality, <i>improve amenity</i> , and provide shading; and to include native evergreen species such as Holly, Yew and Scots Pine to support bio-diversity, where this will not be proven to obstruct measures for winter 'solar gain' in surrounding buildings. '.
11	That the Draft SPG for Sustainable Design and Construction, and LDF Core strategy include a	As above.

	provision for all new developments where boundaries between adjacent properties need to be identified, requiring developers not to use fencing or walls, and to submit and implement, in place of these, plans for the incorporation of native species hedging at the next nearest suitable planting season, i.e. beech, hawthorn, lime, field maple in Autumn and Holly and / or Yew in early spring.	<b>Advice given</b> As above.
12	That environmental sustainability be specifically referred to within the context of 'Historic Environment' in the Local Development Framework, including sustainable development and design, in view of the contribution environmental sustainability makes towards the protection of historic buildings and in line with the principles of Planning Policy Statement 22.	<b>Advice given</b> To consider this recommendation as part of the LDF consultation and policy formulation.
13	That those parts of the LDF relating to 'Historic Environment' refer to improving the use of good quality, historic buildings, including space above shops, by encouraging the incorporation of high quality insulation and double glazing, where it is possible to do so without compromising the appearance of the building.	<b>Advice given</b> As above
14	That the LDF Core Strategy prohibits over development, particularly in terms of excessively high buildings. Development should enhance the historic environment and, where possible, incorporate buildings and sensitive traffic-free public green space with the mutual aims of: <ul style="list-style-type: none"> <li>a. Providing good views of architecturally significant build whether this is historic or modern</li> <li>b. Improving biodiversity and green corridors</li> <li>c. Improving air quality and rain water soak away</li> <li>d. Creating a greater percentage of open public space across the city encouraging low cost 24 hour a day leisure activity.</li> </ul>	<b>Advice given</b> As above.
15	That the LDF Core Strategy show measures for the active preservation of green spaces and gardens, particularly in the city centre, and the inclusion of new green space and/or sustainably designed (i.e. reliant on recycled rainwater and/or powered where relevant by solar means) water features in major new developments, such as Hungate, York Central etc.	<b>Advice given</b> As above

16	<p>That the LDF documents must ensure the creation of 'life-long' buildings, i.e. structures that can be adapted to people's changing living and working requirements over time. Plans for new buildings or major refurbishments should embrace 'life-long' homes principles by evidencing:</p> <ul style="list-style-type: none"> <li>• Sufficient amenity space</li> <li>• Capacity for economically reasonable adaptation for mobility aids</li> <li>• Parking provision within the buildings footprint including communal blocks, or flats i.e. within basements etc.</li> <li>• Storage space within the buildings footprint for the separation of recyclates, including communal blocks or flats (i.e. within basements etc.)</li> <li>• Roof angles and cavity on all new build allowing for extension to the liveable space into attics/lofts.</li> <li>• The provision of space, especially in respect of communal blocks, or flats, – be it communal or private – external and/or internal (i.e. communal drying rooms) to hang out washing to defray from the use of dryers.</li> </ul>	<p><b>Advice given</b> As above</p>
17	<p>That the Draft SPG for Sustainable Design and Construction, and LDF Core strategy include a requirement that access to public transport services be of material consideration when evaluating planning proposals for health service provision, such as dentists' and doctors' surgeries, and that this be reflected in the LDF.</p>	<p>Access to public Transport is already a core provision in the council's planning policy.</p> <p><b>Advice given</b> This recommendation be considered in due course as part of the development of the LDF</p>
18	<p>That work involving engagement with local architects to assess interest, familiarity with and use of sustainable buildings methods be conducted by officers in Buildings Control.</p>	<p>The consultation on the current Draft SPG Sustainable Design &amp; Construction has included breakfast seminars for the construction industry. Currently BC officers provide information in response to query but do not have resources to take a proactive approach.</p>

		<p><b>Advice given</b> Further consideration should be given to this recommendation once the Draft SPG has been agreed.</p>
19	That Buildings Control investigate the sourcing and availability of materials for sustainable development in York and make that information readily available to the public.	<p>As above.</p> <p><b>Advice given</b> As above.</p>
20	That the City of York Council produce its own Sustainable Developers Guide, using the amalgamated chapters as a starting point	<p>The Draft SPG Sustainable Design &amp; Construction provides some of this information.</p> <p><b>Advice given</b> Additional information contained in the chapters mentioned in this recommendation to be considered as part of the consultation and policy development for the LDF.</p>
21	That a feasibility study be carried out to explore the viability of Building Control acting as the Council's promoter of sustainable construction, as set out in the 'Promotion of Sustainable Construction Methods and the Implications for Building Control staffing levels' report found as Annex H to this scrutiny report.	<p>The Draft SPG Sustainable Design &amp; Construction forms the basis for this work.</p> <p><b>Advice given</b> Following the agreement of the SPG this work should take place.</p>
22	<p>That a single unified web portal be created with a direct link from the City of York Council's Home page and a title along the lines of 'Climate Change and Sustainable Planning in York', which provides centrally linked information regarding;</p> <ul style="list-style-type: none"> <li>i. Supporting information about the (Draft) Supplementary Planning Guidance (SPG) for Sustainable Design and Construction, and the primacy of sustainability within the LDF.</li> <li>ii. The Air Quality Strategy.</li> <li>iii. Tree Policy and Strategy.</li> <li>iv. Bio-Diversity Strategy.</li> <li>v. Climate Change Policy and Strategy.</li> <li>vi. All other local authority strategic documents</li> </ul>	<p>This recommendation is describing a council Sustainable Development Strategy</p> <p><b>Advice given</b> Work is currently taking place on this and it is hoped to take a proposal to the Executive Committee of the Council in March/April 2007.</p>



	<p>and reports including HECA with a bearing on climate change mitigation.</p> <ul style="list-style-type: none"> <li>vii. The energy and water management performance data collected in public buildings, including schools - via the 'Display' mechanism – with year on year improvements and a description of actions to demonstrate best practice across the city</li> <li>viii. Links to External Sites providing best practice guidance on Sustainable Construction.</li> <li>ix. Links to education establishments within the region offering training courses in sustainable construction, environmental management, qualifications in SAP and BREEAM assessment etc. Including 'Science City' where relevant.</li> <li>x. Details of 'Exemplar' projects within the city and the region; i.e. Fieldside place and the Eco-Depot.</li> </ul> <p>Links to information regarding grants schemes promoting sustainability i.e. low carbon buildings programme.</p>	
23	<p>That the City of York Council, in consultation with the Local Strategic Partnership and steering group of LA21, adopt and monitor the following Local Quality of Life Indicators, with a particular bearing on energy and environmental impact:</p> <ul style="list-style-type: none"> <li>a. Levels of key air pollutants;</li> <li>b. Carbon dioxide emissions by sector and per capita emissions;</li> <li>c. Average annual domestic consumption of gas and electricity (kwh)</li> </ul>	<p>The indicators mentioned in this recommendation have been included in the Local Area Agreement which is currently with Central Government for approval.</p> <p><b>Advice given</b> Following agreement of the LAA this should be used as a basis for the review of the community strategy.</p>
24	<p>That the improving reputation of the authority related to the standards of sustainable construction applied to the Eco-Depot be maintained through the adoption of a policy requiring equal or higher standards of sustainable construction for all future commissioned properties, or the refurbishment of properties within the authority's portfolio. That this policy be applied whether the property is public amenity, business or domestic - i.e., equally to schools, leisure facilities and office environments.</p>	<p>Officers in the York Consultancy team of the council's Property Services are currently drafting an internal policy, 'Sustainability Policy – Property, conservation and design. A better quality of life'. It is hoped this will be approved in first half of 2007.</p> <p><b>Advice given</b> That this recommendation be considered as part of the drafting of the above policy document.</p>

25	<p>That the Executive support proposals to formally request the Yorkshire and Humber Assembly to endorse the development of recognised voluntary standards above the minimum (or those readily achievable in buildings envelope), promoting lower energy usage and emissions, To assist with this, the Executive also support proposals to establish a framework for the adoption of Part Y, as outlined in the Energy chapter annexed to this report, an annual awards framework for Developments and a web portal advertising this, including the consideration of:</p> <ul style="list-style-type: none"> <li>• Automatic registration and certification based on spec.</li> <li>• Published Information about awards for annual round based on evaluation against spec of final build, details of judging criteria, candidate development and build profiles + Hyper Links</li> <li>• Publication of Outcomes &amp; Event for Regional Award Winners + Hyper Links</li> <li>• Indication of winners as high achieving Exemplar Projects from sum total of data base</li> </ul>	<p><b>Advice given</b></p> <p>This will be considered as part of the council's continuing dialogue with the Yorkshire &amp; Humber Assembly.</p> <p>The draft Regional Spatial Strategy energy policy advocates the 'Energy Hierarchy' approach, and will direct York's future LDF policy approach.</p>
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