FINAL DRAFT FOR CONSULTATION

CITY OF
YORK
COUNCIL

ANNEX A

Sustainable Development Scrutiny Sub-Committee

Guidance for Sustainable Development.

Agreed at Sustainable Development Scrutiny Sub-Committee 17th July 2006

Considered by Scrutiny Management Committee xxxxJuly 2006

Agreed at Executive Date XXXXX

Compiled by R. Sherratt

Chair's Foreword

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SUMMARY OF RECOMMENDATIONS

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8.   **That Sub Committee considering the final report of the final report of the former Planning and Transport Scrutiny Board regarding sustainable development be requested to include a recommendation to developers -in the form of an amendment to the Supplementary Planning Guidance (SPG) – that all new or significantly refurbished developments should incorporate sustainable street lighting.**

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Summary of Implications of Recommendations for City of York Council

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Final Report: Guidance for Sustainable Development.

Summary

1. Members of the Executive are presented with the final report of the Sustainable Development Scrutiny Sub-Committee (formerly Environment & Sustainability Planning and Transport Scrutiny Board) delivering their research and findings regarding the approach our Local Authority might take to delivering more sustainable planning and development.

Background

2. Between 2005 and 2006 Scrutiny[1] at the City of York Council advanced the development of more robust and holistic strategic approaches to delivering carbon reduction and energy sourcing within the authorities own activities. These approaches have covered all sectors of the Council's work bar transportation fuel, including;

   a. CO_2 reduction from domestic property: public and private
   b. Sustainable Street Lighting
   c. Reducing managing and monitoring energy consumption in council property
   d. Ensuring increasingly sustainable supply and embedded micro-generation in council property

3. The Commercial Services Scrutiny Board also began work on improvements regarding recycling and reuse.

4. The work of the planning and Transport Scrutiny Board[2] was considered to be a significant area for Scrutiny recommendations supporting the authority working in partnership with individuals, public and private sector organisations to ensure that;

   1. Our Local Development Framework incorporates the highest enforceable levels of sustainability
   2. Our special planning guidance steers towards the adoption of standards of sustainable excellence
   3. Recent changes to the National Planning Policy framework promoting greater sustainability are adopted.
   4. Our authority meets the Audit Commission's aims for increased sustainable assessment in the Comprehensive Performance Assessment (CPA); for more information regarding Comprehensive Performance Assessment see glossary
   5. Our citizens are given greater access to and understanding of the imperatives for sustainable building and how to achieve this

5. Members agreed their research should include;

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[1] Through work of the Boards: Environment and Sustainability and Housing,
[2] See Annex A for the topic registration form

      i.   Examination of planning guidance for sustainable development used elsewhere in the UK.

      ii.   Further information from the Local Government Association (LGA) and the Local Government Information Unit (LGIU) where relevant.

      iii.   Liaison with the City Development Team to ensure sustainability is incorporated into the fourth set of changes to the Local Plan.

      iv.   Keeping abreast of legislative changes taking place affecting regional planning guidance, including targets for waste disposal and renewable energy, and how statutory requirements and could be incorporated and their implications assessed.

      v.   Consultation with English Heritage, consultation with and visits to Housing Association responsible for Fieldside Place, St Nicholas Field's Environmental Community Centre, Kirklees Council regarding the Sun cities solar programme and Zen.

6.   During the course of the Scrutiny Members considered the enforceable and voluntary mechanisms this and other Local Authorities had available to them to influence sustainability in development including

    a)   Special Planning Guidance.

    b)   The Council's current planning policy framework.

    c)   The developing Regional Spatial Strategy (RSS)

    d)   The developing Local Development Framework (LDF)

    e)   The Council's incorporation of sustainable approaches into the design and construction work of its property portfolio.

    f)   Ways of improving Council advice on sustainable design and construction.

    g)   Ways of raising awareness of the range of options available for sustainable design and construction

    h)   The communication of best practice from other local authorities and Europe

    i)   Provision of affordable housing and housing for an ageing population and their relationship with sustainable design and construction

    j)   Mechanisms for regular revisions to Supplementary Planning Guidance and related frameworks enforcing sustainability.

Planning Policy Frameworks

6.   The new national planning policy framework requires the Regional Assemblies and Local Planning Authorities to conduct a sustainability appraisal of the development framework documents and adopt more sustainable approaches to planning. In brief national governments raft of new planning policy statements

Endorse;

    a)   The use of brown-field site and the refurbishment of existing buildings envelope as a priority.

    b)   Redevelopment of areas of deprivation to encourage regeneration

    c)   Redevelopment of town and city centres to ensure mixed usage throughout all hours

d) Increased emphasis on mixed development incorporating domiciliary, business shopping and leisure facilities, minimising reliance on transportation.

e) The integration of a greater proportion of green space within all built areas for the combined purposes of leisure and nature habitat

f) The integration of renewable energy, community energy netting and Combined Heat and Power (CHP)

g) Better management of Water to prohibit summer droughts and seasonal flooding through integrated soak-away, grey water recycling and the proper assessment of developmental impact on flood plain or natural run off areas.

h) Greater awareness of transport networking which prioritises pedestrian and cyclist access then access through well devised public transport nets

Prohibit;

a) The development of out of town shopping complexes etc

b) Development increasing reliance on private car ownership and transportation

c) Negative statements and approaches to renewable energy production

7. In view of detailed consideration of the aims of this the Members of the Planning and Transport Scrutiny Board Agreed the following Recommendations.

Provisional Recommendations

1. **Sustainability statements are required from developers clearly addressing the relationship of proposals to sustainability policies in the Local Plan.**

2. **Areas of the Local Plan should feature sustainability as a key issue, such as housing and transport, and areas appearing to contradict or undermine the sustainability policy, such as the chapter on the historic environment should be better addressed.**

3. **That Policy NE1: Trees, Woodlands and Hedgerows be strengthened so that all trees which are planted automatically have Tree Preservation Orders placed on them, on the grounds that this would ensure ongoing carbon dioxide absorption and visual screening.**

4. **That Chapter 4: Historic Environment be amended to make reference to sustainability, as protecting the historic environment and not exclude sustainable development and design as improving sustainability would contribute towards protecting historic buildings; in line with Planning Policy Statement 22.**

5. **That Policy GP5: Renewable Energy is rephrased as a positive statement in line with PPS 22 encouraging development of renewable energy facilities not a list of constraints preventing it.**

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6. **Improving the use of good quality, historic buildings, including space above shops;**

7. **The provision of buildings people would want to live in, with sufficient amenity space and good quality construction work;**

8. **The preservation of green spaces and gardens, particularly in the city centre;**

9. **The avoidance of overdevelopment, particularly in terms of excessively high buildings.**

10. **That in light of part of the development at Fieldside place being overshadowed by flats built on an adjoining site greater emphasis needs to be placed in respect of maximising solar gain through all new developments. Including better assessment of the impact of future development proposals on existing build.**

11. **That the SPG includes reference to the whole life costs of buildings and limiting the footprint of buildings, for example, by extending into roof space rather than gardens and open spaces.**

8. During the course of the scrutiny Board Members also considered other mechanisms Local Authorities had used to encourage greater sustainability. These included the production of 'online and hard copy sustainable developer guides covering best practice and information about local exemplar projects, architects and suppliers promoting high sustainable design and build.

9. Based on the Sustainable Developer Guides from other LA's some amalgamated chapters of such guidance were created to inform the Boards work. These are enclosed at Annexes B-G

Provisional Recommendations

12. **That feasibility work, involving engagement with local architects to assess interest and investigation of the availability of materials for sustainable development in York, be carried out by building control.**
13. **That the City of York Council Produce its own Sustainable developers Guide using the amalgamated chapters as a starting point**

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Background Papers and Further Reading

Title and Author(s)	Publisher and Date
Planning Policy Statement 22: Renewable Energy	ODPM - Crown Copyright 2004
Planning for Renewable Energy A Companion Guide to PPS22	ODPM - Crown Copyright 2004
Yorkshire and Humber Energy Policy Statement – Draft 2	Yorkshire and Humber Assembly
Securing The Future – The UK Government Sustainable Development Strategy	Crown Copyright 2005
The Sustainable Buildings Task Group report & The Sustainable Buildings Task Group report: one year on May 2004-May 2005	Department of Trade and Industry June 2004 & 2005
The Energy White Paper	TSO 2003
Volume 2 Renewable Energy Planning	AEAT Report to the Government Office for Yorks and the Humber
The Sustainable and Secure Buildings Act	HMSO Crown Copyright 2004