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 would you monitor and enforce?
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 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 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. Developers will be required to contribute to the maintenance of SuDS.			
<u>Policy CS 13, Mitigating and Adapting to Climate Change and Efficient Use of Resources (Wakefield – Adopted)</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			

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.			