



## **Addendum to the City of York to the Interim Planning Statement (IPS) on Sustainable Design and Construction (approved 2007)**

As part of the transition towards adoption of a new Local Plan for the City of York and in line with changes in force from 6<sup>th</sup> April 2014 relating to Part L (Conservation of Fuel and Power) of Building Regulations 2010, there is a need to revise the IPS on sustainable design and construction's (2007). This addendum has the affect of replacing guidance contained within certain chapters of the IPS on Sustainable Design and Construction (2007)

All development types are affected by all or some of the changes below:

The following changes relate to only development types:

- Residential developments (New Build) of less than 10 dwellings;
- Existing residential dwellings under 10 dwelling –  
Refurbishments, Conversions and Changes of use; and
- Commercial developments with a gross internal area of less than 1,000m<sup>2</sup>.

The three categories of development identified above no longer need to meet the following:

- For all new residential developments of less than 10 dwellings there is **NO LONGER** a requirement for applicants to demonstrate the achievement of at least a Code for Sustainable Homes Level 3 rating.

- For all new commercial developments with a floorspace of less than 1,000m<sup>2</sup> there is **NO LONGER** a requirement for applicants to demonstrate the achievement of at least a BREEAM 'Very Good' rating.
- However, all applications under 10 dwelling and 1000m<sup>2</sup> are still encouraged to meet the IPS requirements as this supports the National Planning Policy Statement 1: Delivering Sustainable Development, the RSS and the city's Climate Change Framework and Action Plan.

For all other types of development that exceed the thresholds documented above (large-scale commercial developments over 1000m<sup>2</sup> and residential dwellings of 10 dwelling units and above) the requirements of the IPS are still to be complied with (as per pages 9 -13 and 23 - 26 of the IPS 2007).

In addition to above, and from 6<sup>th</sup> April 2014, **ALL** new developments will no longer have to meet the IPS's minimum requirement (renewable energy).

- All new developments, refurbishments, conversions and changes of use will **no longer be required to demonstrate** that either 5% or 10% **of the expected energy demand for the development will be provided for through on site renewable energy generation** for heat and / or electricity( % is dependent on the development size).

This is to bring the policy in line with a strengthened Part L (**Conservation of Fuel and Power**) of Building Regulations 2013.

**\*Please note that all applications must still submit a Sustainability Statement with all applications and in line with IPS (page 6) and**

**Policy GP4a of the City of York Draft Local Plan (incorporating the 4<sup>th</sup> set of changes approved April 2005).**

For the detailed changes to Part L of Building Regulations please visit [www.planningportal.gov.uk/buildingregulations/approveddocuments/partl/changes](http://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl/changes).

**For further information please contact us at:-**

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