



Notice of meeting of

Planning Committee

To: Councillors R Watson (Chair), Bartlett, Blanchard, Cuthbertson, Hill, Horton, Hyman, Jamieson-Ball, Macdonald, Moore, Reid, Simpson-Laing, Smallwood, I Waudby and Wilde

Date: Thursday, 23 November 2006

Time: 4.30 pm

Venue: The Guildhall, York

AGENDA

There are no site visits for this meeting.

1. **Declarations of Interest**

At this point, members are asked to declare any personal or prejudicial interests they may have in the business on this agenda.

2. **Minutes** (Pages 1 - 10)

To approve and sign the minutes of the meeting of the Planning Committee held on 26 October 2006.

3. **Public Participation**

It is at this point in the meeting that members of the public who have registered their wish to speak can do so. The deadline for registering is by 5pm the day before the meeting. Members of the public can speak on specific planning applications or on other agenda items or matters within the remit of the committee.

To register please contact the Democracy Officer for the meeting, on the details at the foot of this agenda.

4. Plans List

This item invites Members to determine the following planning application:

a) York Business Park Great North Way Nether Poppleton York YO26 6RB 06/01940/REMM (Pages 11 - 20)

Reserved matters application for erection of 19 business units (B1 use class) pursuant to outline planning permission 05/02181/OUT granted 12th October 2005 (resubmission)
[Rural West York]

5. Draft Supplementary Planning Guidance : Sustainable Design and Construction (Pages 21 - 64)

This report seeks Member approval for the Draft Supplementary Planning Guidance : Sustainable Design and Construction to be published for consultation.

6. Any other business which the Chair considers urgent under the Local Government Act 1972.

Democracy Officer:

Name : Sarah Kingston

Contact Details:

- Telephone : 01904 552030
- E-mail : sarah.Kingston@york.gov.uk

For more information about any of the following please contact the Democracy Officer responsible for servicing this meeting:

- Registering to speak
- Business of the meeting
- Any special arrangements
- Copies of reports

Contact details are set out above.

City of York Council

Minutes

MEETING	PLANNING COMMITTEE
DATE	26 OCTOBER 2006
PRESENT	COUNCILLORS R WATSON (CHAIR), BARTLETT, BLANCHARD, CUTHBERTSON, HILL, HORTON, HYMAN, JAMIESON-BALL, MACDONALD, MOORE, REID, SIMPSON-LAING, SMALLWOOD, I WAUDBY AND WILDE
IN ATTENDANCE	COUNCILLOR B WATSON

22. INSPECTION OF SITES

The following sites were inspected before the meeting:

Site	Reason for Visit	Members Attended
St John's College, Clarence Street, York	To familiarise Members with the site	Councillors R Watson, Bartlett, Reid and Wilde

23. DECLARATIONS OF INTEREST

Members were invited to declare at this point in the meeting any personal or prejudicial interests they might have in the business on the agenda.

Councillor Macdonald declared a personal non-prejudicial interest in agenda item 4a) (Northfield School, Beckfield Lane, York) as one of the speakers was known to him.

Councillor Blanchard declared a personal prejudicial interest in agenda item 4c) (St John's College, Clarence Street, York) as he knew the Head of the Enterprise Unit which would be re-housed in the new building. He left the room and took no part in the discussion or decision on this item.

24. MINUTES

Minute 21a (Barbican Centre, Paragon Street, York (06/00526/GRG4)) of the Planning Committee on 28 September 2006 was incomplete when it was originally published with the agenda. The fourth paragraph had subsequently been rephrased and the wording of the amended and additional conditions included. The completed minutes had been made available to view on the web site and a hard copy was provided for the chair to sign at the meeting.

RESOLVED: That the Minutes of the meeting held on 28 September 2006 be approved and signed by the Chair as a correct record.

25. PUBLIC PARTICIPATION

It was reported that nobody had registered to speak, under the Council's Public Participation Scheme, on general issues within the remit of the Committee.

26. PLANS LIST

Members considered a schedule of reports of the Assistant Director (Planning and Sustainable Development), relating to the following planning applications, outlining the proposals and relevant policy considerations and setting out the views and advice of consultees and officers.

26a. Northfield School, Beckfield Lane, York (06/01739/REMM)

Members considered a major reserved matters application, submitted by Barratt Homes (York), for residential development comprising 37 houses and 20 apartments, a new changing facility and public open space.

The Case Officer outlined details of the amended plans and additional information that had been submitted since the publication of the report. He detailed the comments received from the Acomb Planning Panel and reported that the Landscape Officer's comments had been reconfirmed and that further discussions on affordable housing had taken place.

Representations were received from neighbouring residents of Melwood Grove and Sunningdale Close, in objection to the application. Representations were received from the applicant's agent, in support of the application.

Members raised a range of concerns regarding the height, site level and proximity of the proposed dwellings in relation to the adjacent properties on Melwood Grove and Sunningdale Close. They commented that the density proposed was too high for the site and that Design for Living homes should be included in the development.

They also raised concerns regarding security issues, particularly in relation to the back alleyways proposed and the siting of the play area in a corner of the site with no surveillance.

Other issues discussed included the lack of adequate cycle parking, the need to retain all trees, not just those protected by Tree Protection Orders (TPO's), and the lack of safe pedestrian and cycle access to the site and in particular the playing fields, other than from Beckfield Lane.

It was reported that the Sustainability Appraisal had only recently been submitted by the applicant and that the Case Officer was awaiting comments from consultees before he could confirm if it met the requirements of Policy GP4a. Members highlighted that this information needed to be available to them and also commented that the drawings should have been made available to them to enable them to assess the design and materials and compare them to adjacent properties.

RESOLVED: That the application be refused.

- REASON:
- (i) Because of the height, bulk, mass and location of the proposed block of dwellings adjacent Sunningdale Close, this particular element of the development would result in overshadowing, would have an overbearing effect and would impact upon the outlook on no.18, 19 and 20 Sunningdale Close thereby harming their existing living conditions. As a consequence the proposal fails to satisfy national planning guidance PPS1 and PPG3 and also policies GP1 of the City of York Draft Local Plan (incorporating 4th set of changes) - 2005.
 - (ii) The proposal is undermined by the lack of a full landscape plan and specification as part of the design of the scheme. As a consequence the proposal fails to provide for a planned and integrated landscaping scheme. The outcome of which is a development which would be dominated by dwellings, car parking and hard surfacing. As such the proposal would not be compatible with the well established suburban character of the area and is therefore contrary to national planning guidance PPS1 and PPG3 and also policies GP1, GP9 and H5a of the City of York Draft Local Plan (incorporating 4th set of changes) - 2005.
 - (iii) Due to the layout and siting of the dwellings within the site, such a high density scheme does not allow for any associated soft landscaping which would add to the amenity of the scheme and create a sense of place, nor does the proposal incorporate existing landscaping, trees, etc which could further add to the visual amenity of the proposed residential development. As a consequence the proposal does not create a definable character or distinctive quality of place for the scheme as sought by 'Better Places to Live by Design: A companion Guide to PPG3'. As such the proposal would not be compatible with the well established suburban character of the area and is therefore contrary to national planning guidance PPS1 and PPG3 and also policies GP1, GP9, NE1 and H5a of the City of York Draft Local Plan (incorporating 4th set of changes) - 2005.

- (iv) The proposal fails to provide adequate provision for covered and secure cycle parking provision with regard to the proposed flat accommodation. Such an under provision would harm the City Council's objectives of maintaining and promoting cycle usage in order to minimise traffic generation, reduce pollution, noise and the physical impact of traffic and is therefore contrary to policy T4 of the City of York Draft Local Plan (incorporating 4th set of changes) - 2005.
- (v) The proposed bin storage for the proposed flat accommodation is inadequate in size, inconvenient to access from the majority of the proposed flats and difficult to collect for refuse collection. Such an inadequate arrangement would most likely result in rubbish being stored in other common areas or outside in the parking or circulation areas. This would be harmful to residential and visual amenity and is contrary to policy GP1 and GP4a of the City of York Draft Local Plan (incorporating 4th set of changes) - 2005.

26b. Properties 2 To 22 Inclusive Bleachfield, Heslington, York (06/01806/FULM)

Members considered a major full application, submitted by the University of York, for the demolition of university staff houses and the erection of six student residences, comprising 3 x three storey and 3 x four storey blocks with an associated utility building, parking and landscaping.

The Case Officer reported comments received from the Hull Road Planning Panel and from an objector. He also outlined amendments to condition 2 to update the reference numbers of the drawings listed and to condition 25 to require either an 'excellent' or 'very good' standard to be achieved in the Building Research Establishment's Environmental Assessment Method (BREEAM) assessment and to increase the timescale available to complete the pre-assessment stage.

Representations were received from the architect of the buildings that were proposed for demolition, in objection to the application. Representations were received from the University of York's Director of Estates, the President of the Graduate Students' Association and the President of the Students' Union, in support of the application. The applicant's planning consultant and architect also attended to answer questions and circulated plans and drawings to Members for consideration.

Members discussed a number of issues, including the amount of parking proposed, particularly for disabled people, the need for accommodation to be suitable for disabled people, the design of the buildings and the need for the windows in the stairwells to be the optimum size to maximise solar

gain and minimise heat loss. In relation to the existing buildings, they commented that demolition was unsustainable and that family housing would be lost.

Members requested that the existing buildings be documented and photographed before they were demolished.

RESOLVED: That the application be approved, subject to the conditions listed in the report, with the following amended conditions:

- (i) Condition 2 – “The development hereby permitted shall be carried out only in accordance with the following plans:-

Drawing no's

- 1249/100 Revision F.
- 1249 - 300 Revision B
- 1249 - 303 Rev. B
- 1249/200 Rev. A
- 1249-101
- 1249-002 Rev. B
- 1249/102 Rev. C
- 1249/103 Rev D
- 1249-304 Rev. C
- Landscape Proposals.

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.”

- (ii) Condition 25 – “The developer shall aim to achieve a BREEAM "very good" or "excellent" assessment standard for the development. Unless otherwise agreed in writing by the Council within 1 month of the date of the commencement of construction of the development the developer shall submit in writing for the approval of the Local Planning Authority a BREEAM design assessment demonstrating the progress of the BREEAM assessment, the percentage score expected to be achieved and which standard this relates to. Where this does not meet at least a 'very good' standard then the developer must demonstrate what changes will be made to the development to achieve at least 'very good' standard.

Reason: To ensure that the development is sustainable and accords with Policy GP4A of the draft City of York Local Plan.

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to design, sustainability, Green Belt, traffic generation, impact on

the University campus and landscaping. As such the proposal complies with Policies GP1, GP3, GP9, GB1, T4, T5, SP2, GP4A, SP3, ED6 and NE6 of the City of York Draft Local Plan Incorporating the 4th set of changes (approved April 2005).

26c. St John's College, Clarence Street, York (06/01482/FULM)

Members considered a major full application, submitted by the Trustees of York St John University College, for the erection of a new building for academic floorspace and the conversion of 56 and 58 Lord Mayor's Walk to offices serving educational purposes.

The Case Officer circulated two update sheets to Members. The first sheet set out a missing section of the report relating to the loss of residential use at 56 and 58 Lord Mayor's Walk. The second sheet detailed additional correspondence received from English Heritage and the Guildhall Planning Panel. It also set out amended wording for condition 5, to allow emergency exits to open over the adjacent public highway and require their details to be submitted and approved by the Local Planning Authority, and for condition 21, to refer to achieving the Building Research Establishment's Environmental Assessment Method (BREEAM) 'very good' rating, and amended the reason for approval to make reference to Policy H9.

Representations were received from a York resident, a representative of the Guildhall Planning Panel and Councillor Brian Watson, Guildhall Ward Councillor, in objection to the application. Representations were received from York St John University's Deputy Vice Chancellor and Director of Facilities, in support of the application. The applicant's architect and planning consultant also attended to answer questions.

Members highlighted the need for the design of the development to be sympathetic to surrounding buildings and the bar walls. Some concerns were raised relating to the height and massing, the mix of materials, the overhang on the Clarence Street elevation and the small windows set into the wall on Clarence Street. Concern was also expressed that views might be obscured, both from Robin Hood's Tower on the bar walls, towards the North Yorks Moors and the White Horse, and from Clarence Street towards the towers of the Minster. Members raised a number of queries regarding the sustainability of the development, relating to the use of an environmental management system, use of grey water harvesting, use of photo-voltaic cells, sourcing of building materials and reuse of waste materials on site. The loss of city centre housing at 56 and 58 Lord Mayor's Walk was also discussed.

Members expressed concern regarding the design of the boardroom building on the corner of Lord Mayor's Walk and De Grey Street and suggested that a three dimensional logo be included in the brickwork on the Lord Mayor's Walk elevation, or that some other treatment be used to avoid it being left as a blank wall, and that the size of the windows on the De Grey Street elevation be reduced. It was proposed that a condition be added requiring details of the treatment of this building, in relation to the

brick wall and the window size, to be submitted and approved by the Local Planning Authority. Members requested that the designs be circulated to them informally for comment.

In relation the row of silver birch trees on Clarence Street and the plane tree on the corner of Clarence Street and Lord Mayor's Walk, Members emphasised the need for replacement trees to be of a similar size and value and for the existing trees to be retained as long as possible, to minimise the period between removal and replacement when there would be no trees. It was proposed that a condition be added to this effect.

RESOLVED: That the application be approved, subject to the conditions listed in the report, with the following amended conditions:

- (i) Condition 5 – “With the exception of those doors to be used as emergency exits only, the details of which shall be submitted to and approved in writing by the Local Planning Authority before the development is first brought into use, no gate/door/window shall be fitted so as to open over the adjacent public highway.

Reason: To prevent obstruction to other highway users.”

- (ii) Condition 21 – “No development shall take place until a report, detailing how the environmental assessment rating (BREEAM) of ‘Very Good’ as set out in the design statement will be achieved, has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable development in accordance with Policy GP4a of the Development Control Local Plan and PPS1 ‘Delivering Sustainable Development’.”

And the following additional conditions:

- (i) Condition – “No development shall take place until there has been submitted and approved in writing by the Local Planning Authority, a phasing plan for the removal of the existing trees and planting of the replacement trees. The Local Planning Authority expects this phasing plan to show that the removal of the existing trees shall not commence until as late as is practically possible in the building process with the replacement trees in place as soon as is practical following the removal of the existing trees. The replacement trees shall be semi-mature in accordance with the "Horticultural Trades Association National Plant Specification" and shall have a minimum height of 4.5 metres.

Reason: In the interests of the visual amenities of the area.

- (ii) Condition – “Notwithstanding the submitted plans, full details of the treatment of the building adjacent to 58 Lord Mayor's Walk with particular reference to the size of the window on the eastern elevation and the creation of relief to the expanse of brickwork on the southern elevation, shall be submitted to and approved in writing by the Local

Planning Authority prior to the commencement of the development. The works shall be carried out in accordance with the approved details.

Reason: So that the Local Planning Authority may be satisfied with the finished appearance of the development.”

REASON: In the opinion of the Local Planning Authority the proposal, subject to the conditions listed, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the Grade II listed buildings and the Central Historic Core Conservation Area. As such the proposal complies with Policy E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies SP3, SP8, GP1, GP4A, GP3, GP9, GP11, HE2, HE4, HE10, HE11, ED5 and H9 of the City of York Local Plan Deposit Draft.

27. THE RACECOURSE AND TERRY'S FACTORY CONSERVATION AREA CHARACTER APPRAISAL: RESULTS OF CONSULTATION AND PROPOSED FINAL DRAFT

Members received a report which presented the results of a public consultation exercise for the Racecourse and Terry's Factory Conservation Area Character Appraisal and recommended that, following minor modifications, the document be adopted.

The Consultation Draft Appraisal was attached as Annex F of the report and the changes proposed to it were detailed in Annex E.

The report presented three options for consideration:

- Option 1 – To approve the Conservation Area Character Appraisal for planning purposes, with the changes suggested in Annex E of the report;
- Option 2 – To approve the Conservation Area Character Appraisal for planning purposes, with further or reduced changes to those suggested in Annex E;
- Option 3 – To not approved the Conservation Area Character Appraisal.

A revised version of Annex E was circulated at the meeting, containing an additional change proposed following the receipt of a late response to the consultation. A revised version of Annex F was also circulated, incorporating the amendments agreed at Planning Committee pre-consultation.

RESOLVED: That the Racecourse and Terry's Factory Conservation Area Appraisal, as proposed in revised Annex F of the report and amended in revised Annex E, be approved for planning purposes.

REASONS: (i) The document is a thorough analysis of the character of the conservation area in line with current guidance from English Heritage. As a

document it is clearly written and accessible to a wide range of users.

- (ii) The adoption of the document will help the formulation and determination of development proposals within the conservation area and especially the former Terry's factory site.
- (iii) The document will help the Council meet the yearly targets set by BVPI 219b (Percentage of conservation areas with an up-to-date character appraisal).

COUNCILLOR R WATSON

Chair

The meeting started at 4.30 pm and finished at 9.10 pm.

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COMMITTEE REPORT

Committee: Planning Committee **Ward:** Rural West York
Date: 23 November 2006 **Parish:** Nether Poppleton Parish Council

Reference: 06/01940/REMM
Application at: York Business Park Great North Way Nether Poppleton York YO26 6RB
For: Reserved matters application for erection of 19 no. business units (B1 use class) pursuant to outline planning permission 05/02181/OUT granted 12th October 2005 (resubmission)
By: Business Living Ltd
Application Type: Major Reserved Matters Application (13w)
Target Date: 6 December 2006

1.0 PROPOSAL

1.1 The applicant seeks reserved matters approval for the erection of 19no. business units (B1 use class) pursuant to outline planning permission 05/02181/OUT.

1.2 The business units will be used solely for B1 "Business"

1.3 York Business Park is an established employments site and this proposal compliments existing and other proposed uses on the site.

Relevant History

a) 6.116.164.Q.OUT - Outline Planning for Mixed Business, Commercial and Industrial Employment Park - Approved 27.02.96

b) 99/00238/OUT - Renewal of planning permission 6/116/164Q/OUT for a mixed business, commercial and industrial employment park.

Application 99/00238/OUT was considered to be invalid and resulted in an applicant appeal.

c) T/APP/C2741/A/99/1023645: Renewal of Outline Permission - "The appeal is allowed and planning permission granted in accordance with the terms of the application, and the plans submitted therewith, subject to the following conditions"

Condition ii of the above states "The permission hereby granted shall only be for development within Use Class B1, B2, B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or any order revoking or re-enacting that Order)

d) 02/02533/FUL: Non-Compliance with condition (1) of the planning permission T/APP/C2741/A/99/1023645 (LPA Ref: 99/00238/OUT) for the extension of time period for submission of reserved matters. - Approved 31st October 2002

e) 05/02181/FUL: Non-Compliance with condition (1) of the planning permission T/APP/C2741/A/99/1023645 (LPA Ref: 02/02533/OUT) for the extension of time period for submission of reserved matters. - Approved 14th February 2006

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYT4

Cycle parking standards

CYGP4A

Sustainability

CYGP1

Design

3.0 CONSULTATIONS

INTERNAL

3.1 City Development - No Objections

The Development Control Officer must be satisfied that the proposal meets the requirements of the aforementioned policy. (GP4a and T4). Further comments should be sought on design, landscaping and the highways department regarding access and parking standards.

3.2 Urban Design and Conservation (Landscape Architect) - No Objections

"Condition LAND1 should be included"

3.3 Highway Network Management - No Objections

"Some concerns are still raised over the location and design of the cycle parking facilities, however officers are satisfied that these details can be secured through a suitably worded condition"

3.4 York Consultancy (Drainage) - Insufficient Information

"Insufficient information has been provided by the Developer to determine the potential impact the proposals may have on the existing drainage system."

NOTE TO COMMITTEE

3.5 The disposal of surface water and site drainage was previously dealt with under the Planning Application 97/00263/REM dated 17th January 1997. (Plans Y95160/246 "Drainage Plan" and Plans Y95160/150 "Infrastructure Layout")

EXTERNAL

3.6 Nether Poppleton Parish Council - No Objections

4.0 APPRAISAL

KEY ISSUES

- * Policy Context
- * Design/Layout
- * Highway Issues
- * Landscaping
- * Sustainability
- * Drainage

4.1 Policy T4 - Cycle Parking Standards states in all new developments, cycle parking provision will be required in accordance with the standards set out in Appendix E.

For B1 (business), A1 (shops), A2 (Financial and professional services) and A3 (food and drink) proposals in York City Centre, commuted payments will be required to make up for any shortfall in the provision of on-site cycle parking spaces.

The City Council will seek to identify potential opportunities in and around the city centre to create a safe and sheltered cycle parking facility for the use of both commuters and shoppers.

4.2 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.3 GP4a - Sustainability: requires that proposals for development should have regard to the principles of sustainable development including accessibility of the development site by means other than the private car, contributing to the social

needs of the community (including housing), high quality design, enhancing local character and making adequate provision for storage and collection of refuse.

DESIGN/LAYOUT

4.4 The proposed buildings are all two storey in design. Units will be detached (x6), semi detached (x2) or blocked in threes (x3). Building heights vary between 8.9, 9.0 and 9.1 metres, significantly less than the hotel, leisure club and offices facing the ring road. Floor spaces do vary considerably, with individual units measuring 241 m sq (units 3, 4, 5, 6,15,16), 287 m sq (units 9, 10, 11, 14, 18, 19), 380 m sq (units 2, 6, 15, 16), 473 m sq (unit 1) and 566 m sq (unit 17). There has been established at York Business Park a pallet of subdued colours, the aforementioned pallet has been retained as part of the application. To avoid a uniformity in elevations conditions will be included; requesting the written approval of all external materials.

4.5 The site will be accessed from the south eastern exit of the roundabout already serving as a junction for White Rose Close and White Rose Way. An area of adoptable highway approx. 105 metres in length is to be created, with a junction for the application site created approx. 70 metres along its length. The application site will be accessed using a non adoptable road. The site has been divided into 7 cul de sacs all of which can be accessed from the aforementioned junction.

4.6 The service and access facilities are variable in terms of layout and provision. Frontage vehicular parking dominates across the site, however the applicants' have included some additional parking opposite and to the side of individual units. 150 parking spaces have been provided along with 8 cycle stores providing 132 parking spaces (the design of which has yet to be agreed). A designated cycle route (2 metres wide) linking White Rose Way and Great North Way meanders through the site, providing easy access to the proposed cycle stores. The cycleway will not be adopted and does not contribute to the wider cycle network.

HIGHWAY ISSUES

4.7 Issues relating to traffic generation have already been considered at the outline stage and therefore can not be considered as part of this application.

4.8 The Highway Layout and vehicle swept paths have been amended (Drawing No.2006114/101) to the satisfaction of Highway Network Management.

4.9 The internal layout will not be offered for adoption as publicly maintainable highway, however the internal layout has been design and constructed to an adoptable standard. All future maintenance liabilities for the scheme will therefore be the responsibility of the management company.

4.10 Vehicle swept paths demonstrating the practicality of the internal layout have been submitted and car parking levels are in accordance with the City of York Local Plan maximum standards (Appendix E "Car and Cycle Parking Standards")

LANDSCAPING

4.11 The application site to date contains no significant landscape features.

4.12 Landscape details and species specifications have been submitted (Drawing No. 3185-01) as requested by the Local Planning Authorities Landscape Officer.

4.13 Standard Trees, Extra Heavy Standard Trees, Semi Mature Trees, Ornamental Planting, Specimen Planting, Ornamental Hedging and a Screen Mix will be the predominant landscape features within the site. Individual specifications and quantities are set out in the "Indicative Planting Plan" submitted in conjunction with Drawing No. 3185-01.

4.14 Site boundaries running parallel to existing and proposed highways will be uniformly planted with Extra Heavy Standard trees (425-600cm in height) and ornamental hedging (80-100cm in height), creating a definitive and structured boundary. Boundaries adjoining other plots will adopt a more natural and sporadic planting scheme, which will act as a landscaped buffer. These area will be planted with Standard Trees (300-350cm in height) with screen mix planting (30-80cm in height) below.

4.15 Planting within the site is more ornamental and decorative in comparison to that around the periphery, however the range of planting mixes introduced combine to mitigate the visual impact of individual units and ancillary buildings.

4.16 A recreational area encompassing a range of landscape features has been proposed in a relatively central locality. This area would provide adequate recreational facilities for employees and users of the cycleway throughout the day.

SUSTAINABILITY

4.17 An overarching aim of the City of York Development Control Local Plan (2005), is to achieve sustainable design and construction. Policy GP4a requires all developments to regard the principles of sustainable development. The environmental performance of both new and existing buildings is assessed using the Building Research Establishment's Environmental Assessment Method (BREEAM). The aforementioned document would normally be required as part of any submission, in this instance condition 11 has been included requiring it submission with 1 month of the developments commencement. The developer is required to achieve a BREEAM "very good" or "excellent" assessment standard for this development.

DRAINAGE

4.18 The disposal of surface water and site drainage was previously dealt with under the Planning Application 97/00263/REM dated 17th January 1997.(Plans Y95160/246 "Drainage Plan" and Plans Y95160/150 "Infrastructure Layout").

5.0 CONCLUSION

5.1 Cumulatively, the overall layout and design of this reserved matters application represent little threat to the workability or purposes of the York Business Park. Subject to the successful submission of a "very good" to "excellent" BREEAM assessment; required by condition the application is considered to meet Policies T4, GP1, GP4A and Appendix E "Car and Cycle Parking Standards" of the City of York Development Control Draft Local Plan.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 The development hereby permitted shall be carried out only in accordance with the following plans and other submitted details:-

Drg.No. 2587/51 - Site Layout Plan.
Drg.No. 2587/59 - Type 2 Cross Section.
Drg.No. 2587/58 - Type 1 Cross Section.
Drg.No. 2587/57 - 566 m sq/6100sq ft Unit 17 Plans and Elevations.
Drg.No. 2587/56 - 287 m sq/3100 sq ft Semi Detached Units 10&11, 18&19 Plans and Elevations
Drg.No. 2587/55 - 473 m sq/5100 sq ft Unit 1 Plans and Elevations.
Drg.No. 2587/54 - 380 m sq/4100 sq ft Units 2, 6, 15, 16 Plans and Elevations
Drg.No. 2587/53 - Units 7, 8, 12, 13 (241 m sq/2600 sq ft) 9, 14 (287 m sq/3100 sq ft) Plans and Elevations.
Drg.No. 2587/52 - Units 3,4,5 (241 m sq/2600 sq ft) Plans and Elevations.
Drg.No. 2587/50 - Site Location Plan
Drg.No. 2587/00 - Topographical Survey
3185-01 - Proposed Block Planting Plan
20061114/101 - Vehicle Swept Paths

or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

- 3 LAND1 IN New Landscape details
- 4 VISQ8 Samples of exterior materials to be app
- 5 HWAY18 Cycle parking details to be agreed
- 6 HWAY19 Car and cycle parking laid out

- 7 HWAY21 Internal turning areas to be provided
- 8 HWAY26 Internal road details to be agreed
- 9 The developer shall aim to achieve a BREEAM "very good" or "excellent" assessment standard for the development. Unless otherwise agreed in writing with the Local Planning Authority within 1 month of the date of the commencement of construction of the development the developer shall submit in writing for the approval of the Local Planning Authority a BREEAM design assessment demonstrating the progress of the BREEAM assessment, the percentage score expected to be achieved and which standard this relates to. Where this does not meet at least a 'very good' standard then the developer must demonstrate what changes will be made to the development to achieve at least 'very good'.

Reason: In the interests of sustainable development

7.0 INFORMATIVES:

Notes to Applicant

1. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Works in the highway - Section 171/Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

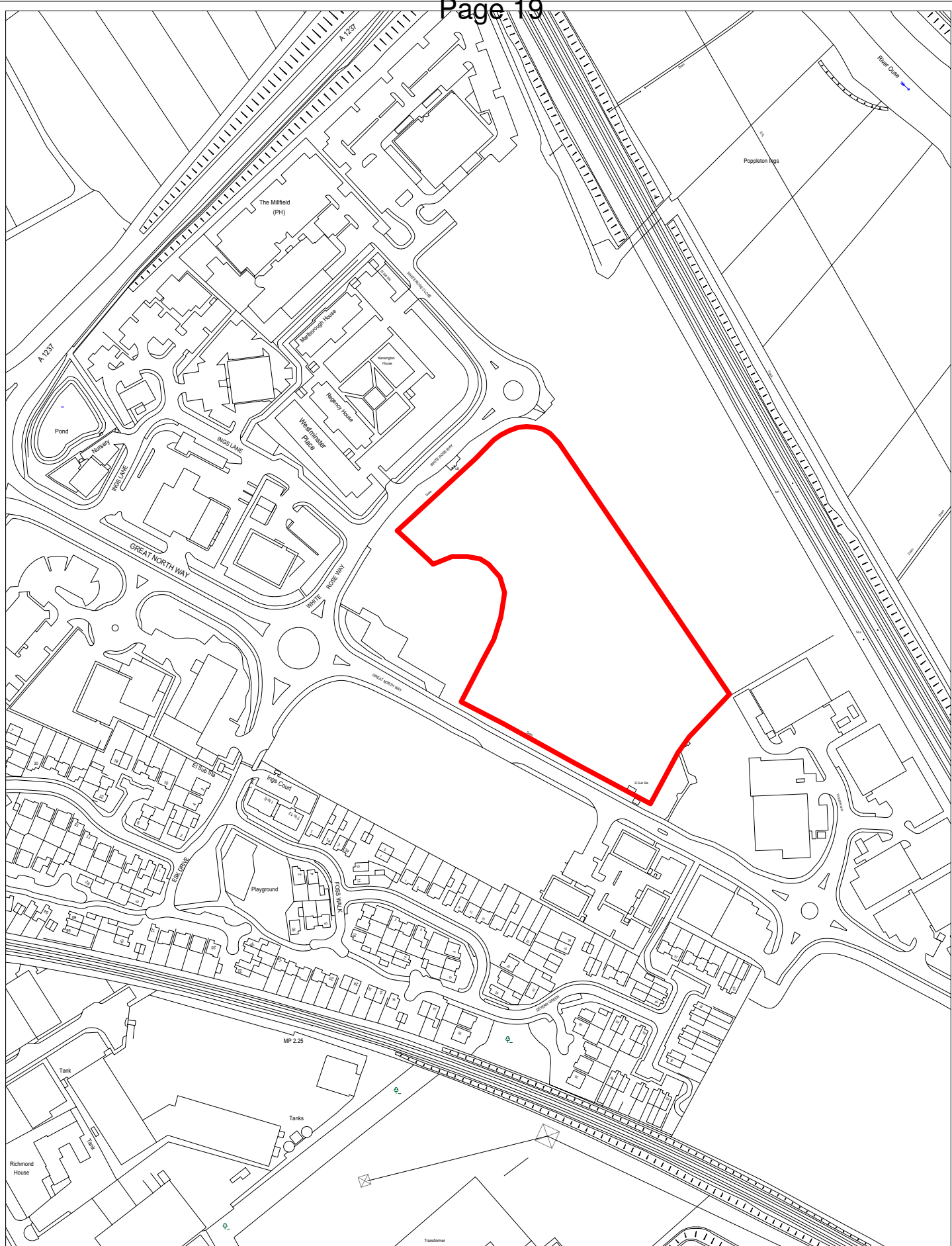
2. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to visual amenity and highway issues. As such the proposal complies with Policies GP1, T4, GP4a of the City of York Development Control Draft Local Plan.

Contact details:

Author: Richard Mowat Development Control Officer
Tel No: 01904 551416

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DATE 14/11/2006

Originating Group

Project

Drawing No.

Organisation

GNW



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Agenda Item

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.

Contact Details

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Chief Officer Responsible for the report:

Bill Woolley
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City Strategy
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*Rebecca Sheridan
Assistant Development Officer
City Development
01904 55 1388*

Report Approved Date

Specialist Implications Officer

*Implication Human Resources
Name Kristina Peat
Title Sustainability Officer
Tel No. 01904 551666*

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.considerateconstructorsscheme.org.uk.

Landscape and Wildlife:

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

- 4.28 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:

<p>Policy GP4a: i) Development should make adequate provision for the storage and collection of refuse and recycling.</p>
--

- 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.	

	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	

	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 50years. 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”.	√

City of York Council

Annex C:
Minutes

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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