



Notice of meeting of

Local Development Framework Working Group

- To:** Councillors Reid (Chair), D'Agorne, Horton, Hyman, Macdonald, Merrett, Simpson-Laing, Waller and R Watson
- Date:** Thursday, 24 August 2006
- Time:** 5.00 pm
- Venue:** The Guildhall

AGENDA

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 - 14)

To approve and sign the minutes of the meeting of the Local Development Framework Working Group held on 31 July 2006.

3. **Public Participation**

At this point in the meeting, members of the public who have registered their wish to speak, regarding an item on the agenda or an issue within the remit of the Working Group, may do so. The deadline for registering is 10 am on Wednesday 23 August 2006.

4. **Draft Supplementary Planning Guidance on Sustainable Design and Construction** (Pages 15 - 46)

This report seeks Members' views on the draft Supplementary Planning Guidance (SPG) on 'Sustainable Design and Construction' and explains how this document fits into other Council activities on sustainable development. It asks Members to

recommend the SPG to Planning Committee for approval for consultation.

5. Open Space Supplementary Planning Guidance Update
(Pages 47 - 52)

This report updates the Working Group on the issues raised by Members on the Draft Open Space SPG, which was discussed at Planning Committee on 24th May. It highlights the fact that the Council will shortly be undertaking a PPG17 Assessment of open space needs for the City of York (as required by paragraph 1 of PPG17), and outlines the relationship between the draft SPG and the PPG17 assessment.

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

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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	LOCAL DEVELOPMENT FRAMEWORK WORKING GROUP
DATE	31 JULY 2006
PRESENT	COUNCILLORS REID (CHAIR), D'AGORNE, HORTON, HYMAN, MACDONALD, MERRETT, SIMPSON-LAING, WALLER AND R WATSON

1. DECLARATIONS OF INTEREST

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

Councillor Macdonald declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as an employee of the rail transport industry.

Councillor Merrett declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as an employee of the rail transport industry, an honorary member of the Cyclists' Touring Club, a member of Cycling England and as his daughter attended St Paul's School.

Councillor Simpson-Laing declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as a resident of Leeman Road, as her daughter attended Poppleton Road School and as her father worked for Network Rail.

Councillor Waller declared a personal non-prejudicial interest in agenda item 4 (York Central Area Action Plan: Issues and Options) as City of York Council's representative on the Yorkshire Regional Flood Defence Committee.

2. MINUTES

RESOLVED: That the Minutes of the Local Development Framework Working Group meeting held on 16 January 2006 be approved and signed by the Chair as a correct record, with the following amendment:

- (i) To minute 14 (City of York Local Development Framework – Core Strategy) to record the comment that the trade off between the amount of housing and the amount of economic growth should be clearly articulated in the Issues and Options document.

3. PUBLIC PARTICIPATION

It was reported that there had been one registration to speak under the Council's Public Participation Scheme.

Janet O'Neill addressed the meeting regarding the Local Development Framework Core Strategy Issues and Options document. She outlined concerns that the city strategy, set out in chapter 4 of this document, was not strong enough and requested that officers review and clarify this section as part of their work following the consultation process.

It was confirmed that these comments had also been submitted in writing during the consultation process and officers were asked to circulate them to Members for information.

Officers confirmed that the results of the consultation exercise would be reported to Members in the autumn and that the issues raised by the speaker could be considered at that point.

4. YORK CENTRAL AREA ACTION PLAN: ISSUES AND OPTIONS

Members received a report which outlined progress with the preparation of the Issues and Options document for the York Central Area Action Plan (AAP) and sought their views on the structure and key issues to address in the emerging Issues and Options document, the draft Sustainability Appraisal Scoping report and the emerging draft Community Consultation Strategy.

A draft structure for the Issues and Options document was attached as Annex 1 of the report. This outlined the proposed framework for preparation of the document, which would:

- Set the context for the Area Action Plan process;
- Summarise the baseline information which had guided the preparation of the Issues and Options document;
- Set the strategic context and sustainability objectives for York Central, including the draft vision for the area;
- Identify the key constraints and a number of key topics which needed to be addressed in developing issues and options for the York Central area;
- Identify a number of indicative options for comment.

The Sustainability Appraisal (SA) process was a way of ensuring that all plans and policies with land use implications took into account the social, economic and resource use issues that determined whether a development would be sustainable. The first stage in the sustainability appraisal process was the preparation of an SA Scoping Report. This described the methodology and scope for the sustainability appraisal work to be carried out on the Area Action Plan. It would be used to test the implications and consequences of the issues and options being developed. The draft SA Scoping Report was attached as Annex 3 of the report. Consultation was currently being undertaken on the Scoping Report and the results of this exercise would be considered at the next meeting of the Working Group.

A draft Community Consultation Strategy was attached as Annex 2 of the report. This set out the proposed consultation approach for the Issues and Options document, which would result in qualitative (perceptions and views) and quantitative (facts and figures) outcomes and outputs. Consultation would include getting the community's views on both the strategy itself and later on the actual Issues and Options being developed. It was proposed to gain feedback on the draft consultation strategy from a range of key stakeholders to test the indicative programming during next month, prior to the preparation of the final strategy.

Members received a presentation on the draft Community Consultation Strategy from Social Regeneration Consultants (SRC), who had been appointed to carry out the consultation relating to the Issues and Options stage of the Area Action Plan. A summary of this presentation was circulated to Members.

Members then made detailed comments on each of the attached documents, as set out in Appendices 1-3 of the minutes.

- RECOMMENDED:(i) That the comments on the emerging York Central Area Action Plan Issues and Options document, detailed in Appendix 1 of the minutes, be agreed;
- (ii) That the comments on the consultation draft Sustainability Appraisal Scoping Report, detailed in Appendix 2 of the minutes, be agreed;
- (iii) That the comments on the emerging Community Consultation Strategy, detailed in Appendix 3 of the minutes, be agreed.

- REASON:
- (i) To provide officers with views on the content and scope of the Issues and Options document;
- (ii) To provide officers with views on the content and scope of the draft Scoping Report;
- (iii) To provide officers with views on the content and scope of the Community Consultation Strategy.

COUNCILLOR A REID
Chair

The meeting started at 5.00 pm and finished at 7.30 pm.

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**THE EMERGING YORK CENTRAL AREA ACTION PLAN
ISSUES AND OPTIONS DOCUMENT
Comments of the Local Development Framework Working
Group**

General

- (i) That long bullet-pointed lists should be referenced with numbering.
- (ii) That reference should be made in appropriate sections to the emerging proposals for the British Sugar site.
- (iii) That baseline information should be made accessible to the public on the web and at libraries and Council receptions.

Section 1 – Introduction

No comments.

Section 2 – Spatial Portrait

No comments.

Section 3 – Strategic Context

- (i) That references to the Regional Housing Strategy and the Regional Sustainable Framework should be included.

Section 4 – Objectives for York Central

- (i) That a key aspiration from the Planning Brief, to provide a particular quality of design that would complement the historic centre and attract visitors in its own right, should be carried over as an objective.
- (ii) That being an exemplar in terms of sustainable design should also be included in the vision.
- (iii) That the final bullet point of paragraph 4.4 should be reviewed to clarify that it related to an interchange for sustainable transport and detail the types of transport which might be included.
- (iv) That provision of types of housing suitable for families should be included as an objective.
- (v) That low car usage should be included as a separate objective.
- (vi) That the third bullet point of paragraph 4.4 should be amended to refer to provision of employment accommodation, rather than just office accommodation.
- (vii) That the bullet points in paragraph 4.5 should be re-ordered to put the key sustainability objectives first.
- (viii) That designing out vandalism should be included as a sustainability objective.
- (ix) That the objective of “vibrant communities that participate in decision making” should be amended to delete the word “vibrant”.
- (x) That the fifth bullet point in paragraph 4.5 should be amended to remove the reference to rural landscapes, or an explanatory note should be included to explain that the sustainability objectives had been lifted from the Sustainability Appraisal Scoping Report for the Core Strategy.

Section 5 – Constraints and Key Issues

- (i) That open space, leisure and social facilities should be included as a key issue.

Section 6 – Transport, Access and Parking

- (i) That paragraph 6.1 should be rephrased to emphasise that linkages to the city centre and the surrounding area were crucial to the success of York Central.
- (ii) That the ninth bullet point of paragraph 6.2 should be amended to refer to total levels of traffic, rather than just those relating to journeys to work, and emphasise that there was a need to achieve a 20% modal share limit, rather than a desire.
- (iii) That the second bullet point of paragraph 6.2 should be amended to clarify that there was a second vehicular access to the site, also with limited headroom.
- (iv) That the twelfth bullet point of paragraph 6.2 should be rephrased to refer to York Central's impact on existing Park and Ride services and any future proposals.
- (v) That the possible solutions set out in paragraph 6.3 should include pedestrian links, car clubs and secure, covered cycle parking.
- (vi) That the eleventh bullet point of paragraph 6.3 should be rephrased to make reference to suggested locations for car parks, both on and off the site.

Section 7 – Housing

- (i) That provision of types of housing suitable for families should be included as a key issue.

Section 8 – Economy and Employment

- (i) That reference should be made to the 24 hour economy.
- (ii) That the fourth bullet point of paragraph 8.1 should be rephrased to make it clear that a minimum amount of floorspace will be set for employment related development on the site and that provision could exceed this.
- (iii) That reference should be made to other types of employment, apart from Science City.
- (iv) That reference should be made as to how employment related development links to the job needs and skill levels of York residents.
- (v) That reference should be made to opportunities for relocating recently established small, local businesses.

Section 9 – Culture, Tourism and Historic Environment

- (i) That the first bullet point of paragraph 9.1 should be rephrased to refer to the desire to increase visitor spend and provide better paid jobs in the tourist industry.

Section 10 – Community Facilities

- (i) That this section should be re-titled to cover open space, leisure and social facilities and should include reference to GP's, dentists, pubs, restaurants, local shops, community halls, play areas, parks and playing fields.
- (ii) That reference should be made to the commitment to replace the facilities at the Railway Institute.
- (iii) That the first bullet point of paragraph 10.1 should be amended to refer to provision of services for existing residents, as well as new residents.
- (iv) That the fifth bullet point of paragraph 10.1 should be amended to refer to access by public transport, as well as by foot and cycle.
- (v) That reference should be made to provision for faith communities.

Section 11 – City Stadium

- (i) That the key issue relating to limits on height to protect important views should be moved to section 12.

Section 12 – Urban Design Principles

- (i) That this section be re-titled and expanded to refer to general building design principles, as well as urban design principles.
- (ii) That, with regards to the second bullet point of paragraph 12.1, it should be clarified what legibility means.
- (iii) That sustainability, safety, building design, maintenance and revenue implications should be added as key issues.

Section 13 – Indicative Site Options

No comments.

Section 14 – Consultation and Next Steps

No comments.

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**THE CONSULTATION DRAFT SUSTAINABILITY APPRAISAL
SCOPING REPORT
Comments of the Local Development Framework Working
Group**

General

- (i) That site specific information should be added to each section of the report.

Section 1 – Introduction

- (i) That the third bullet point of paragraph 1.2.2 should refer to identifying the key issues for York and particularly for York Central.

Section 2 – Objectives and Structure of the Scoping Report

- (i) That paragraph 2.1.5 should detail the research that has been undertaken and where this information can be accessed.
- (ii) That the paragraph numbering should be corrected.

Section 3 – Integrating Sustainability Appraisal, Strategic Environmental Assessment and the Local Development Framework

- (i) That paragraph 3.1.2 should reiterate the definition of sustainable development given in paragraph 1.1.2.

Section 4 – Environmental and Sustainability Context for City of York

No comments.

Section 5 – Baseline Information

- (i) That paragraph 5.1.2 should be amended to refer to the situation in the York Central area in particular and appropriate data on this should be provided throughout the section.
- (ii) That consistent units of measurement should be used throughout paragraph 5.2.1.
- (iii) That paragraph 5.2.3 created a misconception by stating that York was a relatively affluent city and should be rephrased to refer to the significant pockets of deprivation that existed.
- (iv) That a separate sub-section should be added on incomes, including further information on average incomes to illustrate the significant number in the workforce on low incomes and the disparity between incomes for men and women.
- (v) That it should be ensured that all data included in this section was as up to date as possible.
- (vi) That average house prices for the start of 2006 should be included in paragraph 5.2.19.
- (vii) That figures given in paragraph 5.2.64, regarding the standardised mortality rate for coronary heart disease and strokes being higher than the national average, should be double checked.

- (viii) That the employment and unemployment sub-section should include references to the existing employment base in York and the workforce flows into and out of York.
- (ix) That further details should be provided on travelling families in paragraph 5.2.8.
- (x) That reference should be made to all labour resources in paragraph 5.2.10.
- (xi) That reference should be made to the Interim Housing Needs Assessment in paragraph 5.2.21 and information in the paragraph should be updated.
- (xii) That the housing sub-section should include references to housing mix.
- (xiii) That a number of different headings should be included in the environment sub-section.
- (xiv) That paragraph 5.2.25 should make reference to the dominance of the city centre by the Minster.
- (xv) That paragraph 5.2.27 should refer to ecology issues that are relevant to York Central.
- (xvi) That paragraph 5.2.29 should make reference to Holgate Beck.
- (xvii) That paragraph 5.2.37 should be checked and updated with reference to York Central.
- (xviii) That Figure 6 should be printed in colour or re-formatted so that it was clear in black and white, and should relate to the text in paragraph 5.2.35.
- (xix) That the unit of measurement in paragraph 5.2.40 should be kilowatt hours.
- (xx) That paragraph 5.2.41 should include reference to the negative aspects of transport, as well as the positive.
- (xxi) That the transport sub-section should include information which is site specific to York Central, with data from local wards.
- (xxii) That paragraph 5.2.45 should explain that the current traffic levels have been achieved by parking management and promotion of alternative forms of transport.
- (xxiii) That the education sub-section should include site specific information on education provision, with data from local wards.
- (xxiv) That an open space, leisure and social facilities sub-section should be added, including site specific information on current provision.
- (xxv) That the final sentence of paragraph 5.2.55 relating to average earnings should be included in the deprivation sub-section.
- (xxvi) That paragraph 5.2.55 should include information on participation in the adult education programme for wards near to the York Central site.
- (xxvii) That the statistics included in paragraph 5.2.72 should be appropriate to an urban area.
- (xxviii) That the access to services sub-section should make reference to GPs, dentists, pubs and other facilities.

Section 6 – Sustainability Issues Facing City of York

- (i) That Figure 7 should include water usage efficiency, reduction of poor air quality and generation of renewable energy on site.

Section 7 – Ecological Footprint

- (i) That paragraph 7.3.2 should begin by explaining that the eco-footprint is the best current overall objective test for ecological sustainability and that the final sentence should be rephrased to ensure that it is accurate.
- (ii) That paragraph 7.3.3 should be re-written to make it relevant to the York Central site specifically.
- (iii) That eco-footprint data from 2001 should be included in paragraph 7.5.1 to allow comparison with the 2006 data.
- (iv) That the figures shown in Figure 9 should be checked and clarified.

Section 8 – Framework and Setting of Objectives

- (i) That an explanation should be included that Figure 11 does not indicate all of the tensions between objectives and that these will be assessed during the Sustainability Appraisal process.
- (ii) That, in relation to objective EC3 in Figure 12, the indicator relating to % growth per annum in tourism earnings should be amended to relate to all earnings and an additional indicator relating to the growth of other jobs should be added.
- (iii) That, in relation to objective S1 in Figure 12, the indicator relating to % of playgrounds meeting National Playing Fields Association (NPFA) standards should be amended to include playing fields and the indicator relating to % increase in public open space and public realm within the area should be amended to allow comparison against Local Plan standards.
- (iv) That, in relation to objective S7 in Figure 12, the sub-objective relating to promotion of a reduced modal share target should be amended to refer specifically to car usage.
- (v) That, in relation to objective EN4 in Figure 12, an indicator should be added to measure the sub-objective relating to reduction of greenhouse gas emissions from domestic, commercial and industrial sources.
- (vi) That, in relation to objective EN6 in Figure 12, the sub-objective relating to renewable energy generation within the area should be amended to ensure this, rather than just promote it, and the indicator relating to the number of developments that have Building Research Establishment Environmental Assessment Method (BREEAM) standards very good and above should be amended to relate to % of floorspace.
- (vii) That, in relation to objective EN7 in Figure 12, the sub-objective relating to provision of recycling facilities in the design of the development should be amended to ensure this, rather than just encourage it.

Section 9 – What Happens Next?

No comments.

Section 10 – Questionnaire

No comments.

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Appendix 3

**THE EMERGING COMMUNITY CONSULTATION STRATEGY
Comments of the Local Development Framework Working
Group**

- (i) That the consultation leaflets should explain how hard copy documents can be viewed, as well as electronic versions.
- (ii) That the consultation leaflets should include space for the consultees' names and addresses.
- (iii) That the Community Consultation Strategy should reflect the Local Development Framework Statement of Community Involvement.
- (iv) That an exhibition should be held in Acomb, as well as the city centre.
- (v) That supermarkets were a good location for holding exhibitions, to reach a cross-section of the population.
- (vi) That leisure and community service providers should be involved in the workshop sessions.
- (vii) That, in order to engage people, it was important to make clear what level of comments were sought at the Issues and Options stage of the process and how they would affect the production of the Area Action Plan.
- (viii) That the Strategy should refer to City of York Council throughout, not York City Council.
- (ix) That the Strategy should be printed in appropriately sized text (12 point) and in larger print on request.

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Meeting of Local Development Framework
Working Group

24th August 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 members views on the draft Supplementary Planning Guidance (SPG) 'Sustainable Design and Construction' and to explain how this document fits into other Council activities on sustainable development. The SPG will then be recommended to Planning Committee for approval for consultation.

Background

2. Sustainable development can be defined as "development that meets the needs of the present without compromising the ability of the future generations to meet their own needs" (The Bruntland Commission 1982). This means that social, economic and environmental issues should be kept in balance so that all benefit or at least none have negative impacts. The application of these principles in council activities and policies can be split into two areas:
3. Internal. Activities include:
 - Environmental Management System agreed by the Executive in April 2004 in which the council will put in place measures to reduce the environmental impact of the councils actions in delivering its services.
 - Energy review of council buildings to identify areas of energy use.
 - The council is taking an active part in the European campaign to reduce water and energy use in public buildings, through Display campaign.
 - The new EcoDepot providing a Neighbourhood Services depot which will be an exemplar of sustainable construction and renewable energy generation.

4. External. Activities include:

- Working with partners around the region on renewable energy targets, networks and strategies.
- In partnership with the York and North Yorkshire Business Environment Forum run biannual meetings of the York Green Business Club offering help and advice to small and medium sized business on how to reduce their environmental impact and costs.
- Working with partners to hold awareness raising events such as those related to sustainable food at the Food and Drink Festival which will take place in September (2006).
- Providing informal help and advice on sustainable construction issues to all sectors including those submitting planning applications.

5. The production of this Supplementary Planning Guidance (SPG), forms part of the council's policy making role. Whilst wider sustainability issues are considered elsewhere or will be covered as part of the LDF, this SPG seeks to ensure that the principles of sustainable development are considered in relation to individual developments.

6. At Full Council on 12th April 2005, members approved the 4th Set of Changes to the Local Plan for the purpose of development control. This included policy GP4a (Sustainability). The main changes introduced by Policy GP4a for Sustainable Development within the City of York included that all commercial and residential development proposals are required to be accompanied by a sustainability statement. The policy also placed greater emphasis on promoting accessibility, meeting the social needs of the community, maintaining and increasing the economic prosperity and diversity of the City, high quality design, minimising the use of non-renewable resources, minimising pollution, conserving and enhancing natural areas, maximising the use of renewable resources and, making adequate provision for the storage and collection of refuse and recycling. This SPG has been produced to support policy GP4a of the Local Plan, and to provide further guidance for applicants in respect of policy GP4a. (The policy is set out in Figure 1 of the SPG, which can be found in Annex 1 of this committee report).

Consultation

7. During the production of this SPG the following officers have been consulted and/or have taken an active part in its development:

- Development Control
- Building Control
- Energy Manager

Options

8. To provide guidance on sustainable development, the Council has two options:
 - a. wait for the work on the Local Development Framework (LDF), to progress and provide that guidance in the Core Strategy, Development Control Development Plan Document and possibly a Supplementary Planning Document (SPD), or;
 - b. produce an interim SPG that provides advice on the existing Local Plan policy GP4a, and then develop further guidance through the LDF process, including the Core Strategy, Development Control Development Plan Document and possibly a Supplementary Planning Document (SPD).

Analysis

9. Option A.

This would involve the development of the LDF policies beyond the current GP4a and as this progresses the production of an SPD. The SPD would support policies emerging through documents being produced as part of the first stage of the LDF.

The advantages and disadvantages of this option are:

Advantages	Disadvantages
Less complex process	No guidance in place for the implementation of GP4a
Integrated with LDF process	Delay in the provision of guidance on Sustainable Design and Construction.

10. Option B.

This would involve the production of a draft SPG to provide guidance for the existing GP4a policy. Guidance on sustainable development would then be developed further as part of the LDF process. Due to the fact that the SPG is not related to a policy in an adopted plan, it can only be regarded as draft.

Advantages	Disadvantages
Guidance in place for GP4a.	Document may not go as far as some may wish due to the policy limitations of government guidance and the current Local Plan.
Experience of using the SPG and implementing the policy will inform LDF policies and content of the future SPD.	
Start raising awareness of applicants to Sustainable Design and Construction issues and demands.	

SPG provides examples of best practice

11. It is proposed that option B is taken forward and that the draft SPG in Annex 1 be approved for consultation. Policy GP4a to which the guidance relates covers the following criteria:
 - Accessibility
 - Community involvement
 - Local economy
 - Design
 - Resources
 - Pollution
 - Landscape and Wildlife
 - Energy
 - Recycling
12. In order to ensure the requirements of the policy are met, developers must produce a sustainability statement. The SPG gives guidance for developers on the content of the statement and checklists have been produced for domestic alterations and larger developments. This is intended to be a starting point for developers when producing a sustainability statement, to ensure developments meet the criteria of the policy.
13. In addition the SPG also encourages, the use of best practice including that of the Building Research Establishment (BRE). The SPG provides information on BRE's main schemes, namely the Building Research Establishment's Environmental Assessment Method (BREEAM), and the Ecohomes Environmental ratings for Homes.
14. The draft SPG will need to be consulted on widely and this will take place from September to December 2006 and will 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 during October and November.

Corporate Priorities

15. The proposed SPG accords with corporate priority to 'Improve the actual and perceived condition and appearance of city's streets, housing estates and publicly accessible spaces'.

Implications

16. The following implications have been assessed:
- **Financial** – consultation on the document.
 - **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
 - **Property** - None
 - **Other** - None

Risk Management

17. In compliance with the Councils risk management strategy. There are no risks associated with the recommendations of this report.

Recommendations

18. Members are asked to consider the following recommendation:
- 1) That the Draft Supplementary Planning Guidance Sustainable Design & Construction be recommended to Planning Committee for approval for consultation.

Reason: To implement policy GP4a of the Draft Local Plan incorporating the Fourth Set of Changes.

Contact Details

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Report Approved **Date**

Specialist Implications Officers - None
Wards Affected:

All

For further information please contact the author of the report

Background Papers:

None

Annex:

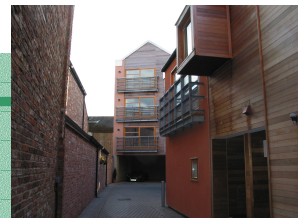
Annex 1: Consultation Draft Supplementary Planning Guidance on Sustainable Design and Construction.



City of York

Supplementary Planning Guidance On Sustainable Design and Construction

Consultation Draft
August 2006



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Contents

Section	Page number
1. Introduction	2
What is sustainable development?	2
How does sustainable development affect planning applications?	2
2. Policy Overview	4
International Policy	4
National Policy	4
Regional Policy	4
Local Policy	4
Policy requirements in terms of the Sustainability Statement	5
Figure 1: Policy GP4a - Sustainability	6
3. Sustainability Issues	7
Accessibility	7
Community Involvement	8
Local Economy	9
Design	9
Resources	10
Pollution	11
Landscape and Wildlife	12
Energy	13
Recycling	14
4. Best Practice	15
BREEAM	15
Eco Homes	15
Additional Best Practice	16
5. Further Advice	17
6. Sustainability statement checklist	19
Figure 2: Checklist for Domestic Alterations	20
Figure 3: Checklist for Larger Developments	21
Appendix A: Example of an EcoHomes Assessment	23

1. Introduction

1.1 This Supplementary Planning Guidance (SPG) forms part of the wider actions on sustainable design and construction within the City of York. These actions include the council's own Environmental Management System as well as the Council's new EcoDepot as a demonstration of sustainable design and construction. This SPG is interim guidance for policy GP4a – Sustainability, within the Local Plan incorporating the fourth set of changes. This document will play a key part when the new Local Development Framework is produced and supplementary planning documents replace supplementary planning guidance.

What is sustainable development?

1.2 Sustainable development is widely known as “development that meets the needs of the present without comprising the ability of the future generations to meet their own needs.” The Bruntland Commission 1982.

1.3 All development will have some environmental impact, however 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 that can not be easily valued in monetary terms. It is in everyone's interest for development to be sustainable as a ‘damaged’ environment can impair quality of life and threaten economic growth.

1.4 The key to sustainable development is to take a long-term perspective when considering development proposals, as choices made today will have an impact on the future.

1.5 “Sustainable development is the core principal underpinning planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, and for future generations to come”. Planning Policy Statement 1.

1.1 1.6 Achieving sustainable development is at the forefront of the planning agenda since the introduction of the new planning system in September 2004, and has become the key vision of the City of York Draft Local Plan Incorporating the 4th set of changes Development Control Local Plan (Approved April 2005). The City of York is seen as a vibrant and historic city where modern life and business develop in harmony with the environment, while preserving the City's unique heritage for the future.

1.7 When applications are processed, they will be asked to supply a sustainability statement. The benefits of completing and implementing a sustainability statement will be to minimise the negative effects of proposals, making economic sense, as good sustainable design can deliver buildings with low running costs for both householders and businesses. Applicants can also demonstrate social and environmental responsibility by developing sustainably.

1.8 Applicants seeking planning permission should incorporate key sustainability design principles into proposals. Where possible for major proposals consideration should be given to assessment criteria set out by the Building Research Establishment Environment Assessment Method (BREEAM) and EcoHomes (the residential version of BREEAM), as they are seen as measures of best practice.

How does sustainable development affect planning applications?

1.9 This document has been prepared to supplement policy GP4a (Sustainability) in

Annex 1

the City of York Draft Local Plan Incorporating the 4th set of changes Development Control Local Plan (Approved April 2005), and to outline the principles of the Sustainability Statement which will be requested when a planning application is submitted. It sets out guidelines for development proposals of **all** sizes from domestic extensions to large residential and commercial development, and aims to inform developers and individuals in the public and private sectors how to achieve best design practice in order to reach sustainable development across the City. Applications will not be processed by the Council until a Sustainability Statement is received.

- 1.10 In all (commercial and residential) development, a Sustainability Statement must be prepared with the submission of a planning application. This SPG is therefore very important as it will be a material consideration in determining all planning applications.

Annex 1

2. Policy Overview**International policy**

2.1 The principles of sustainable development have a long history starting at the UN conference on the Human Environment in 1972, in 1982, the Brundtland Commission provided a definition for sustainable development (see paragraph 1.1). The United Nations Commission on Sustainable Development was established in December 1992 after a landmark global agreement at the Earth Summit held in Rio de Janeiro. An important achievement was an agreement on the Climate Change Convention which in turn led to the Kyoto Protocol

2.2 The Kyoto Protocol was agreed in 1997 at the United Nations Framework Convention on Climate Change (UNFCCC), an international treaty on global warming. Countries which ratify this protocol committed to reducing their emissions of carbon dioxide and five other greenhouse gases, or engage in emissions trading if they maintain or increase emissions of these gases. A total of 141 countries have ratified the agreement. Notable exceptions include the United States and Australia. The agreement came into force on February 16, 2005.

National policy

2.3 National planning guidance is set out in Planning Policy Guidance Notes (PPG). Following the introduction of the Planning and Compulsory Purchase Act (2004), PPGs are being superseded by Planning Policy Statements (PPS). The government's position on the issue of sustainability is set out in PPS1 'Delivering Sustainable Development'.

2.3 PPS1 states '*sustainable development is the core principle underpinning land use planning*'. It sets out the overarching planning policies on how sustainable patterns of development will be

implemented through the new planning system.

2.4 The UK Sustainable Development Strategy ('**Securing the Future**', 2005) sets out the Government's overall principals and priorities for sustainable development. These principals include:

- living within Environmental Limits;
- ensuring a Strong, Healthy and Just Society;
- achieving a Sustainable Economy;
- promoting Good Governance; and,
- using Sound Science Responsibly.

Regional policy

2.5 The Regional Spatial Strategy (RSS) for Yorkshire and Humber to 2016 (based on Selective Review of RPG12) sets out the vision for the region. The key objectives of the overall spatial strategy set out in the RSS are based on the principles of sustainable development.

2.6 The emerging (RSS) for Yorkshire and the Humber commenced in July 2003, and is due to be adopted by 2007. This document "provides a framework for 'where things go' and 'how much' development should take place; it includes a regional transport strategy; and links all this with broader issues such as the environment, sustainable development and quality of life". (RSS – The Yorkshire and Humber Plan, Draft for public Consultation – December 2005).

2.7 In 2000 the Yorkshire and Humber Regional Assembly agreed on fifteen interrelated sustainable development aims for the region and four cross cutting themes to be applied when working towards these aims. These can be found in '*Advancing Together - Working Towards a Sustainable Development Framework*', which is currently under review, and can be obtained from www.yhassembly.gov.uk

2.8 A number of regional and sub-regional strategies take forward '*Advancing*

Annex 1

Together which assess strategic needs, opportunities and priorities in the region, of which there is a sustainable development strategy.

Local Policy

2.7 2.9 The overarching aim of the City of York Draft Local Plan Incorporating the 4th set of changes Development Control Local Plan (Approved April 2005), is to achieve sustainable patterns of development. 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 site. The criteria of policy GP4a can be found in chapter 3 of this document.

Policy requirements in terms of the sustainability statement.

2.10 A Sustainability Statement will set out key sustainable development issues relevant to the development and describe how they have complied with the guidelines. A planning application will not be registered by the Council until completion of a Sustainability Statement. Therefore it is in the applicant's best interest to use this guidance and if necessary discuss proposals with the Council at an early stage for clarification and to make the process easier for all.

2.11 It must be noted that sustainability is not just a planning policy issue. Building Control legislation and regulation (along with other Council departments) have a vital part to play. For example, the new Sustainable and Secure Buildings Act (2004), provides regulations relating to the use of fuel and power in properties and CO₂ emissions. For more information visit the Building Control website at www.york.gov.uk/buildingcontrol or telephone on 01904 551333.



Millennium Bridge, a pedestrian and cycle bridge which forms part of the cycle and pedestrian network across the City. Linking Fulford and South Bank area

Figure 1: Policy GP4a

Annex 1

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 sustainability in these terms.

Development should:

- a) provide details setting out the accessibility of the site by means other than the car and, where the type and size of the development requires, be within 400m walk of a frequent public transport route and easily accessible for pedestrians and cyclists;
- b) contribute toward meeting the social needs of communities within the City of York (including housing, community and recreational facilities, car clubs, recycling facilities and communal laundry blocks) and to safe and socially inclusive environments;
- c) maintain or increase the economic prosperity and diversity of the City of York, and maximise employment opportunities (including supporting local goods and services and providing training and employment for local unemployed and young people);
- d) be of a high quality design, with the aim of conserving and enhancing the local character, heritage and distinctiveness of the City;
- e) minimise the use of non-renewable resources, re-use materials already on the development site, and seek to make use of grey water systems both during construction and throughout the use of the development. Any

waste generated through the development should be managed safely, recycled and/or reused. The 'whole life' costs of materials should be considered;

- f) Minimise pollution, including that relating to air, water, land, light and noise;
- g) Conserve and enhance natural areas and landscape features, provide both formal and informal open space, wildlife areas and room for trees to reach full growth;
- h) Maximise the use of renewable resources on development sites and seek to make use of renewable energy sources, such as heat exchangers and photovoltaic cells;
- i) Make adequate provision for the storage and collection of refuse and recycling.

All developments from domestic extensions to larger proposals will be expected to provide a sustainability statement. However, these will vary in length depending on the size and complexity of the development. The SPG will provide information on the amount of detail covered. The issues that are addressed in the statement need to cover the lifetime of the development and should describe how a proposal fits with the criteria listed and will be judged on its suitability in these terms.

Annex 1

3. Sustainable development issues

- 3.1 As outlined in policy GP4a, a criteria of sustainable development issues has been identified. These should be used in addition to other criteria for example policy GP5 Renewable Energy which creates an interlinkage:

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.

- 3.2 All applicants for new development must set out details showing the accessibility of the site by other means than the car. For residential development over 1.0 hectares/40 units a frequent public transport route must be within 400m walk and the development must be easily accessible for pedestrians and cyclists. For offices(B1) the threshold is 0.8 hectares/1,000sq m gross floor area, for industry (B2,B8) 2.0 hectares/1,000 sq m gross floor area, and for other developments the threshold is 30+ vehicle movements in any hour (determined by a Transport Impact Assessment).

Walking

- 3.3 Unfortunately there are still too many short trips being made by car, therefore the council will encourage short trips to be made by walking wherever possible.

3.4 It is essential that pedestrian links to new development are an integral part of the design so that the development and the pedestrian environment are harmonised. Pedestrian routes should be accessible by all including those with mobility impairments. It is therefore important to avoid steep gradients, provide dropped kerbs and use

textured/sensory materials at crossing points.

3.5 PERSONAL SAFETY IS ALSO PARAMOUNT. PEDESTRIAN ROUTES SHOULD BE DESIGNED TO BE AS SAFE AS POSSIBLE, WHICH MAY, FOR EXAMPLE, INVOLVE THE USE OF CCTV, SUFFICIENT LIGHTING OR THE SITING OF ROUTES OVERLOOKED BY DEVELOPMENT.

Did you know?

City of York Council conducted an individualised marketing pilot project called Intelligent Travel in 2003-2004. During the project, people in three areas of York were contacted by phone, mail and home visits to discuss their preferred method of transport. Incentives were given to people to try walking, cycling or taking the bus to work or for their leisure trips. The results showed a significant increase in walking, especially for short trips.

Cycling

- 3.6 Whilst cyclists can take advantage of the existing road network, many do not feel safe enough to cycle. Therefore, developers are encouraged to provide specific routes for cyclists away from road traffic and clearly defined from pedestrians.
- 3.7 Cycle routes to new developments should be an integral part of the design to encourage new cyclists whilst providing improved facilities for existing cyclists. It is important that cycle routes are safe, well lit, highly visible, overlooked by development and not bounded too closely by walls and fences. It is also important that existing and proposed cycle facilities are not compromised by new development.
- 3.8 Cycle parking facilities should also be provided that are easily accessible, well lit, covered and secure.
- 3.9 More specific advice can be found in the Council's *Highway Design Guide*,

Annex 1

available at
www.york.gov.uk/roads/highwaydesign

Did you know?

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

York Hospitals provided 28 cycle lockers for their staff in March 2004. The lockers were all booked within a week and the hospitals are now looking at ways to provide more lockers.

Public Transport

3.10 The availability and use of public transport is an important factor in determining location of new development. For major applications early consultation with public transport operators is encouraged to allow the best opportunity to plan resources to deliver new or enhanced public transport services.

- 3.11 The siting and design of new developments should allow for direct access by public transport or should provide links to public transport close by. For example, the development should provide adequate routes through the site for buses, bus shelters and lay-bys on the edge of the site, or provide clear direct routes for pedestrians to nearby bus stops or rail stations including well-placed crossings on major roads. Reference should also be made to policy SP7a in the City of York Draft Local Plan incorporating the fourth set of changes Development Control Local Plan (Approved April 2005). This policy talks about a sequential approach to development outside York City Centre on applications for new retail, commercial, leisure and office development.

Did you know?

York's major bus operator, First York, offers at least a 10% discount on bus tickets for staff of companies that have developed a travel plan. There are currently 4 major employers that have developed a travel plan with First York; namely York district Hospital, York St John's College, York University and Norwich Union.



Community Involvement:

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

- 3.12 The Council encourages community involvement at every opportunity and at the earliest stage of the development process. This can include taking plans for major applications to ward committees, or when making domestic alterations consulting with neighbours before an application is submitted. Early community involvement may help to overcome any objections that may arise at a later date. For more information please see our Statement of Community Involvement, at www.york.gov.uk/planning.

3.13 A key element of sustainability is creating diverse communities. Developers of major applications are encouraged to provide a mix of type and sizes of homes, a key component of creating diverse communities. By providing a range of

Annex 1

housing types diverse communities can be developed and maintained.

Did you know?

As part of the preparation for the Statement of Community Involvement which is part of York's Local Development Framework, the City of York Council held various workshops with members of the public and stakeholders at Merchant Taylor's Hall in York during the summer of 2005. Methods of consultation and key issues were discussed to gather views on how the Council were to engage at all levels including hard to reach groups.

Local Economy

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).

- 3.14 By having regard for the principles of sustainable development, this will benefit the local economy. This can be done through maximising access to skills and knowledge to generate employment opportunities for the local community.
- 3.15 The Council's approved Economic Development Strategy highlights the need to strengthen the economy, with a target of creating 19,000 new jobs by 2021. In order to fill these jobs it is important to support the local labour market. To do this in a sustainable way, those living in York who are unemployed or under-employed require support to reach their full employment potential.
- 3.16 A lack of information about skills and training can stand in the way of gaining employment. An encouraging solution to this is the Learning and Skills Council of North Yorkshire, who manage an

information, advice and guidance service for adults to access free information about learning, qualifications, training and work. The Council encourages developers of major applications to form partnerships with the Learning and Skills Council with the potential of offering local people the chance to gain work experience and training in the construction industry for example.

- 3.17 Favourable consideration will also be given to proposals which recruit local labour, provide funding for information, advice and guidance programmes or assist local supply chains. For major applications, developers may be required to enter into a section 106 Agreement to ensure that skills training is linked to the development to ensure that local people benefit from employment opportunities.

Did you know?

York has the SALLY group (Supporting Adult Lifelong Learning in York), which tackles many of the barriers to employment experienced by those most marginalised from learning and work. The SALLY group also chairs the Future Prospects team, which informs the City's advice and guidance organisation with respect to learning and work. For more information visit; www.futureprospects.org.uk

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

- 3.18 The council requires development of the highest quality design as it has a fundamental importance in enhancing environmental quality and sustainability. Design not only affects what the building looks like but how well it 'sits' and functions in its environment. Quality design is highly significant both in positive and negative terms to the physical and mental well being of a community and individuals, and therefore to sustainable development. It can help

Annex 1

create a sense of place and reinforce local distinctiveness, this can involve using materials or incorporating design features which are typical of the area. One aspect of this can be the retention of buildings and features of aesthetic, historical or cultural significance which contribute to the distinct character of the area.

3.19 Therefore, when considering the design of a development the principles of sustainability should be paramount.

3.20 Designing for 'long life – loose fit' buildings is encouraged by the Council. Such buildings are not restrictively tailored to the requirements of the initial occupier. They are likely to be capable of being split up to allow for occupation by several different users, and to accommodate a range of different uses. The location of amenities and stairs are the most critical features in determining flexibility of a building, as these are the most difficult and expensive to relocate. A building that is designed for 'long life' should aim at high quality materials and high quality design, in order to encourage the re-use at a future time, in preference to demolition and redevelopment.

3.21 Considerations should be made into the viability of designing the site to maximise passive solar gain¹ through orientation, location of individual buildings, and landscaping to take full advantage of the benefits that sunlight can bring as a source of light, heat and energy. Such measures can reduce energy requirements of a typical dwelling by 20%.

3.22 To exploit solar gain the following design measure should be considered:

- Locate rooms that require higher internal temperatures on the south side of the building
- Orientate buildings within 30 degrees south to maximise solar gain and the

potential to use the building's thermal capacity².

- Utilise unheated conservatories
- Give careful consideration to window size and location depending on the building/room use and orientation.
- Aim for high levels of insulation
- Consider wide fronted buildings in residential developments, with little depth (less than 16m) because narrow fronted houses that are deep in plan require more light and heat as the sun can not access the majority of the buildings area.

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.

3.23 The Council encourages applicants to demonstrate how they propose to reduce the amount of waste generated at all stages of development, and how they intend to increase the amount of waste recycled.

3.24 The materials used in a development will have an impact on the financial cost, appearance and environmental impact of the proposal. Where possible, applicants should consider using:

- Recycled materials – re-use materials from the site (if demolishing existing buildings) either as aggregates or as a building material. If there are none available on site, consider obtaining recycled materials from a local source.

¹ Passive solar gain is the heating of a building from the sun.

² The thermal capacity of a building is a measure of its capacity to absorb and store heat. Brick, concrete and stone have a high thermal capacity.

Annex 1

- Locally produced materials – these have travelled less so have a reduced environmental impact and also purchasing them helps support local jobs and business.
- Natural materials – these generally have a reduced environmental impact, but ensure that timber purchases are from independently accredited sustainably managed forests, the most commonly known being FSC (Forestry Stewardship Certified).
- Materials with reduced environmental impact – For more information please see ‘The green guide to specification’ produced by the Building Research Establishment (BRE) available to order at www.bre.co.uk

Did you know?

Yorwaste (a waste management company) at Harewood Whin provide aggregates made from waste building materials, (including sand, gravel, crushed rock and other bulk materials used by the construction industry – Planning Portal 2006). For more information call Sales and Marketing at Yorwaste on 01609 774400 for more information, or visit www.yorwaste.co.uk.

- 3.25 Embodied energy is the amount of fossil fuel – coal, oil, gas – used to produce, process and transport a given material. Low embodied energy is desirable for sustainable development, therefore applicants should demonstrate how the choice of building material reduces the embodied energy of the development. The re-use of building materials commonly saves about 95% of embodied energy.
- 3.26 The re-use of building materials not only reduces embodied energy but has a number of benefits. If the materials are from the proposed site itself the costs of removal and disposal are reduced and the transport of substitute materials avoided. Re-used materials also have aesthetic benefits as they will usually be weathered and make the development look as though it is long established. The Council therefore encourages the re-use of building materials in new developments.

- 3.27 If materials cannot be re-used developers should always ensure that the new materials used come from renewable supplies (e.g. FSC (Forest Stewardship Council) Timber which is the international body created to certify responsible forestry management, or from some other sustainable managed resource).
- 3.28 Applicants must demonstrate that they have considered the ‘whole life’ costs of a development. This means considering not only the cost of construction but also its maintenance and ultimately disposal of parts. Low running and maintenance costs would be a considerable marketing advantage.

Pollution

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

- 3.29 The Council recognises that steps must be taken to reduce environmentally damaging emissions from developments. Environmental damage can be limited through the careful selection of appropriate construction materials (see above), and ensuring that the manufacture of the building materials does not cause harmful emissions or other environmental or social damage. Materials which involve environmentally damaging CFC (chlorofluorocarbons) and HCFC gases (e.g. certain types of insulation and air conditioning materials), should be avoided, as they have been proven to accelerate the depletion of ozone in the earth’s stratosphere.
- 3.30 Natural drainage systems, which help reduce surface water run-off and therefore water pollution and flooding should be considered in developments. Developers should also reduce areas of hardstanding which can help to reduce surface run-off, as well as sustainable urban drainage systems.

Annex 1

3.31 It is also important that proposals minimise light pollution (environmental pollution consisting of harmful or annoying light), both from the point of view of wasted energy, and in the interests of residential amenity, wildlife and the natural environment.

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.

3.32 Legislation exists to protect trees from felling, lopping and topping and their loss should be avoided where at all practical, as such, developments should be designed to incorporate existing features. For example, trees and hedges often provide a 'ready made' attractive landscape feature, and not only look good, but reduce surface run off and can increase the energy efficiency of a building and absorb pollutants and CO². It is essential that the value of retaining existing vegetation and habitats is realised by developers rather than removing them to suit a blanket design.

3.33 The careful selection of plant species can add to the biodiversity of an area and attract wildlife. Developers are encouraged to source plants for their development locally (even contract grown if notified early enough). This will help support local businesses and promote sustainable transport initiatives. Plants should be chosen to suit the soil conditions and climate/micro climate to avoid importing topsoil and remedial materials, like artificial fertilisers. Low maintenance plants should be chosen to reduce the need for weed killers.

3.34 The redevelopment of a site may offer the chance to create a new valuable habitat, or to enhance or extend an existing habitat. Developers of major applications should be aware of and enable the

protection of existing valuable landscape and wildlife, and have awareness of areas that have potential for creating new valuable habitats.

3.35 Simple changes can be made in building design to make developments more wildlife friendly, information is available from the Conservation team to assist with this.

3.36 The concept of 'green roofs' are far more common on the continent, but over the last few years there has been an increased interest in the UK. As such, where possible, the Council encourages green roofs in new developments.



An example of a 'green roof' at the York Environmental Community Centre.

3.37 The environmental benefits of turf and green roofs are widely recognised, while roof gardens and roof terraces provide much-needed outdoor space in urban areas. Due to the high degree of insulation that they provide, turf roofs are known for their ability to provide a constant temperature throughout the year. Turf roofs also have the ability to soften harsh edges of buildings in sensitive environments, making them blend in with the surrounding area. This is something which should be incorporated within future developments within the City of York. Turf and green roofs also provide habitats for insects and other small animals.

Annex 1

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.

3.38 Energy efficiency is about minimising the amount of energy we waste and maximise the useful outputs of energy. Renewable energy (which include, solar, wind and hydro) offer clean sources of energy that are a lot friendlier to the environment than conventional energy technologies. Both of these elements must be considered in all developments.

3.39 Improving levels of insulation is an effective way to reduce energy consumption. This can include the insulation of walls, floors, roofs, doors, windows and window frames. Windows should be double glazed, or even treble glazed, and low emissive glass can also be used to reduce heat loss. Timber window frames have better thermal efficiency than steel or aluminium. In addition, ensuring window size and outlook provide adequate natural lighting for the rooms they serve can increase energy efficiency. Please see paragraph 3.21 for information on how design can improve energy efficiency.

3.40 Measures to generate renewable energy are encouraged in all developments. Below are some examples:

- *Solar Thermal* – This system takes energy from the sun to heat water. In the summer this can provide hot water needs, without the use of the boiler and therefore energy. In the winter it raises the temperature of the water in heating system so the boiler does less work and therefore uses less energy. These systems can save between 30 - 40% on fuel bills. Grants are available from the government to cover some of the cost of installation.

- *Photovoltaic cells or solar panels* – These use the sun's energy to produce electricity. They come in the form of panels or roof tiles and grants are available to help cover the costs of installation.

- *Wind* – There are now a number of building mounted and small wind turbines for use in urban areas. They would require planning consent and should therefore form part of any application for the proposal, however they can be very cost effective and grants are available.

- *Heat Pumps* – These can be used efficiently to heat and cool a building by drawing heat from the ground (or air) concentrating it and delivering it to the building. Systems use a pump and compressor to remove heat from one side of the circuit and eject heat to the other.

3.41 Before generating renewable energy on-site make sure the proposals, and the rest of the property for domestic alterations, is adequately insulated. This includes cavity wall insulation, loft insulation, double glazing or secondary glazing.

Did you know?

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

Grants are available from the DTI for renewable energy installations see the Low Carbon Buildings Programme on: <http://www.est.org.uk/housingbuildings/funding/lowcarbonbuildings/> or call 0800 915 7722.

3.42 All properties built since 1995 have water meters so there is a direct link between how much you use and how much you pay. Older houses do not have

Annex 1

meters but we all have a responsibility to reduce water consumption. The simplest ways are to:

- Install a water butt on down pipes to collect rainwater to use on the garden, or a rainwater harvesting system that collects rainwater, then treats and stores it for use in toilets and washing machines. A harvesting system can reduce household water use by up to 50% depending on the size of the system.
- If the proposal includes a new bathroom consider fitting spray taps and installing water efficient toilet cisterns – generally one with a capacity of 4.5 litres as this will then use less water.
- Alternatively there are systems that collect ‘grey water’ from wash basins, bath/shower and washing machines, treat and store it for use in the toilet and washing machine. These can reduce water use by between 30 to 40%.

3.43 The initial cost of such schemes may be high, but by reducing running costs and water consumption, can save money in the longer term.

Recycling

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

3.44 Sufficient facilities for recycling material such as glass, metal, plastic, green waste and paper is desirable. Enough space for composting organic waste must be provided in all developments.

3.45 The York and North Yorkshire waste management partnership, made up of City of York Council, North Yorkshire County Council, and the seven District /borough councils in North Yorkshire have adopted a revised joint municipal waste strategy in 2006. It is called " Lets talk

Less Rubbish". This waste management strategy sets minimum targets for district and borough councils to improve current landfill diversion and recycling performance . The City of York Council therefore have a commitment to further improving existing recycling performance and to meet challenging targets , which can only be done by commitment at all levels. For more information about the joint municipal waste management strategy visit www.rethinkrubbish-northyorks.com .



For information on meeting the requirements of Policy GP4a please see section 6 for a sustainability statement checklist

Annex 1

4. Best Practice

- 4.1 The Council encourages the use of best practice, and suggest that developers consider Building Research Establishment (BRE) standards as a benchmark for sustainable development. In particular the Building Research Establishment's Environmental Assessment Method (BREEAM), and the EcoHomes scheme should be considered for major proposals. Smaller proposals should consider the EcoHomes scheme if relevant to the development.
- 4.2 Assessment using BRE standards is a clear and comprehensive method of specifying the sustainability performance of proposals to comply with the Council's vision of sustainable development within York.

BREEAM

- 4.3 BREEAM is used to assess the environmental performance of new and existing buildings, and is regarded nationally as a measure of best practice in environmental design. It covers a wide range of environmental issues within one assessment.
- 4.4 BREEAM assess the performance of buildings in the following areas:
- Energy use: operational energy and carbon dioxide issues
 - 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
- 4.5 Developers are encouraged to consider these issues at the earliest opportunity to

maximise chances of achieving a high BREEAM rating.

- 4.6 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 awarded with a certificate that can be used for promotional purposes.
- 4.7 Assessment covers a range of building types including, offices, industrial units, retail units and schools. Housing is assessed by BRE's EcoHomes scheme (please see below), and other building types such as leisure centres can be assessed using a bespoke version of BREEAM.

EcoHomes

- 4.8 BRE runs a widely-accepted national standard for the design of sustainable housing scheme called *EcoHomes Environmental Ratings for Homes*.
- 4.9 The scheme considers wide-ranging environmental concerns and balances these against the need for high-quality, safe and healthy homes. The issues below are optional, the most appropriate issues for each development can be selected and assessed:
- Energy;
 - Water;
 - Pollution;
 - Materials;
 - Transport;
 - Ecology and land use; and
 - Health and wellbeing.
- 4.10 The EcoHomes scheme is straightforward, flexible and independent in assessing how environmentally friendly and sustainable developments are. Developments that meet the necessary standard are given a rating of 'pass',

Annex 1

‘good’, ‘very good’ or ‘excellent’, providing a credible label for new and renovated homes.

- 4.11 To get an assessment, information about the proposed development must be entered into a workbook provided by BRE. A licensed assessor, trained and monitored by the BRE, checks the relevant information has been provided and gives a rating, which is passed back to BRE to be approved. For an example of an EcoHomes assessment please see Appendix 1.

Additional Best Practice

Resources

- 4.12 In the European Union it is estimated that one third of all waste generated is from construction and demolition (The environment in your pocket, DEFRA, 2004). The more that is thrown away on a construction site the higher the cost of landfill charges to dispose of that waste. Reducing waste means reducing cost, therefore it is encouraged that where possible materials are re-used and recycled.

Energy

- 4.12 Where appliances are included in a development the Council encourages developers to provide energy efficient appliances, in line with the European Union Energy Rating. This can greatly increase the energy efficiency of a building as well as making a development more marketable.
- 4.13 The EU Energy Rating measures energy efficiency of appliances on a seven point scale from A (most efficient) to G (least efficient). The rating covers a variety of household appliances including fridges, freezers and fridge-freezers, washing machines, electric tumble driers, combined washer-driers, lamps, electric ovens and air conditioners. By law, all retailers in the EU must display an energy efficiency rating on these products. A

product with an A rating will have passed a rigorous, impartial testing procedure, so you can be sure of its high energy efficiency. During 2004, two new energy classes were created for fridges and freezers; A+ and A++. Models with these symbols are even more energy efficient than A-rated ones.

- 4.14 Developers are also encouraged to 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.

- 4.15 ‘Green Building’ is an adopted practice to help save the environment. There are two main components: energy saving and construction waste. To save energy the ‘Green Building’s’ material selection help to create better heating, water and electrical efficiency. Further more, the material planning implemented by Green Building techniques can also help reduce construction material waste.

Through better building design and material selection Green Building practices have helped in reducing electric, water, and gas costs. Furthermore, Green Building practices have help save the earth’s environment because less energy and natural resources are required by the buildings. There are many strategies, designs and materials to choose from to create a building worthy of a **Green Building** title. Green Building consultants are available to help implement the techniques and strategies needed.

Annex 1

5. Further Advice

- 5.1 For more information on this document please contact:

Kristina Peat - Sustainability Officer
 01904 551666
kristina.peat@york.gov.uk
 or
 The City Development Team
 01904 551466
citydevelopment@york.gov.uk

- 5.2 For a copy of the City of York Draft Local Plan Incorporating the 4th set of changes Development Control Local Plan (Approved April 2005), please contact the City Development Team or visit www.york.gov.uk/planning/localplan

- 4.1 5.3 For more detailed advice on some of the sustainability issues raised in the previous section please see the following:

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

North Yorkshire and York waste management company at www.yorwaste.co.uk

For more information on landscape and Wildlife:

The Association of Wildlife Trusts www.awtc.co.uk

The Institute of Ecology and Environmental Management www.ieem.org.uk

The Bat Conservation Trust at www.bats.org.uk

Bats In buildings at www.batcon.org/binb

RSPB leaflets 'What's in the roof?' and 'Save the house sparrow initiative' available at www.rspb.org.uk

For more information on energy please see:

Annex 1

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: <http://www.est.org.uk/housingbuildings/funding/lowcarbonbuildings/> or call 0800 915 7722.

Advice on energy efficient appliances please see the Energy Saving Trust at, www.est.org.uk

Advice on energy saving and construction waste see the green buildings page at www.big-builders.com/construction

For more information about BREEAM please see:

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

For more information about Ecohomes please see:

www.breeam.org/ecohomes



Beckfield Lane Recycling Centre.

Annex 1

6. Sustainability Statement Checklist

- 6.1 The following is a checklist to assist in producing a Sustainability Statement, to ensure the requirements of Policy GP4a are met. It must be stressed that these checklists do not in any way constitute what is to be actually submitted as a sustainability statement. Instead, it is meant to be a starting point for applicants, to ensure enough detail is included in sustainability statements, and that it meets the criteria of policy GP4a.
- 6.2 A Sustainability Statement should consider the sustainability issues identified in sections 3 and 4, and where possible seek BRE standards as a benchmark. The following questions are intended to be a checklist for completing a written statement of sustainability, which for small domestic alterations may be a paragraph in length or for major proposals might entail a long report. Applicants need to address the areas identified for each criteria of policy GP4a, and look at the points in the checklist as a basis for the statement.
- 6.3 For domestic alterations please see Figure 2, and for larger developments Figure 3.



EcoHomes, Cemetery Road, Fishergate

Annex 1

Figure 2: Checklist for Domestic Alterations**a) Accessibility**

Does the proposal make provision for the needs of cyclists?

Does the development provide cycle storage that is secure, convenient and safe?

b) Community Involvement

Have you kept local people informed of your proposals?

Does the proposal consider the perspective of the local residents?

c) Local Economy

Are any local supplies/companies being considered during the construction?

d) Design

Does the design make a positive visual contribution to the site and to adjacent areas?

Has the design respected the character of the area and of adjoining properties?

Have the windows been sized according to the direction of the building to minimise heat loss and maximise solar gain?

e) Resources

Have opportunities been maximised to reuse and recycle materials?

Does the proposal consider the 'whole life' costs of the development?

Does the proposal maximise the use of materials with reduced environmental impact?

Does the proposal demonstrate how waste will be reduced during construction and occupation of the development?

f) Pollution

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

Does the proposal seek to reduce rainwater run-off?

g) Landscape and Wildlife

What percentage of proposed planting contains indigenous species?

Does the proposal incorporate building design that makes the development more wildlife friendly?

h) Energy

Have measures been taken to minimise the consumption of energy?

Have measures been taken to reduce water consumption?

Does the proposal provide renewable energy on-site?

i) Recycling

Has space been provided to store materials that can be recycled?

Has space been provided to store composting organic waste?

Annex 1

Figure 3: Checklist for larger developments.**a) Accessibility**Walking

Does the proposal make provision for the needs of pedestrians?

Does the proposal make use of/link into existing pedestrian routes?

Are pedestrian routes well lit and safe and do they contribute to a secure environment?

Are pedestrian routes suitable for those with mobility or other impairments?

Cycling

Does the proposal make provision for the needs of cyclists?

Does the proposal make use of/link into to existing cycle routes?

Does the development provide cycle storage that is secure, convenient and safe?

Are cycle routes well lit and safe and do they contribute to a secure environment?

Public Transport

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

Is the proposed development capable of being accessed by public transport?

Does the proposal provide increased or new public transport services in addition to existing services?

b) Community Involvement

Have you kept local people informed of your proposals?

Does the proposal consider the perspective of the local residents?

Has the planning of the activity involved working in partnership and the involvement of affected groups?

Has consideration been given to why and in what way the community should be involved?

How will adequate time and resources be built into the development process for effective community involvement?

How will socially excluded and difficult to reach residents be involved in the development process?

c) Local Economy

Does the development have links with local regeneration and employment initiatives?

Are any local supplies/companies being considered during the construction phase and afterwards?

Does the development offer any skills (re) training and long life learning for local people?

How will the development provide new opportunities for training and developing the skills of local people?

How will developments affect the local economy in terms of the jobs created and lost?

d) Design

Does the design make a positive visual contribution to the site and to adjacent areas?

Has the design respected the character of the area and of adjoining properties?

Have the windows been sized according to the direction of the building to minimise heat loss and maximise solar gain?

Have existing buildings been reused where possible?

Is the height of building similar to those around it to prevent heat loss by exposure and

Annex 1

to reduce energy demands? Are the buildings grouped together for the same reasons?

e) Resources

Have opportunities been maximised to reuse and recycle materials?

Does the proposal consider the 'whole life' costs of the development?

Does the proposal maximise the use of materials with reduced environmental impact?

Does the proposal demonstrate how waste will be reduced during construction and occupation of the development?

f) Pollution

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

Does the proposal seek to reduce rainwater run-off?

g) Landscape and Wildlife

Does the proposal include landscaping/public space and if so to what extent?

Has the existing or proposed landscaping treatment been assessed for how it can contribute to the comfort and amenity of a development by excluding cold winds and creating sun traps in gardens and open space?

What percentage of the proposed planting contains indigenous species?

Is off street construction being incorporated into development?

Does it make use of/create a comfortable microclimate, providing shelter, sunny aspects and shade?

Does the proposal include retaining (or provision of) natural areas and if so to what extent?

Is there the opportunity for the community to be involved in the design of a natural area or with its management?

Does the proposal protect and enhance existing priority habitats and species populations and provide for appropriate long-term management of wildlife habitat?

Does the proposal incorporate building design that makes the development more wildlife friendly?

h) Energy

Have measures been taken to minimise the consumption of energy?

Have measures been taken to reduce water consumption?

Have measures been taken to reduce water consumption?

i) Recycling

Has space been provided to store materials that can be recycled?

Has space been provided to store composting organic waste?

Appendix A: Example of an EcoHomes assessment

ISSUE		POINTS
Energy		
1	CO ₂ emissions from the building must be less than 60 kg/m ² a year.	2 to 20
2	The performance of the building must have improved by at least 10% above the standard set in Part L of the 1995 Building Regulations (or 3% improvement over Part L produced in 2002).	2 to 10
3	Space for drying clothes must be provided.	2
4	Appliances you provide should have an 'A' energy rating ('C' rating for dryers and washer-dryers).	2 to 4
5	Any outside lighting you provide should be low energy (that is, fluorescent light strips, or lights with sensors or timers, up to 150 watts).	2 to 4
Transport		
1	80% of the development should be within 1000m of a regular route of public transport.	2 to 4
2	Cycle storage should be provided for 50% of homes.	2 to 4
3	The development should provide, and be close to, walking routes to local facilities, such as food shops, post boxes, a post office, a bank, a chemist, a school, a medical centre.	2 to 6
4	You should have space and services (lighting, phone lines and electricity supply) for a home office.	2
Pollution		
1	No substances that damage the ozone must be used in building the development.	4 to 8
2	Boilers must give off no more than 150mg of nitrogen oxides (NO _x) per kWh.	4 to 12
3	The amount of surface water running off roads, pavements and roofs to either natural or built-up environments must be reduced by 50%.	4 to 8
Materials		
1	Over 30% of the timber used in the building process must be recycled, reused or come from a renewable forest (such timber carries the FSC mark).	2 to 6
2	Over 30% of the timber used in finishing to building (starting boards, window boards and so on) must be recycled, reused or come from a renewable forest (such timber carries the FSC mark).	1 to 3
3	Storage must be provided, inside and outside, for recyclable material.	2 to 6
4	The following elements must get an 'A' rating from the Green Guide for Housing: roof, inside and outside walls, floors, windows, hard landscaping (walls, patios and so on) and fencing.	1 to 16
Water		
1	Less than 50m ³ of water should be used for each potential member of the household each year.	3 to 15
2	There should be a system for collecting rainwater to be used for watering gardens.	3
Land use and ecology		
1	Developments should be built on land which is of low ecological value.	3
2	The ecological value of the site should be improved by consulting an approved expert.	3
3	Any existing ecological features on the site must be protected.	3
4	The number of plant and animal species on the site must be protected.	3 to 12
5	The number of cases with a particular difference (ratio) between the floor area (inside the external walls) and the building footprint (the area that all buildings, including the house/flat and garages, sheds and so on).	3 to 6
Health and wellbeing		
1	Buildings should let in adequate daylight in line with part 2 of BS8206.	4 to 12
2	Buildings should meet, or improve, the sound insulation standards set out in the Building Regulations approved document E (2003 Edition).	4 to 16
3	Private and almost-private space outside the home should be provided.	4

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Meeting of the Local Development Framework
Working Group

24th August 2006

Report of the Director of City Strategy

Open Space Supplementary Planning Guidance update

Summary

1. The purpose of this report is to update members on the issues raised by members on the Draft Open Space SPG, which was discussed at Planning Committee on 24th May. It highlights the fact that the Council will shortly be undertaking a PPG17 Assessment of open space needs for the City of York (as required by paragraph 1 of PPG17), and outlines the relationship between the draft SPG and the PPG17 assessment.

Background

2. At Full Council on 12th April 2005, members approved the 4th Set of Changes to the City of York Local Plan for development control purposes. This included policy L1c (Provision of New Open Space in Development), which required open space (either on-site provision or commuted sum payments) to be provided on residential developments of single dwellings upwards, and required open space to be provided in employment, retail and leisure developments of 2,500m² and above. The policy also placed greater emphasis on promoting accessibility of open space.
3. The Council has produced a draft SPG 'Open Space in New Developments – A Guide for Developers', to support policy L1c. Consultation on the SPG took place between 21st November 2005 and 13th January 2006. In total, 120 individual representations were received, from 27 people or organisations. A number of representations claimed that the Council should undertake a PPG17 type audit of open space within the City.
4. The results of the consultation, and subsequent proposed changes were reported to Planning Committee on 24th May 2006. At the meeting, members expressed concern regarding the proposed increase in maximum walking distance for outdoor sports facilities from 1,600m to 3,500m. They noted that whilst this approach was consistent with the Sport and Active Leisure Strategy, it was inconsistent with the approach taken in the draft Local Plan. It was argued that this change would result in a lack of provision in the central urban areas of the city, including for city centre schools, and an increase in car use, which would also impact on the city centre residents where car ownership was

lower. It was suggested that further information needed to be provided about the type of facility that may be available at 3,500m and that a further category of smaller, formal facilities may be required at 1,600m. It was agreed to refer these issues relating to accessibility to a meeting of the Local Development Framework Working Group, to which the Executive Member for Leisure and Culture Advisory Panel would also be invited.

Consultation

5. Since the meeting took place on 24th May, officers have been in discussion with officers in the Lifelong Learning and Leisure sections of the Council with regard to the issues about the proposed walking distances to outdoor sports facilities, raised at the Planning Committee meeting of 24th May.

Options

6. In parallel to the open space SPG, the Council is in the process of forming an evidence base, which will inform the production of the Local Development Framework (LDF). A PPG17 Assessment of local needs is a requirement, as stated in PPG17, and it was decided that in order to progress the LDF, the Council should commission consultants to undertake a PPG17 Assessment of open space needs. This assessment will include a strategy which will set robust standards based on assessments of need of existing facilities and form the basis for redressing quantitative and qualitative deficiencies in the area, through the planning process.
7. The local assessment will be used to inform the LDF Core Strategy, to facilitate better decision making as part of the development control process, to make it easier to negotiate Section 106 contributions, to provide essential evidence for use at appeals, and to influence the allocation of new residential and employment uses. However, the results of the Assessment could also be used to help inform the basis for the open space SPG, by providing an up to date and robust evidence base of current facilities and needs.
8. The scope of the PPG17 Assessment should include open space and outdoor sports and recreational facilities. These assessments must consider both urban and rural areas. The study is not to include any detailed assessment of indoor recreation facilities such as swimming pools or leisure / sports centres.
9. The methodology employed will closely follow advice contained in the good practice guide 'Assessing Needs and Opportunities: A Companion Guide to PPG17', and will include the following key elements:
 - Stage 1 – Assessment of Local Need;
 - Stage 2 – Identification of Existing Information;
 - Stage 3 – Identification of Local Standards;
 - Stage 4 – Assessment of Existing Open Space;
 - Stage 5 – Identify Options;
 - Stage 6 – Develop an Open Space Strategy

10. The Council is currently in the process of appointing consultants to undertake the study, following invitations to submit a tender by 25th July. It is envisaged that a consultant will be commissioned to begin the Study in August and a completed Final Strategy will be submitted to the Council in Autumn. However, the timescale will depend on the work programme and existing commitments of the chosen consultants appointed, and the timescale will be one of a number of determining factors regarding who will be appointed to undertake the Assessment.
11. Whilst such a study will provide invaluable background evidence to the Local Development Framework, it will also provide important information to support the work currently in progress to produce the Open Space SPG.
12. Given the current position on the existing draft Open Space SPG, the Council is therefore faced with 2 options:
 - Option 1: To reconsider the issues raised by Members at Planning Committee of 24th May 2006 following completion of the PPG17 Assessment of Open Space Needs and amend the SPG accordingly; or
 - Option 2: To address the issues raised by Members at the Planning Committee of 24th May 2006 before the completion of the PPG17 Assessment of Open Space Needs, and approve the draft SPG for development control purposes.

Analysis

13. The following is a comparison of the options raised in paragraph 12, above.

Option 1: To reconsider the issues raised by Members at Planning Committee of 24th May 2006 following completion of the PPG17 Assessment of Open Space Needs and amend the SPG accordingly.

14. This option would involve the reconsideration of the issues raised by members at the 24th May Planning Committee in the light of the completion of the PPG17 Assessment, allowing the outcomes of the PPG17 Assessment to be incorporated in the SPG.

The advantages and disadvantages of this option are:

Advantages	Disadvantages
SPG would incorporate more up to date information and would reflect the open space requirement of the City more accurately	May require partial re-draft of elements of the SPG.
Would be more accountable	Would extend timescales relating to approval of SPG
Would be better integrated with the LDF process	

Option 2: To address the issues raised by Members at the Planning Committee of 24th May 2006 before the completion of the PPG17 Assessment of Open Space Needs, and approve the draft SPG for development control purposes.

15. This option would involve addressing the issues raised by Members at Planning Committee on 24th May 2006 and progressing the SPG independently of the PPG17 Assessment.

The advantages and disadvantages of this option are:

Advantages	Disadvantages
The SPG would be finally approved earlier.	The SPG would not incorporate any updated information regarding open space needs and standards
	It may soon be outdated, following the outcomes of the PPG17 Assessment of Needs.
	The SPG may not be integrated in to the LDF process.

16. Officers consider that due to the importance the PPG17 Study will have on the evidence base for the LDF, and that this information will also prove useful for informing the Open Space SPG, Option 1 would be the most appropriate one to undertake at this stage. It is therefore proposed that officers report back to members on the issues raised in the Planning Committee meeting of 24th May 2006, once the PPG17 Assessment has been undertaken.
17. In addition, the consultants undertaking the PPG17 Assessment may also be able to consider some of the issues raised by Members at Planning Committee on 24th May (as outlined in paragraph 4 of this report), as part of the PPG17 Assessment. If members wish, officers can ask the consultants whether this is feasible.

Corporate Priorities

18. The option outlined above accords with the following Corporate Strategy Priorities:
 - Improve the actual and perceived condition and appearance of the city's streets, housing estates and publicly accessible spaces;
 - Improve the health and lifestyles of people who live in York, in particular among groups whose levels of health are the poorest.

Implications

19. The following implications have been assessed:
- **Financial** - *Cost of the PPG17 Assessment is likely to be circa £45 - £50k*
 - **Human Resources (HR)** - *None*
 - **Equalities** - *None*
 - **Legal** - *None*
 - **Crime and Disorder** - *None*
 - **Information Technology (IT)** - *None*
 - **Property** - *None*
 - **Other** - *None*

Risk Management

20. In compliance with the Councils risk management strategy. There are no risks associated with the recommendations of this report.

Recommendations

21. Members are asked:
- 1) To note the issues considered in this report; and
 - 2) To defer taking a report back to Planning Committee on the Open Space SPG until the outcomes of the PPG17 Assessment has been received; and

Reason: To allow the results of the PPG17 Assessment to be incorporated into the Open Space SPG.
 - 3) To consider asking the consultants appointed to undertake the PPG17 Assessment whether they think any of the issues raised by Members at Planning Committee could be addressed as part the PPG17 Assessment.

Reason: To allow the consultants undertaking the PPG17 Assessment to consider the relevant issues to make the PPG17 Assessment more comprehensive.

Contact Details

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*Bill Woolley
Director of City Strategy*

Report Approved

Date 15/8/06

Specialist Implications Officers - None

Wards Affected: *List wards or tick box to indicate all*

All

For further information please contact the author of the report

Background Papers:

None

Annexes

None