

### Appendix 3 Proposed Changes to Sustainable Building Design SPD

Section	Paragraph	Proposed Change
Introduction	1.1.2	Additional final bullet point to read: 'The Eastbourne Cycling Strategy, 2012'.
International and National Planning Policy Context	2.1.2	Amend to read ' <u>...and sustainable development in planning. The Government has set a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, to be achieved through action in the UK and abroad. Also a reduction in emissions of at least 34% by 2020. Both targets are against a 1990 baseline</u> '.
International and National Planning Policy Context	2.1.4	Amend to read ' <u>...on the Code for Sustainable Homes. For all new commercial development, standards will be based on the British Research Establishment Environmental Assessment Method (BREEAM)</u> '.
Section 5 Sustainable Building Design Topics	5	Additional information to be added relevant to commercial schemes to meet BREEAM standards. Please see Appendix A.
BREEAM	5.0.1	Amend to read: <del>.....'They are presented in the same order as the checklists in Appendix 2 and follow the ten key sustainability themes'</del> :
Minimising Flood Risk and Surface Water Run-Off	5.5.3	Additional bullet points to read: <ul style="list-style-type: none"> <li>• <u>The development connects to the sewerage system at the nearest point of adequate capacity, as advised by Southern Water.</u></li> <li>• <u>No surface water is connected to the foul sewerage system unless evidence is provided to demonstrate that all other options are not practicable</u>'.</li> </ul>
Sustainable Transport	5.10.5	Amend to read ' <u>...practical transport choice. Eastbourne Borough Council is committed to providing a safer network of routes across the town for cycling and other sustainable means of transport. The Eastbourne Cycling Strategy 2012 website (include weblink) provides details of cycling and cycle</u>

Section	Paragraph	Proposed Change
		<u>routes within Eastbourne'.</u>
New Section	Section 7	Details to be provided of the Carbon Buyout Fund procedure (referred to in Policy D1) * Section currently being written by consultants LDA.
Appendix 2		Revised Checklist- Please see attached Appendix B
Appendix 3		Remove Code for Sustainable Homes table and replace with Glossary of Terms

**Changes to be made as a result of the NPPF and the deletion of Checklists:**

Section	Paragraph	Proposed Change
International and National Planning Policy Context	2.1.4	In light of the NPPF, update paragraph to read ' <u>The National Planning Policy Framework, 2012, states that Local Plans should follow the approach of presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally'.</u>
Checklist A and Checklist B	3.2.3 and 3.3.2	Delete as this is no longer applicable with the reduced Checklists.
Checklist B	3.3.3	This could now create potential conflicts with Building Regs and BREEAM standards

## **APPENDIX A**

### **Additional Information to be included in Section 5 Sustainable Building Design Topics**

#### **5.1.14**

Consideration of floor plan depth in order to improve natural daylighting and consequently reduce the energy demand associated with electrical lighting.

#### **Table 5.1.20**

**Energy metering-** Further sub-metering of areas/floors. Applicable to larger developments (especially multi-occupancy buildings) in order to monitor resource use and implement a plan for improved performance.

#### **5.4.3**

**Water metering-** Further sub-metering of areas/floors. Applicable to larger developments (especially multi-occupancy buildings) in order to monitor resource use and implement a plan for improved performance

#### **5.4.7 (new para)**

**Prevention of Water Loss-** The use of water leak detection systems and solenoid-linked sanitary supply shut off will help to reduce the risk of long term water loss.

#### **5.5.4**

Flood Risk Assessments should be carried out and means to mitigate flood risk should be incorporated into the design of the new development.

#### **5.9.7**

Insert text after; ....travel plans, *'as encouraged through the BREEAM standards'*

#### **5.10.1**

Transport and movement should be a key consideration when designing a new development and form an important part of the CSH and BREEAM assessment criteria. Issues for consideration are;

- Public transport,
- Parking capacity,
- Site design for pedestrian and cyclist safety,
- Proximity of local amenities
- Traffic management
- Car clubs
- Cycle paths and;
- Cycle storage facilities.

## APPENDIX B

### Amended Checklists:

### Checklist A – Applications for household and small scale developments

- New residential and/or mixed use developments with 2 or fewer residential units; or
- Residential extensions, conversions, and change of use and/or mixed-use developments numbering 2 or fewer residential units; or
- Retail development of 150 sq m or less; or
- Any other development of 235 sq m or less.

Please refer to the numbered sections of the Sustainable Building Design SPD for more detailed information, and the Code for Sustainable Homes (CLG, 2006) and BREEAM assessment criteria in Appendix 3.

Or visit the websites [www.planningportal.gov.uk/uploads/code\\_for\\_sust\\_homes.pdf](http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf) or <http://www.breem.org/>

Sustainable Building Design Topic (Section)	Sustainable Outcomes Sought	Yes/No Please Indicate	Details
(4.1) Code for Sustainable Homes (CSH) Level 4  (New Build Residential Only)	Will the development achieve the Code for Sustainable Homes Level 4 standard?  <i>Provide certification and other details in the Design and Access statement.</i>		Provide details separately
(5.2) Contributing to the Energy Opportunities Plan	What renewable energy technologies will be incorporated into the development, to meet the requirements of the Energy Opportunities Plan?:		

<b>Sustainable Building Design Topic (Section)</b>	<b>Sustainable Outcomes Sought</b>	<b>Yes/No Please Indicate</b>	<b>Details</b>
	<ul style="list-style-type: none"> <li>• Solar water heating systems</li> <li>• Solar photovoltaic tiles</li> <li>• Generation from biomass or bio fuels</li> <li>• Wind generated energy</li> <li>• Heat pump</li> <li>• Other renewable energy technologies (please give details)</li> </ul>		

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## Checklist B – Applications for large scale developments

- New residential and/or mixed use developments with 3 or more residential units; or
- Residential extensions, conversions, and change of use and/or mixed-use developments numbering 3 or more residential units; or
- Retail development of more than 150 sq m; or
- Any other development over 236 sq m or being developed on a site of 0.5ha or greater.

Please refer to the numbered sections of the Sustainable Building Design SPD for more detailed information, and the Code for Sustainable Homes (CLG, 2006) and BREEAM assessment criteria in Appendix 3.

Or visit the websites [www.planningportal.gov.uk/uploads/code\\_for\\_sust\\_homes.pdf](http://www.planningportal.gov.uk/uploads/code_for_sust_homes.pdf) or <http://www.breeam.org/>

### Compulsory Criteria

Sustainable Building Design Topic (section)	Sustainable Outcomes Sought	Yes/No Please Indicate	Details
(4.1) Code for Sustainable Homes (CSH) Level 4  (New Build Residential Only)	Will the development achieve the Code for Sustainable Homes Level 4 standard?  <i>Provide certification and other details in the Design and Access statement.</i>		Provide details separately
(4.2) BREEAM 'Very Good' standard  (Non-Residential over 1000 sq. m.)	Will the development achieve the appropriate level to meet the BREEAM 'Very Good' standard?		Provide details separately

Sustainable Building Design Topic (section)	Sustainable Outcomes Sought	Yes/No Please Indicate	Details
(Only)	<i>Provide certification and details in the Design and Access statement.</i>		
(5.2) Contributing to the Energy Opportunities Plan	<p>What renewable energy technologies will be incorporated into the development, to meet the requirements of the Energy Opportunities Plan?:</p> <ul style="list-style-type: none"> <li>• Solar water heating systems</li> <li>• Solar photovoltaic tiles</li> <li>• Generation from biomass or bio fuels</li> <li>• Wind generated energy</li> <li>• Heat pumps</li> <li>• Other renewable energy technologies (please give details)</li> </ul> <p>Is the development connection ready to a potential district heating network? (Developments of 10 units or more)</p>		
(5.7) Creating and enhancing wildlife habitats	Has a Biodiversity Survey been submitted with the application? (Development of 5 units or more only)		Provide details separately

