Sustainable Design and Construction

4.15.1 The aim of this policy is to ensure new developments are designed and constructed to minimise their environmental impact, and contribute to meeting targets for reductions in carbon dioxide (CO_2) emissions. The policy sets out broad criteria to be considered in the design and construction of new development and sets out principles for the management of waste in new development. In doing so the policy contributes to meeting objectives 1, 5, 6, 7, 9 and 10 of the Core Strategy and responds to issues 10, 11, 12 and 14.

Context

4.15.2 Sustainable design and construction has a key role to play in mitigating the impact of extensive new building on the environment and climate change.

Policy BCS15

Sustainable design and construction will be integral to new development in Bristol. In delivering sustainable design and construction, development should address the following key issues:

- **Maximising energy efficiency and integrating the use of renewable and low-carbon energy;**
- **Waste and recycling during construction and in operation;**
- **Conserving water resources and minimising vulnerability to flooding;**
- **The type, life cycle and source of materials to be used;**
- **Flexibility and adaptability, allowing future modification of use or layout, facilitating future refurbishment and retrofitting;**
- **Opportunities to incorporate measures which enhance the biodiversity value of development, such as green roofs.**

New development will be required to demonstrate as part of the Sustainability Statement submitted with the planning application how the above issues have been addressed. For major development and development for health or education uses, the Sustainability Statement should include a BREEAM and/or Code for Sustainable Homes assessment. Additionally, in the case of a super-major development, a BREEAM for Communities assessment will be required.

From 2016 residential development will be expected to meet Level 6 of the Code for Sustainable Homes. For non-residential development, also from 2016, a BREEAM "Excellent" rating will be expected.

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of its design. Major developments should include communal facilities for waste collection and recycling where appropriate.

New homes and workplaces should include the provision of high-speed broadband access and enable provision of Next Generation broadband.

Explanation

4.15.4 The assessment of major development against national sustainability methodologies will ensure that development engages thoroughly with issues of sustainable design and construction. Policy BCS15 does not set specific targets against these standards ahead of of the national programme for zero carbon residential development by 2016; however, the score achieved in the assessment will serve to indicate how successfully development has addressed the relevant issues. Assessments should be completed by a licensed assessor. The Code and BREEAM measure should be used unless they are replaced by any such national measure of sustainability which is approved by the local planning authority. The expectation of residential development meeting Code level 6 from 2016 is dependent on the energy requirements of that level being embedded in the Building Regulations by that date.

4.15.5 For the purposes of Policy BCS15, major development is defined as development of 10 or more dwellings or development exceeding 1,000m² of other floorspace, and super-major development is defined as development of 100 or more dwellings or development exceeding 10,000m² of other floorspace.

4.15.6 The assessment of development against this policy will be integrated with the renewable and low carbon energy requirements set out in Policy BCS14 and measures to minimise the risk of and vulnerability to flooding as set out in Policy BCS16, and will form a part of the assessment of the impact of the development on climate change as set out in Policy BCS13.

4.15.7 The provision of satisfactory arrangements for the storage of refuse and recyclable materials should be integral to the design of all new development. Facilities should be provided in an easily accessible location, having regard to relevant urban design considerations.

Policy Delivery

This policy will be delivered through the development management process, by means of Policy BCS13's requirement for Sustainability Statements and the implementation of Policy BCS14 and Policy BCS16.

Further guidance on sustainable design and construction measures will be offered in a supplementary planning document on sustainability and climate change mitigation and adaptation.

Indicators
% of schemes including 10 or more homes granted planning permission that achieve levels 4, 5 and 6 of the Code for Sustainable Homes
% of schemes including at least 1,000m² non-residential floorspace granted planning permission that achieve BREEAM "Very Good", "Excellent" and "Outstanding".
% of super-major schemes granted planning permission that achieve BREEAM for Communities "Very Good", "Excellent" and "Outstanding".
% of new homes and workplaces with high speed broadband access and enabled for Next Generation broadband access