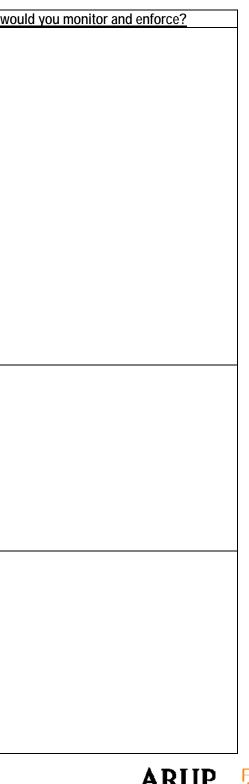


## Activity 2 – use of planning conditions?

## The Activity

- Looking at a range of adopted policies on the sheet provided, draft a planning condition(s) you might use to ensure delivery.
- Does your proposed condition meet the tests?
- How would you monitor and enforce the condition?

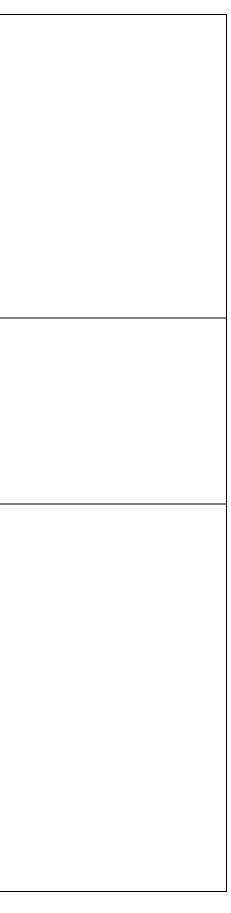
Adopted Policies	Proposed condition (s)	Does the proposed condition meet the tests	How wo
Policy CS 64, Climate Change, Resources and Sustainable Design of Developments			
(Sheffield – Adopted)			
All new buildings and conversions of existing buildings must be designed to reduce			
emissions of greenhouse gases and function in a changing climate. All developments will			
be required to:			
a. achieve a high standard of energy efficiency; and			
b. make the best use of solar energy, passive heating and cooling, natural light, and			
natural ventilation; and			
c. minimise the impact on existing renewable energy installations, and produce renewable			
energy to compensate for any loss in generation from existing installations as a result of			
the development.			
All new buildings and conversions of existing buildings must be designed to use resources			
sustainably. This includes, but is not limited to:			
d. minimising water consumption and maximising water re-cycling;			
e. re-using existing buildings and vacant floors wherever possible;			
f. designing buildings flexibly from the outset to allow a wide variety of possible future uses;			
g. using sustainable materials wherever possible and making the most sustainable use of			
other materials;			
h. minimising waste and promoting recycling, during both construction and occupation.			
CSP 5 Including Renewable Energy in Developments (Barnsley – Adopted)			
All development (either new build or conversion) of 10 or more dwellings or 1000ccm of			
All development (either new build or conversion) of 10 or more dwellings or 1000sqm of non residential floorspace will be expected to incorporate decentralised, renewable or low			
carbon energy sources and other appropriate design measures sufficient to reduce the			
development's carbon dioxide emissions by at least 15% for applications submitted up to			
2015, rising to 20% for applications submitted thereafter subject to such measures being			
practicable and not unacceptably prejudicing the viability of the development.			
Where it is not appropriate to incorporate such provisions within the development, an off			
site			
scheme, or contribution to such may be acceptable.			
Policy EQ1: Reducing Risks to the Environment (Harrogate- Adopted)			
In partnership with the community, the development industry and other organisations, the			
level of energy and			
water consumption, waste production and car use within the District, and the consequential			
risks for climate			
change and environmental damage will be reduced through the following:			
a) The planning, design, construction and subsequent operation of all new development			
should seek to minimise:			
energy and water consumption;			
the use of natural non-renewable resources;			
travel by car;			
flood risk;			







waste;		
b) Until a higher national standard is required, all new development requiring planning		
permission should: for		
residential development (excluding extensions) attain the following levels of the Code for Sustainable Homes (Department of		
Communities and Local		
Government (DCLG), 2006):		
up to 2010: Code level 3 2011 to 2015: Code level 4		
2016 onwards: Code level 6		
for other types of development		
attain 'very good' standards as set out in the Building Research Establishment		
Environmental Assessment		
Method (BREEAM);		
c) Proposals for renewable energy projects will be encouraged, providing any harm caused		
to the local		
environment and amenity is minimised and clearly outweighed by the need for and benefits		
of the development.		
<u>CSP 3 Sustainable Drainage Systems (SuDS) (Barnsley – Adopted)</u>		
All development will be expected to use Queteinable defining surfaces (QuDQ). Only in		
All development will be expected to use Sustainable drainage systems (SuDS). Only in		
exceptional circumstances, where it can be demonstrated that all types of SuDS are		
impractical, will other drainage management systems be permitted.		
Planning applications must include an assessment to show that SuDS will work and be		
maintained. Measures should be taken to avoid water contamination and safeguard		
groundwater supply.		
groundwater supply.		
Developers will be required to contribute to the maintenance of SuDS.		
Policy CS 13, Mitigating and Adapting to Climate Change and Efficient Use of		
Resources (Wakefield – Adopted)		
<u>Resources (Wakehelu - Auopieu)</u>		
1. In order to be sustainable, development must minimise the impact and mitigate the likely		
effects of climate change on existing and future occupants, the wider community and the		
environment and minimise the use of natural resources.		
This will be achieved by:		
a. avoiding unacceptable levels of flood risk, particularly in areas of high flood risk such as		
the Calder River Valley, the Went River Basin, and river tributaries in the south east of the		
district;		
b. taking measures to reduce carbon emissions and adapt to climate change during the		
construction and operation of new developments through, for example, orientation, layout,		
design and material selection;		
c. the prudent and efficient use of natural resources including energy, water, soil and the		
best and most versatile agricultural land and the use of re-used and recycled materials;		
d. proactively managing surface water through the promotion of sustainable drainage		
techniques and positive land management.		
2. In order to achieve the indicative renewable energy generation target for the district of		
11 mega watts by 2010 and 41 mega watts by 2021 and to contribute to sub-regional and		
regional targets the Council will:		
a. encourage the development of new sources of renewable energy generation where		
there is no adverse environmental impact on nearby communities;		
b. encourage all development to incorporate energy from decentralised and renewable, or		
b. checkinge an development to morperate energy norm decentraneed and renewable, of	1	







low carbon sources. All larger developments will be required to incorporate on-site renewable energy generation capacity, unless it is not feasible or viable or there are demonstrable alternative		
decentralised and renewable, or low carbon sources.		
Kirklees, Core Strategy (Submission May 2012)		
Policy SCS6 Energy Efficiency Extensions states that where planning permission is required for extensions to residential properties smaller than 1000 square metres proposals for extensions must incorporate measures to increase the energy efficiency of the host building by at least 30% unless this can be demonstrated to be unfeasible or to render the proposal unviable.		

