

# Brighton & Hove

## How can we work towards more sustainable buildings?

Francesca Iliffe

Sustainability Officer, Brighton & Hove City Council  
sustainability @brighton-hove.gov.uk



## sustainability strategy



## Why Sustainable buildings?



## UK Carbon Emissions in 2000

- Buildings contribute 50% of UK carbon emissions
- Buildings: 75 million tonnes
  - 40 domestic
  - 35 non domestic
- 30% of these emissions from electricity
  - 45% motor drives (fans & pumps)
  - 30% electricity
  - 20% lighting
  - 5% heating
- Transport: 40 million tonnes
- Industry: 35 million tonnes



## Greening developments



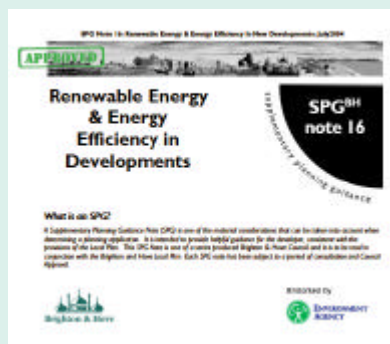
## the issues

- Energy
- Transport
- Pollution
- Materials
- Sustainable waste management
- Sustainable water use
- Procurement
- Biodiversity
- Access & affordable housing



## policies for sustainability in the Local Plan

- SU2
- efficiency of development in the use of **energy, water and materials**
- efficient use of **water resources** improving water quality
- **pollution and noise control**
- minimisation and re-use of **construction industry waste**
- **sustainable waste management**
- energy efficiency & production of **renewable energy**
- building at **higher densities** where appropriate
- use of **brownfield sites**



## Forthcoming Special Planning Documents

- Trees and Development Sites SPD
- Biodiversity SPD
- Construction industry waste SPD

## Proposed Special Planning Documents

- Grey Water SPD or Planning Guide?
- Sustainable Buildings SPD?



## Local Development Framework the new planning system

PPS1 Delivering Sustainable Development

**“Sustainable development  
the new purpose of the planning  
system”**

Local authorities given the responsibility to deliver  
sustainability in their area



## Circus Street Site



**Black Rock site**



- Sustainability one of three key objectives



**King Alfred Development**



**Brighton Station Site**



**BREEAM**

Buildings Research Establishment  
Environmental Assessment Method

- Energy
- Transport
- Pollution
- Materials
- Water
- Land Use and Ecology
- Health and Wellbeing

Ratings:	Pass	36
	Good	48
	Very Good	60
	Excellent	70

[www.bre.co.uk](http://www.bre.co.uk)



**A new public library for Brighton**



**Jubilee Library**

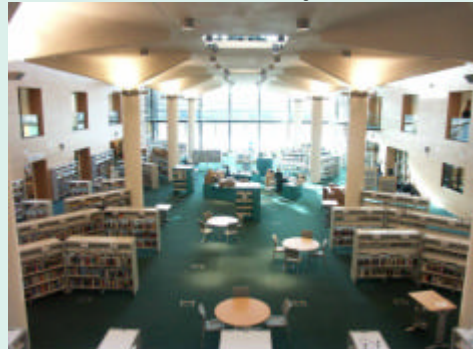


Jubilee Library



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Jubilee Library



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### How can we do better forthcoming Nationally 2006

- New Part L Building Regulations
- EU Energy Performance in Buildings Directive
- Code for Sustainable Buildings
- Home Improvement Packs
- Governments energy review?

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### How can we do better?

- Set minimum standards
  - Government should set minimum targets on energy/water/waste/carbon emissions
  - Example of Merton Borough Council
  - B&HCC 15% renewables target?
- Fiscal measures
  - Carbon taxes
  - Funding for renewables/ROCs
- We need certification or how do we know when a building is sustainable
  - BREEAM not enough
  - Home Information Packs
  - CSB must become compulsory for all buildings
  - Ecological foot printing

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### How can we do better?

- Must have education so everyone aware of issues and how to construct & use buildings sustainably
- Markets must favour environmental options
  - Cost of materials and technologies do not reflect environmental cost. The polluter must pay!
  - Property prices will start to recognise green credentials
- What about existing stock?
  - eco renovation vital



### Varndean



### Varndean



### Varndean



### Varndean



### example of a nesting box within a building facade



# **Brighton & Hove**

## **Local progress towards sustainable buildings**

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