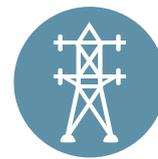




SUSTAINABILITY IN DEVELOPMENT

PLANNING POLICY TECHNICAL ADVICE NOTE



SEPTEMBER 2021



SUSTAINABILITY IN DEVELOPMENT

Technical Advice Note

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I. Introduction

- 1.1 Eastbourne Borough Council has declared a **climate emergency**, with a headline target of achieving a carbon neutral town by 2030. To achieve 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 new development can contribute towards real and lasting benefits. This Sustainability in Development TAN seeks to draw together the different aspects of development that 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 becomes a reality.
- 1.3 The impacts of climate change are unavoidable. 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 identifies how the planning system plays a crucial role in ensuring that buildings built now are fit for purpose in the future, and how emission the emissions released during the life cycle of the development, from its construction, occupation and evidential demolition or decommissioning, can be reduced.

2. Background

- 2.1 Eastbourne Borough Council's priorities are set out in the [Corporate Plan](#). Underlying all Council's work is the climate emergency declared in 2019. The council want to play a key role in community leadership and enabling the long-term sustainability and resilience of the communities.
- 2.2 The **Corporate Plan** priority themes reflect the vision to deliver a clean and attractive zero carbon town, producing less waste than before, with a high quality built environment, excellent parks and open spaces, served by a number of good transport options.
- 2.3 Eastbourne Borough Council's [Climate Emergency Strategy](#) (2020) provides information on the priority themes for action. The hierarchy of action and example interventions includes:
- Reducing demand through efficiency measures (energy efficiency in buildings, modal shift, producing less waste)
 - Switching to electric systems (phasing out gas applications)
 - Decarbonising energy supply (Installing PV, improving storing capacity)
 - Offsetting
- 2.4 The National Planning Policy Framework (NPPF) identifies that 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.
- 2.5 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."*
- 2.6 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.

- 2.7 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.
- 2.8 This Technical Advice Note has been prepared to highlight how new development can address and mitigate the impacts of climate change, and ask applicants to demonstrate how they have considered this in formulating their proposals.

3. Expectations of New Development

- 3.1 This Technical Advice Note is specifically aimed at new build residential and commercial development. However, applications for **'Householder' development are encouraged to consider the Householder 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.
- 3.2 This Technical Advice Note should be consulted by developers during the design phase of development. The checklists combine potential sustainability options across five broad areas (*Biodiversity; Water efficiency; Energy efficiency; Design; and Climate resilience*) 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.
- 3.3 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 pre-application advice requests for relevant proposals.
- 3.4 The criteria 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. Application submissions 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.
- 3.5 In addition, submission of information, for example, on water use reduction measures, and efficiency of appliances 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 Eastbourne Core Strategy Policy D1. This will speed up the planning process and reduce unnecessary cost.

- 3.6 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 the site includes an existing building that is proposed for demolition it is expected that the submission to outline why it is not suitable for reuse.
- 3.7 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 food 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.
- 3.8 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.
- 3.9 It is necessary to consider the impacts of a development across its lifecycle. These impacts could be the social, environmental and economic benefits and costs from a development. This 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 deliver as many public benefits as possible. For example the 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.

3.10 This is by no means an exhaustive list. Application submissions should set out the broader contribution that the development will bring to the local community.

3.11 Eastbourne Borough Council has already adopted the [Local Employment and Training Supplementary Planning Document](#) (November 2016). The purpose of this is to assist in securing Local Labour Agreements which can secure local jobs at both construction and operational phases of development within the Borough. If the application constitutes major development as defined in paragraph 4.6, a commitment to Local Labour obligations will be required, as set out in the SPD.

3.12 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, applications are encouraged to ensure they are designing developments to be sustainable and statements in addition to the checklists to set out how a development is a best practice example of sustainable construction are welcome.

4. How and When to use this Sustainability Checklist

- 4.1 The Checklists provide 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'. 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 may be considered on the topic(s).
- 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 different applications. You can submit further information through statements / reports but you should also complete the checklist. 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 Eastbourne 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 **Eastbourne Local Employment and Training SPD**, as well as other requirements as part of the planning application process.



4.6 Appendix 1 is for **Major Applications**, and should be used on applications which meet the following criteria:

- Residential: 10 or more dwellings / over half a hectare / building(s) exceeds 1000m² floorspace
- Commercial: 1,000m² 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 1,000m² floorspace / less than 1 hectare

4.8 Appendix 3 is for **Householder Applications** and should be used on applications for the following:

- Alteration or extension of a single house
- Works within the boundary/garden of a house

4.9 Where a particular requirement is not applicable for an application, the reason for this should be described in the Evidence column.

4.10 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					
	Requirements	Met	Evidence	Policies	
Populations and Habitat	Provide a Tree Survey/Arboriculture statement	<input type="checkbox"/>		NPPF: Chapter 15: Conserving and enhancing the natural environment	
	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"/>		Planning Practice Guidance:	
	Indicate geological conservation interests	<input type="checkbox"/>		Natural Environment	
	Additional Sustainability Questions	Yes / No / NA	Evidence	Eastbourne Core Strategy:	
	Has an Ecological Impact Assessment been carried out?			Policy D9: Natural Environment	
	Does any proposed landscaping prioritise native species?			Borough Plan Saved Policies:	
	Is it possible that a new habitat could be created on site?				NE22: Wildlife Habitats
	Have protected species surveys been carried out or suggested?				NE28: Environmental Amenity
Net Gain	Requirements	Met	Evidence	UHT12: Landscaping	
	Development must demonstrate that there is a Biodiversity NET GAIN of a minimum 10% as required by the Biodiversity TAN	<input type="checkbox"/>			
	Additional Sustainability Questions	Yes / No / NA	Evidence	Other:	
	Has the DEFRA metric of the on-site biodiversity been calculated?			Biodiversity Net Gain Technical Advice Note	
	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 105 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"/>		Eastbourne Core Strategy: Policy D1: Sustainable Development Borough Plan Saved Policies: US2: Water Resource Adequacy
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Have water efficient appliances been considered?			
	Has the Water Efficiency Calculator 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	Seek to limit CO ₂ production to the minimum possible	<input type="checkbox"/>		NPPF: Chapter 14: Meeting the challenge of Climate Change, flooding and coastal change Planning Practice Guidance: Renewable and low carbon energy
	Achieve a greater than 19% reduction in the Dwelling Emission Rate (DER) against the Target Emission Rate (TER).	<input type="checkbox"/>		
	Non-residential developments over 1000m ² must meet BREEAM (iii) 'Very Good' standard.	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Have energy efficient materials been considered for the construction?			

	Commercial elements only: What BREEAM standard will the development achieve? Residential schemes only: Does the development meet future homes standard?			Eastbourne Core Strategy: Policy D1: Sustainable Development Policy D9: Natural Environment
	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?			
Reduce	Requirements	Met	Evidence	
	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"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	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?				
Generation	Requirements	Met	Evidence	
	Have you considered Energy Generating technology on the site?	<input type="checkbox"/>		
	Consult the Energy Opportunities Map (page v)	<input type="checkbox"/>		
	Additional Sustainability	Yes / No /	Evidence	

Questions	NA	
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"> • Solar water heating systems • Solar photovoltaic systems • Generation from biomass or bio fuels • Wind generated energy • Heat pumps 		
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"/>		NPPF: Chapter 9 : Promoting Sustainable Transport Chapter 14: Meeting the challenge of climate change, flooding and coastal change
	Provide a Travel Plan Required on 35+ dwellings)	<input type="checkbox"/>		
	Is Sustainable Urban Drainage Systems (SUDS) incorporated to manage surface water drainage?	<input type="checkbox"/>		
	Are pollution (air, land or water) control measures incorporated adequately?	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	Eastbourne Core Strategy: Policy 10a Design Policy D9: Natural Environment Policy D8: Sustainable Travel Policy D1: Sustainable Development
	Do the location, layout and design of the development allow for 'Modal Shift' and designing out car dependency?			
	Has the Cycle Network been considered when deciding the layout of the proposal?			
	Does the location of the development allow for access to			

	services and facilities (such as nursery, school, convenience store, GP practice, playground) by foot?			Borough Plan Saved Policies: NE4: Sustainable Drainage Systems NE5: Minimisation of Construction Industry Waste NE6: Recycling Facilities NE7: Waste Minimisation Measures in Residential Development Other: Electric Vehicle Charging Point Technical Advice Note
	Does the layout prioritise the needs of pedestrians, cyclists and users of public transport?			
	Is the development within easy walking distance of regularly served public transport provision? (Within 400m of bus stop and/or 800m of a railway station).			
	Have car club vehicles been considered?			
	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"/>		
	Building for Life 12 or Building for Healthy Life criteria taken into account	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Has an 'Electric Vehicle Charging Scheme' document been submitted that identifies how electric vehicle charging points are provided as set out in the Electric Vehicle Charging Points TAN?			
	If the development provides above minimum car parking requirements have you submitted a justification for such?			
	Does the design provide space for storage for refuse and recycling to achieve increased level of household waste recycling?			

	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?			
Materials	Additional Sustainability Questions	Yes / No / NA	Evidence	
	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?			
Waste	Requirements	Met	Evidence	
	Provide a Site Waste Management Plan	<input type="checkbox"/>		
	Consider the Waste Hierarchy	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	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				
	Requirements	Met	Evidence	Policies
Flooding	If the site is within Flood zone 2/3 provide a Flood Risk Assessment to be evaluated by the Environment Agency	<input type="checkbox"/>		NPPF: Paragraphs 155-165
	Ensure there is no increase in surface water runoff from the development	<input type="checkbox"/>		Planning Practice Guidance: Climate Change
	Include a Sustainable drainage system (SuDS)	<input type="checkbox"/>		Planning Practice Guidance: Flood risk and coastal change
	Additional Sustainability Questions	Yes / No / NA	Evidence	Eastbourne Core Strategy: Policy D9: Natural Environment
	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			

Heat Stress	Requirements	Met	Evidence	Borough Plan Saved Policies: US 4: Flood Protection and Surface Water Disposal US6: Integrity of Flood Defences
	Assess the risk of overheating and drought	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes/No/NA	Evidence	
	Does the development consider the effect of Global Warming?			
	Does the development ensure there is no increase in surface water run off?			
	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				
	Requirements	Met	Evidence	Policies
Populations and Habitat	Provide a Tree Survey/Arboriculture statement if trees on site	<input type="checkbox"/>		NPPF: Chapter 15: Conserving and enhancing the natural environment Planning Practice Guidance: Natural Environment Eastbourne Core Strategy: Policy D9: Natural Environment Borough Plan Saved Policies: NE22: Wildlife Habitats NE28: Environmental Amenity UHT12: Landscaping Other: Biodiversity Net Gain Technical Note
	Determine if the development is likely to affect biodiversity	<input type="checkbox"/>		
	Retain existing mature trees hedgerows or other habitats	<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				
	Requirements	Met	Evidence	Policies
Limit Use	Residential units will better a water consumption rate of 105 litres or less per person per day (preferably 100 litres per person per day or less, in	<input type="checkbox"/>		Eastbourne Core Strategy: Policy D1:

	line with Southern Water aspirations)			Sustainable Development Borough Plan Saved Policies: US2: Water Resource Adequacy
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Have water efficient appliances been considered?			
	Has the Water Efficiency Calculator been used for the proposed development to evidence water consumption?			

ENERGY EFFICIENCY				
Efficiency	Requirements	Met	Evidence	Policies NPPF: Chapter 14: Meeting the challenge of Climate Change, flooding and coastal change Planning Practice Guidance: Renewable and low carbon energy Eastbourne Core Strategy: Policy D1: Sustainable Development Policy D9: Natural Environment
	Seek to limit CO ₂ production to the minimum possible.	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Have Energy Efficient Materials been considered for the construction?			
	Commercial elements only: What BREEAM standard will the development achieve? Residential schemes only: Does the building achieve a greater than 19% reduction in the Dwelling Emission Rate (DER) against the Target Emission Rate (TER)?			
Could the development be equipped with smart meters?				
Reduce	Requirements	Met	Evidence	
	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"/>		
	Additional Sustainability Questions	Yes/No/NA	Evidence	
	Will locally sourced suppliers be			

	considered / used?			
Generation	Requirements	Met	Evidence	
	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	Policies
	Provide a Transport report (for 5+ dwelling apps)	<input type="checkbox"/>		NPPF: Chapter 9 : Promoting Sustainable Transport Chapter 14: Meeting the challenge of climate change, flooding and coastal change
	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	Planning Practice Guidance: Flood risk and coastal change
	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"/>		Eastbourne Core Strategy: Policy 10a Design Policy D9: Natural Environment Policy D8: Sustainable Travel Policy D1: Sustainable Development
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	Has an 'Electric Vehicle Charging Scheme' document been submitted that identifies how electric vehicle charging points are provided as set out in the Electric Vehicle Charging Points TAN?			
	If the development provides above minimum car parking requirements have you submitted a justification for such?			
Have you submitted the waste and			Borough Plan Saved Policies: NE4: Sustainable	

	recycling checklist within the Guidance for Property Developers			Drainage Systems NE5: Minimisation of Construction Industry Waste NE6: Recycling Facilities NE7: Waste Minimisation Measures in Residential Development
	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 on-going management? If so, is there a maintenance plan?			
Materials	Does the building fabric exceed the minimum regulations on thermal efficiency?			
	Are the materials themselves for construction harmful to the environment in any way?			
Waste	Requirements	Met	Evidence	
	Consider the Waste Hierarchy	<input type="checkbox"/>		
	Additional Sustainability Questions	Yes / No / NA	Evidence	
	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?			

CLIMATE RESILIENCE				
Flood	Requirements	Met	Evidence	Policies
	If the site is within Flood zone 2/3,	<input type="checkbox"/>		NPPF:

provide a Flood Risk Assessment to be evaluated by the Environment Agency			Paragraphs 155-165
Ensure there is no increase in surface water runoff from the development	<input type="checkbox"/>		Planning Practice Guidance: Flood risk and coastal change Climate Change
Include a Sustainable drainage system (SuDS)	<input type="checkbox"/>		
Additional Sustainability Questions	Yes / No / NA	Evidence	Eastbourne Core Strategy:
Has the impact of flooding on the proposed development been considered?			Policy D9: Natural Environment
Is there a Sustainable Drainage Scheme, supported by technical reports and details of whole life management and maintenance?			Borough Plan Saved Policies: US4: Flood Protection and Surface Water Disposal

Appendix 3: Sustainability Checklist for Householder Developments

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

DESIGN EFFICIENCY AND CLIMATE RESILIENCE				
	Questions	Yes / No / NA	Evidence	Policies
Design	Does the proposal adequately address the need to reduce resource and energy consumption			NPPF: Chapter 14: Meeting the challenge of Climate Change, flooding and coastal change Planning Practice Guidance: Renewable and low carbon energy Climate Change Eastbourne Core Strategy: Policy D1: Sustainable Development Policy D9: Natural Environment Policy 10a: Design Borough Plan Saved Policies: NE5: Minimisation of Construction Industry Waste NE7: Waste Minimisation Measures in Residential Development NE28: Environmental
	If proposing a new or replacement garage has an 'Electric Vehicle Charging Scheme' document been submitted that identifies how electric vehicle charging points are provided as set out in the Electric Vehicle Charging Points TAN?			
	Does the design allow for easy maintenance of its constituent parts?			
	Are the materials themselves for construction harmful to the environment in any way?			
Efficiency	Does the design ensure that the development takes every opportunity to reduce the amount of energy required to 'use' the development?			
	Have Energy Efficient Materials been considered for the construction?			
Climate	Are existing mature trees and hedgerows or other habitats retained			
	Ensure there is no increase in surface water runoff from the development			
	Have water efficient appliances been considered?			
	Have you considered the Waste Hierarchy?			
	Are there existing buildings on the site? Has their reuse and refurbishment been considered, to			

	prevent any unnecessary demolition?			Amenity US4: Flood Protection and Surface Water Disposal Other: Electric Vehicle Charging Point TAN
	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?			