Scarborough Borough Council

Sustainable Building - Guidance for Developers

March 2008

A great place to live, work & play

Contents

Chapter 1

Why has this guidance been prepared?

1 Why has this guidance been prepared?

1.1 In December 2007 the Government released the supplement to Planning Policy Statement 1 entitled 'Planning and Climate Change'. It states that "climate change is the greatest long-term challenge facing the world today. Addressing climate change is therefore the government's principal concern for sustainable development." Tackling climate change is a key Government priority for the planning system, and that there is "urgent need for action on climate change".

1.2 The construction industry accounts for a substantial amount of the carbon dioxide (CO_2) released into our atmosphere. By building and using development in a more sustainable manner we can significantly reduce the environmental consequences of development, in particular regarding carbon emissions. In addition to the beneficial environmental impacts, the inclusion of sustainability measures in new homes can also result in cost savings for the home owner. The Government estimates that whilst there will be a cost in achieving the highest energy standard above Part L of the Building Regulations, this is likely to be reflected in the land price rather than the price of new housing. At the same time, households could save up to £360 a year on fuel bills. Consequently more efficient homes can be more affordable overall, particularly for those on low incomes who spend a higher proportion of their income on bills.

1.3 The Government has signalled its intention to move towards requiring zero carbon housing by 2016 (Building a Greener Future : Policy Statement, DCLG, July 2007) and has undertaken consultation on making the Code for Sustainable Homes mandatory. Compliance with intermediate tiers within the code is already mandatory for housing owned by Registered Social Landlords.

1.4 PPS1- 'Planning and Climate Change' further states that: "Planning authorities should help to achieve the national timetable for reducing carbon emissions from domestic and non-domestic buildings".The Borough Council is developing new, locally focused planning policies in its Local Development Framework Core Strategy to help tackle the causes of climate change, and make development more robust to the impacts of climate change. Before these polices are adopted, this document is to support the objectives of PPS1 supplement 'Planning and Climate Change' by requiring all forms of development to be designed, constructed and used in a manner which reduces energy consumption and water use, makes use of existing resources in a sustainable manner, generates less waste, and creates a quality living environment.

1.5 This guidance is to support the objectives of PPS1 supplement 'Planning and Climate Change. For major developments the guidance uses nationally-recognised methods of assessing the sustainability of a development: The Code for Sustainable Homes and BREEAM Standards. PPS1 Supplement 'Planning and Climate Change' is a material consideration in assessing planning applications, and therefore a planning application would be refused it is did not comply with the objectives of PPS1- Supplement in a manner that was appropriate to the scale of the development.

Chapter 2

What developments does this guidance cover?

2 What developments does this guidance cover?

2.1 Sustainable construction can take many forms and so can be undertaken at a range of scales. Therefore all developments will need to consider this guidance. The Local Planning Authority expects all applicants to design and build their development in a sustainable manner that is appropriate to the scale of the development they are proposing.

2.2 The information needed to demonstrate the sustainability of a development should be contained within the Design and Access Statement or if no Design and Access Statement is required, a simple written statement setting out how the development proposes to be sustainable, with annotations on the plans if necessary, would be acceptable. If an applicant is unable to comply with the standards, or does not set out the environmental performance of their development, they must be able to demonstrate why it is not feasible or viable to do so.

2.3 Different types of development will be covered by different standards as follows:

- Any commercial/non-residential developments with a total useable floorspace of 1000 m^2 or over would be assessed through BREEAM standards.
- Residential development comprising 10 or more new dwellings or on a site having an area of 0.5 hectares or more would be assessed through the Code for Sustainable Homes rating system.
- For all other planning applications, the environmental performance of the development should be demonstrated.

Validation of Planning Applications

2.4 Before a planning application can be considered all required information must be submitted. Therefore all the information on compliance with the appropriate standard, or details of the development's environmental performance should be submitted to the planning department, as set out above, with the application forms and plans. Failure to do this may result in the application not being validated.

Chapter 3

What Standards are Proposed?

3 What Standards are Proposed?

New Residential Development

Code for Sustainable Homes

3.1 The Code is intended as a single national standard to guide the development industry in the design and construction of sustainable new homes. Scarborough Borough Council is setting out compliance in accordance with the Government's timetable. It is expected that compliance with the code will apply to a scheme with 10 or more new dwellings or cover an area of land 0.5 ha or more.

3.2 In the short term, Government has indicated that compliance with the Code is voluntary but home builders are encouraged to follow the principles in the Code because Government is considering making assessment under the Code standards mandatory in the future (through changes to the Building Regulations).

3.3 The Code measures the sustainability of a home against design categories, rating the "whole house" as a complete package. The design categories are:

- Energy/Co_2
- Water
- Materials
- Surface water run-off
- Waste
- Pollution
- Health and well-being
- Management
- Ecology

3.4 The Code uses a sustainability rating system - indicated by 'stars', to communicate the overall sustainability performance of a home. A home can achieve a sustainability rating from one to six stars depending on the extent to which it has achieved Code standards. One star is the entry level - above the level of the Building Regulations; and six stars is the highest level - reflecting exemplar development in sustainability terms.

3.5 The sustainability rating which a home achieves represents its overall performance across the nine Code design categories indicated above.

3.6 Minimum standards exist for a number of categories - these must be achieved to gain a one star sustainability rating. Energy efficiency and water efficiency categories also have minimum standards that must be achieved at every level of the Code, recognising their importance to the sustainability of any home. For convenience, the minimum standards are summarised in Appendix 1.

3.7 Apart from these minimum requirements the Code is completely flexible, developers can choose which and how many standards they implement to obtain 'points' under the Code in order to achieve a higher sustainability rating.

3.8 For further details, developers should refer to the Code, which is available on the DCLG website www.communities.gov.uk

3.9 Government has indicated that it would wish to see a phased introduction of the six levels of the Code, expressing its firm intention specifically in relation to carbon emissions, that we should move towards “zero carbon” housing by 2016.

Statement 1

Target for New Residential Development

The Borough council has linked its requirements to the Government's intended programme in the "Code for Sustainable Homes" (December 2006), and wishes to see developments meet the following targets. Compliance would be required from the 1st April of the relevant year.

Code Level	Required From
1	2008
2	2009
3	2010
4	2013
6	2016

When an application is submitted, the expected star rating would be the rating applicable at the time the application is validated. The scheme would be expected to be built in compliance with that rating as proposed in the approved plans/statement.

Compliance with the appropriate standard would be expected from the commencement of development, as set out in the approved plans/statement, thereby taking into account any sustainable construction elements.

If there is a time lapse between approval and construction and the developer wishes to enhance the sustainability of the scheme further, this may be able to be accommodated within the scheme without the need for further planning approval, but the Local Planning Authority would need to access the changes to establish whether a fresh planning application was required, in light of the extent of the changes.

New Commercial Development

Building Research Establishment's Environmental Assessment Method (BREEAM) Standards

3.10 This form of assessment will be used to assess the sustainability of major commercial/non-residential developments with a usable floorspace of 1000 sq metres or over.

3.11 The BREEAM rating system is a nationally recognised assessment method used to reduce the environmental impact of buildings and development. It is particularly useful as it seeks to incorporate sustainable design and construction elements into a proposal at the earliest stage, thus helping to make them more cost effective. Therefore, where BREEAM assessments are to be used, their application should, ideally, be used from the outset. BREEAM can be used to the assess the environmental performance of existing buildings too. BREEAM assessments cover a wide range of environmental issues and presents the results in a way that is widely understood by those involved in property procurement and management. BREEAM assessments are designed cover a range of building types, including offices, industrial units, retail units, schools, leisure centres and laboratories. BREEAM also do an assessment of homes (5 or more). The assessment is undertaken by a BREEAM Assessor who can undertaken an assessment prior to construction, or can be undertaken on existing buildings. BREEAM assesses the performance of buildings in the following areas:

- Management: overall management policy, commissioning site management and procedural issues;
- Energy use: operational energy and carbon dioxide (CO_2) issues;
- Health and well-being: indoor and external uses affecting health and well-being;
- Pollution: air and water pollution issues;
- Transport: transport-related CO_2 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.

3.12 Credits are awarded in each area according to performance. A set of environmental weightings then enables the credits to be added together to produce a single overall score. The building is then rated on a scale of PASS, GOOD, VERY GOOD or EXCELLENT, and a certificate awarded that can be used for promotional purposes.

3.13 Further information on BREEAM and assessors can be found at www.breeam.org.

Statement 2

Standard for major commercial/non-residential development

1. For developments with 1000 sq metres or more usable floor space to gain at least 10% of their energy requirements from on site and renewable energy **OR** where the infrastructure is available, the development should connect to a decentralised, renewable or low carbon energy supply. Where no such network is available, the development should be designed so as to allow connection to such a network at a future date.

2. For developments with 1000 sq metres or more usable floor space, proposed schemes should be assessed by a BREEAM Buildings rating of 'very good or excellent' at the design stage and post construction.

Other Development

3.14 The Government has advised local planning authorities, through PPS1 -Supplement 'Planning and Climate Change', the issues they expect developers to consider in relation to the environmental performance of proposed development. How these are considered will depend on the scale of the development, some of them will only be able to be considered on larger, new developments, whereas others will be achievable on smaller schemes. The information provided by applicants will be expected to reasonably relate to the scale and type of the development.

3.15 The requirements are:

- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption, including maximising cooling and avoiding solar gain in the summer, and maximise natural ventilation taking into account the likely local noise environment and ambient air quality;
- Be planned so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form, together with the proposed density and mix of development, support opportunities for decentralised and renewable or low carbon energy supply;
- Deliver a high quality local environment;
- Provide public and private open space as appropriate so that new development offers accessible choice of shade and shelter, recognising the opportunities for food storage, wildlife and people provided by multi-functional green spaces;
- Ensure new development does not create adverse local environmental conditions for people or undermine biodiversity.
- Give priority to the use of sustainable urban drainage systems, paying attention to the potential contribution to be gained to water harvesting from impermeable surfaces and encourage layouts that accommodate waste water recycling.
- Require provision for sustainable waste management; and
- Creating and securing opportunities for sustainable transport in line with PPG13 including through:

1. the preparation and submission of travel plans;
2. providing for safe walking and cycling, including where appropriate secure cycle parking and changing facilities;
3. an appropriate approach to the provision and management of car parking.

Please note:

The Local Planning Authority will not be assessing the environmental performance of the building materials being used and construction processes, although this is an important element of the sustainability of a building, these particular aspects will be covered through Building Regulations.

Statement 3

Requirements for Other Forms of Development

Design and Access Statements (or Sustainable Buildings Statement where no Design and Access Statement is Required) shall be submitted demonstrating how the proposed development addresses the issues listed above.

Chapter 4

Will these standards be revised?

4 Will these standards be revised?

4.1 These standards are to support guidance in PPS 1 Supplement 'Planning and Climate Change' and are based on national standards. They are to provide guidance whilst Local Development Framework policy is prepared and in advance of regional policy (through the Regional Spatial Strategy) being formally confirmed.

4.2 The contents of this document, will be reviewed and revised in light of any changes in national and regional policy and emerging local evidence.

Chapter 5

Where can I find further guidance on sustainable building?

5 Where can I find further guidance on sustainable building?

5.1 Developers are advised to visit the DCLG website www.communities.gov.uk which contains links to relevant documents and organisations.

5.2 The "Code for Sustainable Homes Technical Guide" (March 2007) provides much guidance in relation to housing development and also has information on other sources of guidance.

5.3 The Local Government Association Guide "Planning Policies for Sustainable Building" (reference F/PT089) also includes references to sources of technical information.

5.4 Other contacts are:

- Energy Saving Trust - www.energysavingtrust.org.uk
- Future Energy Yorkshire - www.fey.org.uk
- BREEAM - www.breeam.org

Chapter Appendix 1

Code for Sustainable Homes - Summary of Minimum Standards

Appendix 1 Code for Sustainable Homes - Summary of Minimum Standards

Code for Sustainable Homes - Summary of Minimum Standards

This section lists the issues under each of the sustainability categories included within the Code, the minimum standards where applicable, and the points available for each issue.

The table below summarises all of the minimum standards which exist under the code:

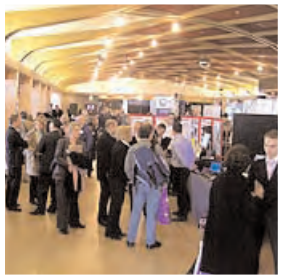
Minimum Standards		
Code Level	**Category**	**Minimum Standard**
1 Star	**Energy/CO_2** Percentage improvement over Target Emission Rate (TER) as determined by the 2006 Building Regulation Standards	10%
2 Stars		18
3 Stars		25
4 Stars		44
5 Stars		100
6 Stars		A 'zero carbon home' (heating lighting, hot water and all other energy uses in the home)
1 Star	**Water** Internal potable water consumption measured in litres per person per day (l/p/d)	120 l/p/d
2 Stars		120 l/p/d
3 Stars		105 l/p/d
4 Stars		105 l/p/d
5 Stars		80 l/p/d
6 Stars		80 l/p/d
1 Star	**Materials** Environmental impact of materials [1]	At least three of the following 5 elements of construction are specified to achieve a BRE Green Guide 2006 rating of at least D -Roof Structure and finishes- External walls- upper floor- internal walls- windows and doors.

1 A probable future development regarding the environmental impacts is to reward resource efficiency, as well as the use of resources that are more sustainable, by developing 'Ecopoints per m/2' as a measure for this item. However, it may be that the 'Green Guide' route will remain as a simple route for smaller developments.

Minimum Standards		
Code Level	**Category**	**Minimum Standard**
1 Star	**Surface Water Run-Off** Surface water management	Ensure that peak run-off rates and annual volumes of run-off will be no greater than the previous conditions for the development site.
1 Star	**Waste** Site waste management	Ensure there is a site waste management plan in operation which requires the monitoring of waste on site and the setting of targets to promote resource efficiency.
	Household waste storage	Where there is adequate space for the containment of waste storage for each dwelling. This should allow for the greater (by volume) of the following: EITHER Accommodation of all external containers provided under the relevant Local Authority refuse collection / recycling scheme. Containers should not be stacked to facilitate ease of use.They should also be accessible to disabled people, particularly wheelchair users and those with a mobility impairment. OR At least 0.8m3 per dwelling for waste management as required by BS 5906 (Code of Practice for Storage and On-site Treatment of Solid Waste from Buildings)

Code for Sustainable Homes- Minimum Standards

www.scarborough.gov.uk



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