

Policy EM2: Building Standards

1. New development should be designed and constructed to meet the relevant Building Regulations, as a minimum, with a view to:
 - a) Maximising energy efficiency and the use of low carbon energy;
 - b) Conserving water and minimising flood risk including flood resilient construction;
 - c) Considering the type and source of the materials used;
 - d) Minimising waste and maximising recycling during construction and operation;
 - e) Being flexible and adaptable to future occupier needs; and
 - f) Incorporating measures to enhance biodiversity value.
2. In meeting the carbon reduction targets set out in Building Regulations, the Council will expect development to be designed in accordance with the following energy hierarchy:
 - a) Reduce energy demand through energy efficiency measures.
 - b) Supply energy through efficient means (i.e. low carbon technologies).
 - c) Utilise renewable energy generation.
3. A Sustainable Buildings Statement should demonstrate how the requirements of Climate Change policies in this Plan and any other relevant local climate change strategies have been met and consider any potential coal mining legacy issues including land stability.

A comprehensive update of the Delivering a More Sustainable City SPD incorporating the approach to Building Sustainability Standards will be developed.

The Council intends to take a leading role in identifying new and existing opportunities for Decentralised Energy Networks (or DENs for short) through heat and energy recovery. The construction methods and standards of all buildings can help reduce local climatic effects and ensure better adaptability to changing circumstances. The Government has identified this issue as a priority through the National Planning Policy Framework, Para's 93-95.

In meeting the requirements of this policy developers should, where relevant and applicable, demonstrate the performance of their proposals against the relevant national standard or code. Currently, there is not a non-domestic equivalent of the Code but the Building Research Establishment Environmental Assessment Method (or BREEAM for short) is a voluntary assessment scheme that covers areas ranging from management, health and well-being, energy, transport, water, materials and waste, land use and ecology, and pollution aspects of non-residential building performance. This is the most comprehensive assessment tool available to assess non-residential buildings and its standards range from Pass to Good, Very Good, Excellent and Outstanding.

The built environment remains the largest single contributor of carbon dioxide at 40% of the city's total with homes and transport having emissions of 36% and 24% respectively. It will be the case that the strategic sites designated on the Policies Map will have a major

role to play in achieving an increase in the level of decentralised low and zero carbon energy supplies that can be made available.

Any prospective developers investing in the identified strategic sites should consider bringing forward development schemes that could take advantage of any existing and planned decentralised energy network. Developments that would be expected in these areas would offer the economies of scale necessary to include combined heat and power generation or a network connection to an existing energy network. The indicative route of the phase 1 heat network is shown on the Policies Map. The Council will encourage applicants to connect to the network, wherever practicably possible or demonstrate how the objectives of this policy have been met through alternative equivalent carbon solutions in the Sustainable Buildings Statement.

Consideration of the city's coal mining legacy should also be included within the Sustainable Building Statement having regard to maps and information published by the Coal Authority.