



Lewes District Council

# **SUSTAINABILITY IN DEVELOPMENT**

## ***TECHNICAL ADVICE NOTE***

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# 1. Introduction

- 1.1 Lewes District Council has declared a **climate emergency**, with a headline target of becoming a fully resilient and **Net Zero** Council by 2030. This will require a massive effort, both on behalf of the Council and its Officers, partner organisations, residents and developers and commercial concerns.
- 1.2 **Sustainability** within development is one of the primary frontiers on which real and lasting benefits can be made. This Sustainability TAN seeks to draw together the different aspects of development which can influence how sustainable it is, in order to make it easier to consider these factors in both the design and construction phases and ensure that low carbon development outlined in National Guidelines becomes a reality.
- 1.3 The impacts of climate change are unavoidable, and are set to get worse. New development should consider these factors from the outset and ensure that the site, and the people who will eventually be using it, will be as prepared as possible. The amount of energy that will need to be consumed on the site should be reduced as much as is practical. Where energy has to be used, it should be done in the most efficient way possible, utilising the best materials for the job.
- 1.4 The sustainability of a development should not just be considered from a point of view of the resulting development. During construction, emissions come from the creation of the materials used in construction, from bringing people and materials to the site, and from the use of machinery. Once built, buildings are responsible for emissions from operational energy, such as heating, cooling, lighting and water, as well as energy use to power common place appliances.
- 1.5 This TAN should be read in conjunction with the Circular Economy TAN and together they set out how the planning system plays a crucial role in ensuring that buildings built now are fit for purpose in the future and that we reduce the emissions released during the life cycle of the development, from its construction, occupation and evidential demolition or decommissioning.

## 2. Background

- 2.1 The Council's focus for the next four years as set out in the **Corporate Plan** is to:
- Provide leadership to the district on tackling Climate emergency;
  - Create sustainable community wealth;
  - Build homes that people can afford to live in.
- 2.2 The **Corporate Plan** further sets out the ambition to put **Sustainability** at the heart of the **Local Plan**, and the council are working to progress actions to tackle the climate emergency including developing a Sustainability and Climate Change Framework.
- 2.3 The National Planning Policy Framework (NPPF) sets out the purpose of the Planning System to contribute to the achievement of **sustainable development**. At a very high level, the objective of **sustainable development** can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 2.4 Paragraph 148 of the NPPF states that *“The planning system should support the transition to a low carbon future in a changing climate.....and should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.”*
- 2.5 The National commitment to combatting Climate Change is underlined within the Planning Practice Guidance (PPG). The PPG on Climate Change states that *“...local planning authorities should ensure that protecting the local environment is properly considered alongside the broader issues of protecting the global environment. Planning can also help increase resilience to climate change impact through the location, mix and design of development.”* It goes on to state that *“addressing climate change is one of the core land use planning principles which the National Planning Policy Framework expects to underpin both plan-making and decision-taking.”* It describes that there is a statutory duty for Local Planning Authorities (LPA) to tackle climate change, and the impacts of climate change, through planning policies.
- 2.6 The PPG provides several examples of how to ‘mitigate climate change by reducing emissions’, which includes reducing the need to travel, providing opportunities for low carbon and low energy technologies, and promoting low carbon design to reduce the amount of energy used in new developments.

### 3. Expectations of New Development

- 3.1 This Technical Advice Note is specifically aimed at new build commercial and residential development. **Whilst there is no requirement for Householder applications to submit the Sustainability Checklist, all developments are encouraged to consider the checklist to inform important early decisions and to influence their design/project.** Whilst the retrofit of existing buildings to improve energy and water efficiency is strongly supported; the Council have little planning control over these works.
- 3.3 This Technical Advice Note should be consulted by developers during the design phase of development. The checklists combine potential sustainability options from across the six broad themes (including the Circular Economy which is linked to the Circular Economy TAN) and set out what applications are expected to deliver or encouraged to consider through the design process. The relevant checklist should be submitted with an application for Planning Permission (Full or Outline) to show that the policy requirements have been met and the relevant points have been considered. Not all requirements will be suitable for every development. Where a 'requirement' is not relevant for the development scheme this can be explained within the 'evidence' section of the checklist.
- 3.4 Given that sustainable construction and design should be considered from the outset of a project, and the checklists are a starting point in the bid to reduce carbon emissions, it will be a requirement to submit a checklist and/or accompanying statement with all pre-application advice requests for relevant proposals.
- 3.5 The suggestions that are within this checklist should be viewed as starting points for further investigation in a bid to reduce the Carbon footprint of the development. Your submitted documents should set out how these points have been considered. Implementing these suggestions, where appropriate, will not only add to the amenity of the residents or users of commercial sites, whilst securing a sustainable future, they will also add value to the developments themselves.
- 3.6 Submission of information, for example, on water use reduction measures, efficiency of appliances and incorporation of Electric Vehicle Charging Points in developments during the application stage, may prevent pre-commencement or pre-occupation conditions on planning permissions being required to ensure that sustainability measures are implemented in

accordance with Core Policy 14 of the Local Plan Part 1. This will speed up the planning process and reduce unnecessary cost.

- 3.7 Demolition often leads to large amounts of waste, and can impact on the amenity of residents. Retaining a building can preserve the character of the surrounding area; therefore we would encourage the reuse, repair and refurbishment of existing buildings to new uses wherever possible. If your site includes an existing building which is proposed for demolition we will expect your submission to outline why it is not suitable for reuse. Further detail on this is provided in the Circular Economy Technical Advice Note.
- 3.8 Using the planning system to promote food growth, and the creation of a sustainable food network is a concept growing in popularity and seeks to encourage developers to include space for growing food in new developments. The provision of good growing space will assist with ambitions of delivering sustainable development and is likely to be the basis of a policy in a future Local Plan.
- 3.9 All development is encouraged to give early consideration in design proposals and landscaping schemes to the location of food growing spaces, the use of productive trees or other edible planting. Edible landscaping can be utilised with food producing plants replacing ornamental plants in landscaping schemes without excessive financial burden. The intention being that outdoor amenity space already required as part of a good development is food friendly.
- 3.10 The Corporate Plan starts to explain the desire to create a sustainable economy that is a fairer place to live and work, with more of the money earned within Lewes District staying within the district, which directly benefits residents and local companies. To do this we need to consider social value and community wealth building throughout the Council's activities.
- 3.11 In planning terms, the concept of social value relates to the delivery of social, environmental and economic costs and benefits of developments. It is necessary to consider the impacts of a development across its lifecycle, and the monitoring of social value indicators or outcomes can ensure all parties understand the full legacy of development. We can embed community wealth building and social value into the planning system to capture the maximum wealth through construction and use values.
- 3.12 We can use social value calculations and metrics to enable the public to understand the positive impact that new development will have on their neighbourhood and community. Whilst LDC does not have a specific local plan policy setting social value or community wealth requirements, the

delivery of social, environmental and economic benefits from development is consistent with the National Planning Policy Framework, and its overarching ambition for achieving sustainable development and meeting local needs. Therefore new developments are encouraged to maximise social value in order to deliver as many public benefits as possible. For example your proposals should consider:

- Utilising local supply chains so money stays in the local economy
- Recruiting local people during construction and in operational use, increasing local employment
- Improving mental and physical health, through provision of high quality walking or cycling provision to encourage active travel.
- Creating inclusive places, which are capable of being adapted to changing needs
- Incorporating a variety of amenities and facilities which meet the local need, and create sustainable communities.

3.13 This is by no means an exhaustive list. Your application submission should set out the broader contribution that your development will bring to the local community.

3.14 Lewes District Council has already prepared the Newhaven Local Labour and Training Technical Guidance Note (adopted July 2020). The purpose of this is to assist in securing Local Labour Agreements which can secure local jobs and at both construction and operational phases of development within Newhaven. If your application is within Newhaven and constitutes major development as defined in paragraph 4.6, you will be required to make a commitment to local Labour obligations asset out in the TGN.

3.15 The Electric Vehicle Charging Points Technical Guidance Note requires new residential development to provide accessible EV Charging points to drive a transition to more efficient lower polluting vehicular technologies. This TGN should be read in conjunction with this TAN.

3.16 Energy systems are in transformation and technological advances are continuing which will change the way we generate and consume energy. Energy systems are increasingly renewable, decentralised, smart demand responsive configurations and the Council support the movement to developments which would produce their own energy for consumption or export. Given the pace of change in the industry, we encourage developers to ensure they are designing developments to be sustainable and we

welcome statements in addition to the checklists to set out how a development is a best practice example of sustainable construction.

## 4. How and When to use this Sustainability Checklist

- 4.1 The Checklist below is a comprehensive list of **sustainability objectives** and aspirations that should be considered at various stages of development. This document is designed to provide guidance on the authority's expectations for new development when applying local plan policies, in line with the NPPF requirement for transition to a low carbon future, and the PPG suggestions to 'mitigate climate change'. Any requirement listed in the checklist is taken from a local or national policy: the checklist does not require anything new to be considered or implemented. The concepts, design or construction techniques are not outlined in full in this document as it is not considered necessary at this stage, however future policies and supplementary guidance are being considered on the topic(s). For information regarding the Circular Economy concepts please see the Circular Economy TAN.
- 4.2 Mitigating and adapting to climate change, using natural resources prudently and minimising waste and pollution is a core principle of sustainable development and National Planning Policy. The purpose of the TAN is to guide development. **We do not intend to make the process burdensome; therefore the submission of information should be proportionate and relevant to the development proposed.**
- 4.3 **The applicant is expected to complete and submit the relevant checklist with their planning application for validation.** Separate checklists are provided for minor and major applications. You can submit further information through statements / reports but you should also complete the checklist. **Householder applications are not required to submit the checklist but are encouraged to consider the contents to influence their projects.** Given these issues should be considered from the outset of a project the checklist should be submitted with outline planning permission applications, with the information provided proportionate to the matters for consideration. Equally with a reserved matters application the checklist would need to be submitted to consider the matters to be determined. The relevant checklist should also be submitted with pre-application advice requests.
- 4.4 The overarching purpose of the planning system is to contribute to the achievement of sustainable development. A number of policies and documents set out requirements to assist in achieving this; however the



collective implementation of all policy documents and strategies are what will ensure that Lewes is genuinely delivering sustainable development.

- 4.5 This technical guidance should be read in conjunction with other Technical Guidance Notes, such as the Note on **Biodiversity Net Gain**, and the Note of the **Circular Economy**, as well as other requirements as part of the Planning Application Process.
- 4.6 Appendix 1 is for **Major Applications** which is to be used on applications which meet the following criteria:
- Residential: 10 or more dwellings / over half a hectare / building(s) exceeds 1000m<sup>2</sup> floorspace
  - Commercial: 1,000m<sup>2</sup> or more floorspace / 1 or more hectares
- 4.7 Appendix 2 is for **Minor Applications** and should be used on applications which meet the following criteria:
- Residential: up to 10 dwellings
  - Commercial: under 1,000m<sup>2</sup> floorspace / less than 1 hectare
- 4.8 Where a particular requirement is not applicable for an application, the reason for this should be described in the Evidence column.
- 4.9 PDF versions of each checklist that can be completed and submitted with an application are available to be downloaded from the Council's website.

# Appendices

## Appendix 1: Sustainability Checklist for Major Developments

BIODIVERSITY				
Populations and Habitat	Requirements	Met	Evidence	Policies
	Provide a Tree Survey/Arboriculture statement	<input type="checkbox"/>		<b>NPPF:</b> Chapter 15: Conserving and enhancing the natural environment  <b>Planning Practice Guidance:</b> Natural Environment  <b>LPP1 Policies:</b> CP8: Green Infrastructure CP10: Natural Environment and Landscape Character.
	Determine if the development is likely to affect biodiversity	<input type="checkbox"/>		
	Complete a Preliminary Ecological Appraisal (PEA) survey of the site	<input type="checkbox"/>		
	Retain existing mature trees, hedgerows or other habitats	<input type="checkbox"/>		
	Indicate geological conservation interests	<input type="checkbox"/>		
	Consider the Habitat Regulations if the development is within 7km of the Ashdown Forest	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	<b>LPP2 Policies:</b> DM24: Protection of Biodiversity and Geodiversity  <b>Other:</b> Biodiversity Net Gain Technical Note
	Has an Ecological Impact Assessment been carried out?			
	Does any proposed landscaping prioritise native species?			
	Is it possible that a new habitat could be created on site?			
Have protected species surveys been carried out or suggested?				
Net Gain	Requirements	Met	Evidence	
	Development must demonstrate that there is a Biodiversity NET GAIN of 10% as required by the Biodiversity TAN	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes/No/NA	Evidence	
	Has the DEFRA metric of the onsite biodiversity been calculated?			
	Will a minimum 10% Biodiversity Net Gain be achieved on site?			

	How is the net gain area going to be managed for the next 30 years?			
	Is there an opportunity for tree planting within the development?			

WATER EFFICIENCY				
	Requirements	Met	Evidence	Policies
Limit Use and Re-Use	Residential units will better a water consumption rate of 110 litres or less per person per day (preferably 100 litres per person per day or less, in line with Southern Water aspirations)	<input type="checkbox"/>		<b>LPP1 Policies:</b> CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Have water efficient appliances been considered?			
	Has the <a href="#">Water Efficiency Calculator</a> been used for the proposed development to evidence water consumption?			
	Can water recycling systems be implemented on site?			
	Is rainwater harvesting possible on site?			

ENERGY EFFICIENCY				
	Requirements	Met	Evidence	Policies
Efficiency	<a href="#">Submit the Renewable Energy Scheme checklist</a>	<input type="checkbox"/>		<b>NPPF:</b> Chapter 14: Meeting the challenge of Climate Change, flooding and coastal change
	Seek to limit CO <sub>2</sub> production to the minimum possible, be Carbon Neutral or show a dwelling emission rate of less than 0.00 tonnes CO <sub>2</sub> / year if possible.	<input type="checkbox"/>		
	Achieve a greater than 20% reduction in the Dwelling Emission Rate (DER) against the Target Emission Rate (TER)	<input type="checkbox"/>		<b>Planning Practice Guidance:</b> Renewable and low carbon energy  <b>LPP1 Policies</b> CP8: Green Infrastructure
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Have Energy Efficient Materials been considered for the construction?			

	Commercial elements only: What BREEAM standard will your development achieve? Residential schemes only: Does the development meet future homes standard?			CP10: Natural Environment and Landscape Character.  <b>LPP2 Policies:</b> DM24:Protection of Biodiversity and Geodiversity
	Could the development be equipped with smart meters?			
	If the home/commercial property will have built in appliances, will these be selected with energy efficiency in mind?			
	Will the development produce a positive / high energy rating?			
<b>Reduce</b>	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Ensure that the development takes every opportunity to reduce the amount of energy required in using the development	<input type="checkbox"/>		
	Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes/No/NA</b>	<b>Evidence</b>	
	Does the layout of the proposed construction maximise the natural light, while avoiding overheating?			
	Have light wells and skylights been considered?			
	Are so many artificial light sources necessary?			
Will locally sourced suppliers be considered / used?				
<b>Generation</b>	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Have you considered Energy Generating technology on the site?	<input type="checkbox"/>		
	Consult the Energy Opportunities Map ( <a href="#">available in Appendix 5</a> of LPP1)	<input type="checkbox"/>		

	Additional Sustainability Questions	Yes/No/NA	Evidence	
	Does the Energy Opportunities Map identify the area to have potential for renewable energy on site?			
	Have these technologies been considered for inclusion in the development? <ul style="list-style-type: none"> <li>Solar water heating systems</li> <li>Solar photovoltaic systems</li> <li>Generation from biomass or bio fuels</li> <li>Wind generated energy</li> <li>Heat pumps</li> </ul>			
	Are there already sources of renewable energy which could be used to power the development?			

DESIGN				
	Requirements	Met	Evidence	Policies
Location and Layout	Provide a Transport report (for 5+ dwelling apps) / Transport Statement (35+dwelling apps)	<input type="checkbox"/>		<b>NPPF:</b> Chapter 9 : Promoting Sustainable Transport  Chapter 14: Meeting the challenge of climate change, flooding and coastal change  <b>Planning Practice Guidance:</b> Flood risk and coastal change  <b>LPP1 Policies:</b> CP10: Natural Environment and Landscape Character. CP11: Built and Historic Environment and
	Provide a Travel Plan Required on 35+ dwellings	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Does the location, layout and design of the development allow for 'Modal Shift'/design out car dependency?			
	Has the Cycle Network been considered when deciding the layout of the proposal?			
	Does the location of the development allow for walking routes, and easy access for local amenities?			
	Does the layout prioritise the needs of pedestrians, cyclists and users of public transport?			
	Have car club vehicles been considered?			
	Does the development provide adequate cycle parking, and include			

	details of location, security and design?			<p>High Quality Design</p> <p>CP13: Sustainable Travel</p> <p>CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources.</p> <p><b>LPP2 Policies:</b></p> <p>DM26: Refuse and Recycling</p> <p><b>Other:</b></p> <p>Circular Economy Technical Advice Note</p> <p>Electric Vehicle Changing Point Technical Note</p>
Features	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Adequately address the need to reduce resource and energy consumption	<input type="checkbox"/>		
	Well designed and easy to use waste and recycling facilities	<input type="checkbox"/>		
	Building for Life 12 or Building for Heathy Life criteria taken into account	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Are electric vehicle charging points proposed at the rate set out in the <a href="#">Technical Note</a> ?			
	If the development provides above minimum car parking requirements have you submitted a justification for such?			
	Have you submitted the waste and recycling checklist within the <a href="#">Guidance for Property Developers</a>			
	Does the design allow for easy maintenance of its constituent parts?			
	Have you considered space for Working from Home?			
	Does the development protect the future amenity of residents?			
	Is amenity space provided within the development?			
	Does the proposal provide space for food growing?			
	Does the landscaping include space for edibles?			
	Is it possible to incorporate green walls or green roofs as part of the development?			
	Do any of the design features require ongoing management? If so is there a maintenance plan?			
Does your submission set out how your development will maximise social value?				

<b>Materials</b>	Does the building fabric exceed the minimum regulations on thermal efficiency?			
	Have you designed with responsibly sourced materials?			
	Are the materials themselves for construction harmful to the environment in any way?			
<b>Circular Economy</b>	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Provide a Site Waste Management Plan	<input type="checkbox"/>		
	Consider the Waste Hierarchy	<input type="checkbox"/>		
	If your proposal is within Newhaven consider the Newhaven Local Employment and Training Technical Guidance Note 2020	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Does your application set out how your proposal has incorporated Circular Economy principles from the outset?			
	Are there existing buildings on the site? Has their reuse and refurbishment been considered, to prevent any unnecessary demolition?			
	Have you designed for long-term use/recoverability/longevity/adaptability and flexibility?			
	Is the development being carried out in a way which produces the minimum of waste?			
	How will you minimise the quantities of new materials used?			
	Can the demolition material be repurposed for use in the development?			
Are locally sourced materials used, to reduce the amount of travelling required?				

**CLIMATE RESILIENCE**

CLIMATE RESILIENCE				
<b>Flooding</b>	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	<b>Policies</b>  <b>NPPF:</b> Paragraphs 155-165  <b>Planning Practice Guidance:</b> Climate Change  <b>LPP1 Policies:</b> CP12: Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability  <b>LPP2 Policies:</b> DM22: Water Resources and Water Quality DM27: Landscape Design
	If the site is within Floodzone 2/3 provide a Flood Risk Assessment to be evaluated by the Environment Agency	<input type="checkbox"/>		
	Ensure there is no increase in surface water runoff from the development	<input type="checkbox"/>		
	Include a Sustainable drainage system (SuDS)	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Has the impact of flooding on the proposed development been considered?			
	Is there a Sustainable Drainage Scheme, supported by technical reports and details of whole life management and maintenance?			
Does the proposal ensure there is no more than 20% impermeable surfaces throughout the development				
<b>Heat Stress</b>	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Assess the risk of overheating and drought	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes/No/NA</b>	<b>Evidence</b>	
	Does the development consider the effect of Global Warming?			
	Does the development ensure there is no increase in surface water runoff?			
Has the development been designed to minimise overheating?				



## Appendix 2: Sustainability Checklist for Minor Developments

*Please note that the submission of information should be proportionate to the scale of development being proposed*

BIODIVERSITY				
Populations and Habitat	Requirements	Met	Evidence	Policies
	Provide a Tree Survey/Arboriculture statement if trees on site	<input type="checkbox"/>		<b>NPPF:</b> Chapter 15: Conserving and enhancing the natural environment  <b>Planning Practice Guidance:</b> Natural Environment
	Determine if the development is likely to affect biodiversity	<input type="checkbox"/>		
	Retain existing mature trees hedgerows or other habitats	<input type="checkbox"/>		
	Consider the Habitat Regulations if the development is within 7km of the Ashdown Forest	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Has a Preliminary Ecological Appraisal (PEA) survey of the site been carried out?			
	Have protected species surveys been carried out or suggested?			
	Does any proposed landscaping prioritise native species?			
	Will there be an increase in biodiversity on site ( Biodiversity Net Gain)?			

WATER EFFICIENCY				
Limit Use and Re-Use	Requirements	Met	Evidence	Policies
	Residential units will better a water consumption rate of 110 litres or less per person per day (preferably 100 litres per person per day or less, in line with Southern Water aspirations)	<input type="checkbox"/>		<b>LPP1 Policies:</b> CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources
Additional Sustainability Questions	Yes / No / NA	Evidence		

	Have water efficient appliances been considered?			
	Has the <a href="#">Water Efficiency Calculator</a> been used for the proposed development to evidence water consumption?			

ENERGY EFFICIENCY				
Efficiency	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	<b>Policies</b>  <b>NPPF:</b> Chapter 14: Meeting the challenge of Climate Change, flooding and coastal change  <b>Planning Practice Guidance:</b> Renewable and low carbon energy  <b>LPP1 Policies</b> CP8: Green Infrastructure CP10: Natural Environment and Landscape Character.  <b>LPP2 Policies:</b> DM24: Protection of Biodiversity and Geodiversity
	Seek to limit CO <sub>2</sub> production to the minimum possible, be Carbon Neutral or show a dwelling emission rate of less than 0.00 tonnes CO <sub>2</sub> / year if possible.	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Have Energy Efficient Materials been considered for the construction?			
	Commercial elements only: What BREEAM standard will your development achieve? Residential schemes only: Does the development meet future homes standard?			
Could the development be equipped with smart meters?				
Reduce	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Ensure that the development takes every opportunity to reduce the amount of energy required to 'use' the development	<input type="checkbox"/>		
	Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes/No/ NA</b>	<b>Evidence</b>	
Will locally sourced suppliers be considered / used?				
Generati	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Have you considered Energy Generating technology on the site?	<input type="checkbox"/>		

	Additional Sustainability Questions	Yes/No/NA	Evidence	
	Are there sources of renewable energy which could be used to power the development?			

DESIGN				
Location and Layout	Requirements	Met	Evidence	<b>Policies</b>  <b>NPPF:</b> Chapter 9 : Promoting Sustainable Transport Chapter 14: Meeting the challenge of climate change, flooding and coastal change  <b>Planning Practice Guidance:</b> Flood risk and coastal change  <b>LPP1 Policies:</b> CP10: Natural Environment and Landscape Character. CP11: Built and Historic Environment and High Quality Design CP13: Sustainable Travel CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources.  <b>LPP2 Policies:</b> DM26: Refuse and
	Provide a Transport report (for 5+ dwelling apps)	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
Does the development provide adequate cycle parking, and include details of location, security and design?				
Features	Requirements	Met	Evidence	
	Adequately address the need to reduce resource and energy consumption	<input type="checkbox"/>		
	Well designed and easy to use waste and recycling facilities	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Are electric vehicle charging points proposed at the rate set out in the <a href="#">Technical Note</a> ?			
	If the development provides above minimum car parking requirements have you submitted a justification for such?			
	Have you submitted the waste and recycling checklist within the <a href="#">Guidance for Property Developers</a>			
	Does the design allow for easy maintenance of its constituent parts?			
	Have you considered space for Working from Home?			
	Does the development protect the future amenity of residents?			
Is amenity space provided within the development?				

	Do any of the design features require ongoing management? If so is there a maintenance plan?			Recycling  <b>Other:</b> Circular Economy Technical Advice Note Electric Vehicle Changing Point Technical Note
<b>Materials</b>	Does the building fabric exceed the minimum regulations on thermal efficiency?			
	Are the materials themselves for construction harmful to the environment in any way?			
<b>Circular Economy</b>	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	
	Consider the Waste Hierarchy	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Are there existing buildings on the site? Has their reuse and refurbishment been considered, to prevent any unnecessary demolition?			
	How will you minimise the quantities of new materials used?			
	Can the demolition material be repurposed for use in the development?			
Are locally sourced materials used to reduce the amount of travelling required?				

<b>CLIMATE RESILIENCE</b>				
	<b>Requirements</b>	<b>Met</b>	<b>Evidence</b>	<b>Policies</b>
<b>Flooding</b>	If the site is within Floodzone 2/3, provide a Flood Risk Assessment to be evaluated by the Environment Agency	<input type="checkbox"/>		<b>NPPF:</b> Paragraphs 155-165  <b>Planning Practice Guidance:</b> Climate Change  <b>LPP1 Policies:</b> CP12: Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability  <b>LPP2 Policies:</b> DM22: Water Resources and
	Ensure there is no increase in surface water runoff from the development	<input type="checkbox"/>		
	Include a Sustainable drainage system (SuDS)	<input type="checkbox"/>		
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence</b>	
	Has the impact of flooding on the proposed development been considered?			
	Is there a Sustainable Drainage Scheme, supported by technical reports and details of whole life			

	management and maintenance?			Water Quality DM27: Landscape Design
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