

# SUSTAINABILITY IN DEVELOPMENT TECHNICAL ADVICE NOTE



## Sustainability Checklist for Major Developments

Application: Land east of Lunce's Hill, Haywards Heath (Planning Portal Reference: PP-13608715)

BIODIVERSITY				
Populations and Habitat	Requirements	Tick if met	Evidence – where/how?	Related Policies
	Provide a Tree Survey/Arboriculture statement	<input checked="" type="checkbox"/>	Please see Arboricultural Impact Assessment	NPPF: Chapter 15: Conserving and enhancing the natural environment
	Determine if the development is likely to affect biodiversity	<input checked="" type="checkbox"/>	Please see enclosed Ecological Appraisal	
	Complete a Preliminary Ecological Appraisal (PEA) survey of the site	<input checked="" type="checkbox"/>	As above	
	Retain existing mature trees, hedgerows or other habitats	<input checked="" type="checkbox"/>	Please see Arboricultural Impact Assessment. Only partial removal of hedgerow is required. All existing trees will be retained.	Planning Practice Guidance: Natural Environment
	Indicate geological conservation interests	<input checked="" type="checkbox"/>	There are no known geological conservation interests.	LPP1 Policies: CP8: Green Infrastructure
	Consider the Habitat Regulations if the development is within 7km of the Ashdown Forest	<input checked="" type="checkbox"/>	The site falls outside the 7km buffer around the Ashdown Forest	CP10: Natural Environment and Landscape Character.
	Additional Sustainability Questions	Yes / No / NA	Evidence – where/how?	
	Has an Ecological Impact Assessment been carried out?	Yes	Please see enclosed Ecological Appraisal.	

	Does any proposed landscaping prioritise native species?	Yes	See edp8571_d011-B-Illustrative Landscape Strategy	<u>LPP2 Policies:</u> DM24:Protection of Biodiversity and Geodiversity  <u>Other:</u> Biodiversity Net Gain Technical Note
	Is it possible that a new habitat could be created on site?	Yes	Yes, there is significant opportunity for new habitats to be accommodated on site. See edp8571_d011-B-Illustrative Landscape Strategy	
	Have protected species surveys been carried out or suggested?	Yes	Please see enclosed Ecological Appraisal.	
Net Gain	<b>Requirements</b>	<b>Tick if met</b>	<b>Evidence – where/how?</b>	
	Development must demonstrate that there is a Biodiversity NET GAIN of 10% as required by the Biodiversity TAN	<input checked="" type="checkbox"/>	See Biodiversity Net Gain Report and Metric	
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence – where/how?</b>	
	Has the DEFRA metric of the onsite biodiversity been calculated?	Yes	See BNG Metric	
	Will a minimum 10% Biodiversity Net Gain be achieved on site?	Yes	See BNG Assessment and Metric	
	How is the net gain area going to be managed for the next 30 years?	Yes	The BNG secured as part of this development will be managed by a site-wide management company. The standard condition requiring the submission of a Habitat Maintenance and Monitoring Plan is expected.	
	Is there an opportunity for tree planting within the development?	Yes	See edp8571_d011-B-Illustrative Landscape Strategy	

WATER EFFICIENCY				
Limit Use and Re-Use	Requirements	Tick if met	Evidence – where/how?	Related 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 checked="" type="checkbox"/>	See Sustainability and Energy Statement	<u>LPP1 Policies:</u> CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources
	Additional Sustainability Questions	Yes / No / NA	Evidence – where/how?	
	Have water efficient appliances been considered?	Yes	See Sustainability and Energy Statement	
	Has the <a href="#">Water Efficiency Calculator</a> been used for the proposed development to evidence water consumption?	Yes	See Appendix A2 of the Sustainability and Energy Statement.	
	Can water recycling systems be implemented on site?	Yes	This may be possible in later detailed approval.	
	Is rainwater harvesting possible on site?	Yes	This may be possible in later detailed approval.	

ENERGY EFFICIENCY				
Efficiency	Requirements	Tick if met	Evidence – where/how?	Related Policies
	<a href="#">Submit the Renewable Energy Scheme checklist</a>	<input type="checkbox"/>	N/A	<u>NPPF:</u> 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 checked="" type="checkbox"/>	See Sustainability and Energy Statement	
	Achieve a greater than 20% reduction in the Dwelling Emission Rate (DER) against the Target Emission Rate (TER)	<input checked="" type="checkbox"/>	See Sustainability and Energy Statement	

	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence – where/how?</b>	<b>Planning Practice Guidance:</b>
	Have Energy Efficient Materials been considered for the construction?	Yes	See Sustainability and Energy Statement.	Renewable and low carbon energy
	Commercial elements only: What BREEAM standard will your development achieve? Residential schemes only: Does the development meet future homes standard?	Yes	The residential element of the scheme will be compliant with the Future Homes Standard. Details will be submitted at detailed stage.	<u>LPP1 Policies:</u> CP8: Green Infrastructure CP10: Natural Environment and Landscape Character.
	Could the development be equipped with smart meters?	Not applicable	Not applicable for an Outline application.	
	If the home/commercial property will have built in appliances, will these be selected with energy efficiency in mind?	Not applicable	Not applicable for an Outline application.	
	Will the development produce a positive / high energy rating?	Yes	It is expected that the later detailed application would be able to accommodate this.	<u>LPP2 Policies:</u> DM24:Protection of Biodiversity and Geodiversity
Reduce	<b>Requirements</b>	<b>Tick if met</b>	<b>Evidence – where/how?</b>	
	Ensure that the development takes every opportunity to reduce the amount of energy required in using the development	<input checked="" type="checkbox"/>	See Sustainability and Energy Statement.	
	Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption	<input checked="" type="checkbox"/>	See Sustainability and Energy Statement.	
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence – where/how?</b>	
	Does the layout of the proposed construction maximise the natural light, while avoiding overheating?	Yes	The detailed layout of the site and the design of individual house types will be agreed at Reserved Matters stage. However there is ample room within the	

			site to ensure that this can be adequately addressed.	
	Have light wells and skylights been considered?	Not applicable	Not applicable for an Outline application.	
	Are so many artificial light sources necessary?	Not applicable	Not applicable for an Outline application.	
	Will locally sourced suppliers be considered / used?	Yes	This is likely to be possible but will be confirmed at Reserved Matters stage.	
Generation	Requirements	Tick if met	Evidence – where/how?	
	Have you considered Energy Generating technology on the site?	<input checked="" type="checkbox"/>	See Sustainability and Energy Statement.	
	Consult the Energy Opportunities Map ( <a href="#">available in Appendix 5 of LPP1</a> )	<input checked="" type="checkbox"/>	The Energy Opportunities Map shows no relevant opportunities for the location and nature of development proposed. Please refer to the Sustainability and Energy Statement for details on how the development can utilise renewable energy solutions.	
	Additional Sustainability Questions	Yes / No / NA	Evidence – where/how?	
	Does the Energy Opportunities Map identify the area to have potential for renewable energy on site?	No	As above.	
	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>	Yes	See Sustainability and Energy Statement.	

	Are there already sources of renewable energy which could be used to power the development?	Not applicable		
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DESIGN				
Location and Layout	Requirements	Tick if met	Evidence – where/how?	Related Policies
	Provide a Transport report (for 5+ dwelling apps) / Transport Statement (35+dwellings apps)	<input checked="" type="checkbox"/>	See submitted Transport Assessment	<u>NPPF:</u> 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 checked="" type="checkbox"/>	See submitted Residential Travel Plan	
	Additional Sustainability Questions	Yes / No / NA	Evidence – where/how?	<u>Planning Practice Guidance:</u> Flood risk and coastal change  <u>LPP1 Policies:</u> CP10: Natural Environment and Landscape Character. CP11: Built and Historic Environment
	Does the location, layout and design of the development allow for 'Modal Shift'/design out car dependency?	Yes	The site supports travel on foot due to its proximity and proposed connection to the existing footway on Lunce's Hill. The site lies in proximity to existing bus stops which provide access to Haywards Heath and other towns in the local area.	
	Has the Cycle Network been considered when deciding the layout of the proposal?	Not applicable		
	Does the location of the development allow for walking routes, and easy access for local amenities?	Yes	As above. The indicative layout has been designed to promote walking throughout.	
	Does the layout prioritise the needs of pedestrians, cyclists and users of public transport?	Yes	As above.	
	Have car club vehicles been considered?	Not applicable	Not at this stage. This will be confirmed in a future Reserved Matters application.	

	Does the development provide adequate cycle parking, and include details of location, security and design?	Not applicable	Not applicable for an Outline application. The indicative layout provides ample opportunities for cycle parking.	<p><b>and High Quality Design</b>  <b>CP13: Sustainable Travel</b>  <b>CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources.</b></p> <p><b>LPP2 Policies:</b>  <b>DM26: Refuse and Recycling</b></p> <p><b>Other:</b>  Circular Economy  Technical Advice Note  Electric Vehicle  Changing Point  Technical Note</p>
<b>Features</b>	<b>Requirements</b>	<b>Tick if met</b>	<b>Evidence – where/how?</b>	
	Adequately address the need to reduce resource and energy consumption	<input checked="" type="checkbox"/>	See Sustainability and Energy Statement.	
	Well designed and easy to use waste and recycling facilities	<input checked="" type="checkbox"/>	This is a Reserved Matter, however the indicative layout has been designed to accommodate appropriate waste and recycling storage.	
	Building for Life 12 or Building for Healthy Life criteria taken into account	<input checked="" type="checkbox"/>	See pages 30 and 31 of the Design and Access Statement.	
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence – where/how?</b>	
	Are electric vehicle charging points proposed at the rate set out in the <a href="#">Technical Note</a> ?	Yes	Please see Planning and Affordable Housing Statement.	
	If the development provides above minimum car parking requirements have you submitted a justification for such?	Not applicable		
	Have you submitted the waste and recycling checklist within the <a href="#">Guidance for Property Developers</a>	No	Not applicable for an Outline application.	
	Does the design allow for easy maintenance of its constituent parts?	Yes		
	Have you considered space for Working from Home?	Not applicable	Not applicable for an Outline application.	
	Does the development protect the future amenity of residents?	Yes	The indicative layout and density shows a well designed, landscape led development which will protect the future amenity of residents.	

	Is amenity space provided within the development?	Yes	The indicative layout and density shows ample space for amenity provision.	
	Does the proposal provide space for food growing?	Not applicable	Not applicable for an Outline application.	
	Does the landscaping include space for edibles?	Not applicable	Not applicable for an Outline application.	
	Is it possible to incorporate green walls or green roofs as part of the development?	Not applicable	Not applicable for an Outline application.	
	Do any of the design features require ongoing management? If so is there a maintenance plan?	Not applicable	Not applicable for an Outline application.	
	Does your submission set out how your development will maximise social value?	Not applicable	Not applicable for an Outline application, although the outline proposal includes the flexible future use of the existing barn which can be used for a wide range of uses that can be enjoyed by existing and future residents. It will also result in the reuse of a curtilage listed barn.	
Materials	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence – where/how?</b>	
	Does the building fabric exceed the minimum regulations on thermal efficiency?	Choose an item.		
	Have you designed with responsibly sourced materials?	Not applicable	Not applicable for an Outline application.	
	Are the materials themselves for construction harmful to the environment in any way?	Not applicable	Not applicable for an Outline application.	
Circular Economy	<b>Requirements</b>	<b>Tick if met</b>	<b>Evidence – where/how?</b>	
	Provide a Site Waste Management Plan	<input checked="" type="checkbox"/>	This is expected to be addressed in a Construction Management Plan to be submitted via condition.	

	Consider the Waste Hierarchy	<input checked="" type="checkbox"/>	For the construction phase, this is expected to be addressed in a Construction Management Plan to be submitted via condition. Sufficient space is available within the development for general and recyclable waste and detailed will be provided at Reserved Matter stage.	
	If your proposal is within Newhaven consider the Newhaven Local Employment and Training Technical Guidance Note 2020	<input checked="" type="checkbox"/>	Not applicable	
	<b>Additional Sustainability Questions</b>	<b>Yes / No / NA</b>	<b>Evidence – where/how?</b>	
	Does your application set out how your proposal has incorporated Circular Economy principles from the outset?	Not applicable	Not applicable for an Outline application.	
	Are there existing buildings on the site? Has their reuse and refurbishment been considered, to prevent any unnecessary demolition?	Yes	The only existing building will be retained and brought into active use.	
	Have you designed for long-term use/recoverability/longevity/adaptability and flexibility?	Not applicable	Not applicable for an Outline application.	
	Is the development being carried out in a way which produces the minimum of waste?	Not applicable	Not applicable for an Outline application.	
	How will you minimise the quantities of new materials used?	Not applicable	Not applicable for an Outline application.	
	Can the demolition material be repurposed for use in the development?	Not applicable	No demolition proposed.	
	Are locally sourced materials used, to reduce the amount of travelling required?	Not applicable	Not applicable for an Outline application.	

CLIMATE RESILIENCE				
	Requirements	Tick if met	Evidence – where/how?	Related Policies
Flooding	If the site is within Floodzone 2/3 provide a Flood Risk Assessment to be evaluated by the Environment Agency	<input checked="" type="checkbox"/>	The site is in Flood Zone 1 but a Flood Risk Assessment has been submitted with the application.	NPPF: Paragraphs 155-165
	Ensure there is no increase in surface water runoff from the development	<input checked="" type="checkbox"/>	See submitted Flood Risk Assessment and Drainage Strategy.	<a href="#">Planning Practice Guidance</a> :
	Include a Sustainable drainage system (SuDS)	<input checked="" type="checkbox"/>	See submitted Flood Risk Assessment and Drainage Strategy.	Climate Change
	<b>Additional Sustainability Questions</b>	Yes / No / NA	<b>Evidence – where/how?</b>	<a href="#">LPP1 Policies</a> :
	Has the impact of flooding on the proposed development been considered?	Yes	See submitted Flood Risk Assessment and Drainage Strategy.	CP12: Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability
	Is there a Sustainable Drainage Scheme, supported by technical reports and details of whole life management and maintenance?	Yes	See submitted Flood Risk Assessment and Drainage Strategy.	<a href="#">LPP2 Policies</a> :
	Does the proposal ensure there is no more than 20% impermeable surfaces throughout the development	Yes	See submitted Flood Risk Assessment and Drainage Strategy. This is an outline application but in principle this can be achieved.	DM22: Water Resources and Water Quality DM27: Landscape Design
Heat Stress	Requirements	Tick if met	Evidence – where/how?	
	Assess the risk of overheating and drought	<input type="checkbox"/>	Not applicable at Outline stage and will be addressed Reserved Matters stage.	
	<b>Additional Sustainability Questions</b>	Yes / No / NA	<b>Evidence – where/how?</b>	

	Does the development consider the effect of Global Warming?	Yes	See Sustainability and Energy Statement & Flood Risk Assessment and Drainage Strategy.	
	Does the development ensure there is no increase in surface water run off?	Yes	See submitted Flood Risk Assessment and Drainage Strategy.	
	Has the development been designed to minimise overheating?	Not applicable	Not applicable at Outline stage.	