

## Interim Sustainable Buildings Policy

All proposals for new development should take into account the following criteria, where appropriate. In addition all proposals for Major Development will be required to incorporate the following criteria:

- a) Sustainable design and layout (such as orientation, maximising daylight, optimising solar gain);
- b) A high quality external environment (such as incorporating public and private open space that affords a choice of shade and shelter and which recognises the opportunities for flood storage (where appropriate), wildlife and people provided by multi-functional green spaces);
- c) Sustainable water management techniques (such as the use of SuDS and green roofs and taking into account both river flows and surface water run off);
- d) Sustainable waste management facilities (through the appropriate provision of refuse/recycling bin storage);
- e) Reduce non-renewable energy use (a proportion of the energy requirements of the new development should be provided from on-site renewable sources, or through other carbon reduction measures, as appropriate);
- f) Reduce carbon emissions:

all new homes should be constructed to the highest level of the Code for Sustainable Homes (in line with the Government's 10 year timetable for all new homes to be carbon neutral by 2016);

all new non-residential buildings should be constructed to be as sustainable as possible (encouraging the highest BREEAM rating for energy efficiency in line with the Government's targets of reducing carbon emissions);

- g) Water recycling techniques (such as grey water, rainwater harvesting); and
- h) Sustainable transport (reducing reliance on the private car and incorporating sustainable transport patterns).

All new Major development will be expected to address all of the above criteria, unless it can be shown that there are significant constraints to development. In such circumstances the applicant will be expected to demonstrate, having regard to the type of development involved, its design or location, that this is not viable or feasible. This should be demonstrated through a sustainability statement, technical feasibility statement, energy audit or financial viability statement, as appropriate. Discussions at the pre-application stage are encouraged but evidence should be submitted with a planning application.