

Land at Mill Lane and London Road, Hitchin

Outline Energy and Sustainability Statement



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Outline Energy and Sustainability Statement

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Executive Summary

Stantec UK Limited has been commissioned on behalf of Martin Grant Homes to produce an Outline Energy and Sustainability Statement to support an Outline Planning Application for a proposed residential-led development ('the Proposed Development') at Land at Mill Lane and London Road, Hitchin. The Site lies within the administrative boundary of North Hertfordshire District Council.

The Statement sets out how the Proposed Development demonstrates sustainability in line with national planning policy and guidance including the North Hertfordshire Local Plan (2011-2031). Section 3 and Section 4 adheres with the North Hertfordshire Sustainability Supplementary Planning Document (SPD) that includes a checklist (found within **Appendix C**).

The Proposed Development will comprise of up to 41 residential dwellings arranged around shared open space, complemented by a dedicated ecological area designed to support biodiversity and enhance the natural environment.

Outline Energy Strategy

The Energy Strategy adopts the nationally recognised energy hierarchy of:

- 1) Reducing energy demands in the first instance ('Be Lean');
- 2) Before using energy efficiently and cleanly ('Be Clean'); and only then,
- 3) Using renewable and low carbon technologies ('Be Green'), where possible.

Energy modelling calculations will be undertaken at the detailed design stage using the Standard Assessment Procedure (SAP) methodology to calculate the predicted energy demand and associated carbon emissions of the residential units.

Sustainability Statement

The Proposed Development will take a holistic approach towards sustainability. This approach will include:

- Provision of at least 10% biodiversity net gain and diverse flora benefiting wildlife, public amenity and increasing climate change resilience
- Retention of high-quality trees, remove some medium-quality ones, and compensate with new planting to reinforce boundaries and enhance public space.
- Integration of sustainable drainage systems (SuDS) throughout the Site to reduce flood risk, improve water management and enhance biodiversity
- Provision of multi-use active travel routes integrated throughout the Site
- Implementation of passive and active design measures to improve insulation, avoid excessive requirements for heating and cooling, prevent overheating and ensure adequate ventilation
- Potential for deployment of renewable and low carbon technologies



1 Introduction

1.1 Overview

- 1.1.1 This Outline Energy and Sustainability Statement ('the Statement') has been prepared on behalf of Martin Grant Homes ('the Applicant') in support of an Outline Planning Application for up to 41 residential dwellings arranged around shared open space (hereafter 'Proposed Development') at London Road, Hitchin (hereafter 'the Site').
- 1.1.2 The Statement outlines the approach to delivering an environmentally responsible development which complies with relevant national and local planning policy and legislation. It sets out the design approaches and solutions which relate to sustainability and energy that are incorporated into the construction and operation phases of the Proposed Development.
- 1.1.3 The Outline Energy Strategy in **Section 3** outlines how the Proposed Development will exceed the requirements of Building Regulations Part L 2021 in line with the energy hierarchy, use passive design principles to manage overheating, and assess the feasibility of potential low and zero carbon technologies.
- 1.1.4 The Sustainability Statement in **Section 4** evidences how the Proposed Development will contribute to climate change mitigation, be resilient to climate change, incorporate efficient use of resources, promote health and wellbeing and provide a healthy natural environment through sustainable design. A holistic view of sustainability is undertaken to ensure that the Proposed Development is flexible and adaptable.
- 1.1.5 The Proposed Development complies within the North Hertfordshire District Council Sustainability SPD checklist (**Appendix C**).
- 1.1.6 The Statement compliments other technical reports submitted in support of the planning application, drawing together policy themes, objectives, and requirements. Requirements are assessed against key national and local policy objectives, whilst recognising the importance of maintaining flexibility given the evolving nature of sustainability and climate change policy.
- 1.1.7 The Statement also draws upon the following associated technical reports:
- Design and Access Statement (CSA Environmental, 2025)
 - Ecology Impact Assessment (CSA Environmental, 2025)
 - Landscape and Visual Impact Assessment (CSA Environmental, 2025)
 - Arboricultural Impact Assessment (Barton Hyett Associates in association with CSA Environmental, 2025)
 - Transport Statement (WSP, 2025)
 - Flood Risk Assessment (WSP, 2025)

1.2 The Site

- 1.2.1 The Site area is approximately 3.38 hectares which consists of an area of open ground and woodland located to the south of the junction of Mill Lane and London Road in the south of Hitchin in North Hertfordshire. The Study Area is shown in **Figure 1.1**.
- 1.2.2 The Site comprises two broadly rectangular shaped fields, which are connected by a narrow strip of land. Both fields comprise predominantly areas of unmanaged grassland, and numerous trees of varying age and condition scattered throughout the site.



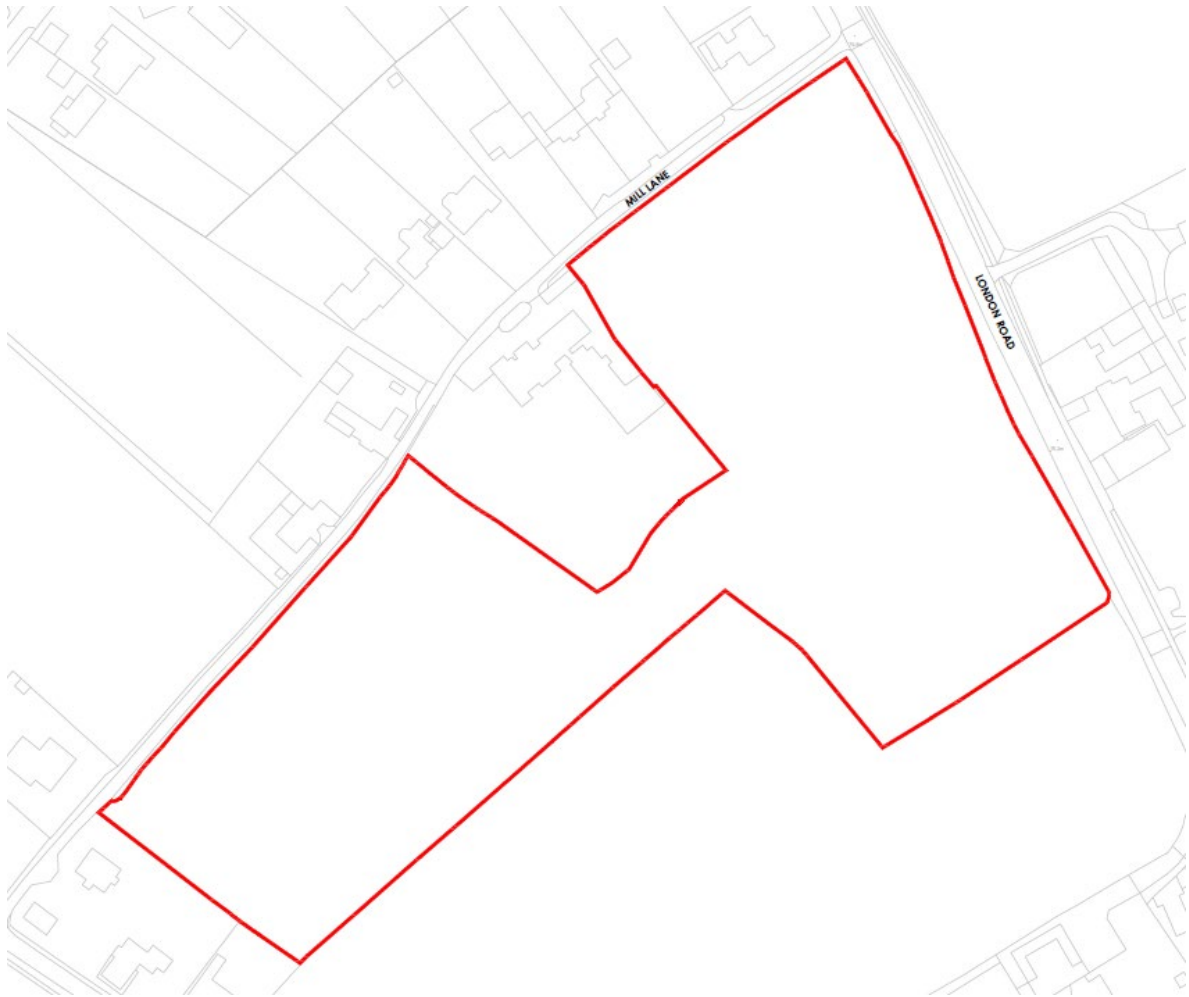
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- 1.2.3 The Site sits west of B656 London Road, on undeveloped land between the settlement boundary of Hitchin and the village of Gosmore to the south-west. To the east, across London Road is Pound Farm and associated buildings. The Site neighbours other fields to the east and south, with residential areas, farms and detached dwellings scattered through the area.
- 1.2.4 There are no public rights of way crossing the Site and no public access into the Site. The Site does however appear to be used informally by members of the public, with a number of clearly identifiable routes crossing both fields and connecting to the surrounding roads.
- 1.2.5 Many services and amenities are accessible within walking and cycling distance. Within approximately 2 km to the north, there is a diverse selection of restaurants. Additionally, several retail and food outlets are located nearby, with the closest being an M&S Food store situated around 755 metres from the Site's northern boundary. Other nearby supermarkets include Asda Hitchin Supermarket, Sainsbury's, and Waitrose & Partners.
- 1.2.6 The Site is located within 1km of various bus stops, that go to Luton and Hitchin, the closest bus stop is 350m north along the B656 London Road, offering a twice-hourly weekday service into Hitchin Town Centre as well as a train station. The closest train station, Hitchin Station is located around 3km from the Site with trains going to London, Cambridge, Horsham and Brighton and intervening stations
- 1.2.7 The Site boundaries are generally well vegetated with a mixture of mature trees, hedgerows and scrub vegetation. Several gaps in the boundary vegetation occur in the southeastern part of the Site. The eastern field is more open although its northernmost part is well vegetated with a mixture of mature trees and understorey scrub. The narrow strip of land connecting the two fields is lined on either side with mature trees. The Site lays wholly within the Green Belt. However, the Site is not covered by any statutory or non-statutory designations for landscape character of quality, and there is a single tree protected by a Tree Preservation Order on the site
- 1.2.8 The Site is in Flood Zone 1 which means the Site is at low risk of flooding.
- 1.2.9 There are two Listed Buildings located within the vicinity of the Site. These are the Grade II Listed 'Pound Farmhouse' to the east of the Site and London Road, and the Grade II Listed 'The Mill Farm' to the north of the Site and Mill Lane. The Gosmore Conservation Area lies to the southwest of the Site, approximately 110m from the Site.
- 1.2.10 An extract of the Site Location Plan is shown in **Figure 1.1** with the full version shown in, **Appendix A Figure A1**.



Figure 1.1 Site Location Plan



1.3 The Proposed Development

1.3.1 The Proposed Development description is as follows:

'Outline planning permission with all matters reserved other than principal means of access for the erection of up to 41 dwellings with associated infrastructure and open space.'

1.3.2 An extract of the Illustrated Masterplan is shown in **Figure 1.2** with the full version shown in, **Appendix A, Figure A2**. This shows one way that the Site could be built out within the parameters of a future outline consent. It will not an approved plan if the proposal is successful.

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Figure 1.2 Illustrative Masterplan for the Proposed Development



2 Legislation and Planning Policy Context

2.1 Introduction

- 2.1.1 A summary of the key legislation and policies relevant to the Statement is provided below with further detail provided at **Appendix B**. This includes all policies which interface with climate change and health and wellbeing, given their extensive breadth and scope. This policy context includes those at the national level, such as the National Planning Policy Framework 2024 (NPPF) and those at the local level including the North Hertfordshire Local Plan 2011-2031.

2.2 National Context

- 2.2.1 The UK Government has acknowledged that climate change is a threat to our way of life and the natural world. It has also acknowledged that a "green recovery" from the coronavirus pandemic is an opportunity for the UK to boost economic growth, reduce inequality and improve our environment as well as helping to mitigate the effects of climate change. Quantitative targets have been set for reducing greenhouse gas (GHG) emissions in primary legislation, which is summarised below.

Climate Change Act 2008 and 2019 Amendment (Net Zero)¹

- 2.2.2 The Climate Change Act (2008) sets a legally binding target for reducing greenhouse gas (GHG) emissions, in particular carbon dioxide (CO₂), by at least 80% (on 1990 levels) by the year 2050 in the UK, and a requirement that domestic emissions are reduced by no less than 3% each year.
- 2.2.3 In setting these targets, the Act established the Committee for Climate Change, which is responsible for setting binding interim targets for the Government over five-year periods. In May 2019, the CCC recommend a new emissions target for the UK: a 100% reduction ('net zero') in greenhouse gases by 2050. This change in legislation mandating a 100% reduction in CO₂ emissions by 2050 was approved by the House of Commons on 24th June 2019 and the House of Lords on 26th June 2019.

National Planning Policy Framework and Planning Practice Guidance²

- 2.2.4 The National Planning Policy Framework (NPPF) which was revised in December 2024 requires developments to *"take a proactive approach to mitigating and adapting to climate change."* Section 14 of the NPPF 'Meeting the challenge of climate change, flooding and coastal change' emphasises in paragraph 161 that the planning system should *"support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change"*. It 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."* It sets out the planning system's pivotal role in sustainable development as written in paragraph 163: *"The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts."*
- 2.2.5 National Planning Practice Guidance (PPG) was published in June 2014 and recognises that the planning system can "increase resilience to climate change impact through the location, mix and design of development". The guidance advises how to identify suitable mitigation and adaptation measures in the planning process to address the impacts of climate change.
- 2.2.6 Paragraph 005 of the PPG puts forwards recommendations for Local Planning Authorities to consider:

¹ The Climate Change Act 2008 (2050 Target Amendment) Order 2019. Available from <https://www.legislation.gov.uk/ukdsi/2019/9780111187654>

² National Planning Policy Framework. Available from [National Planning Policy Framework](#)



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- *"Identifying no or low-cost responses to climate risks that also deliver other benefits, such as green infrastructure that improves adaptation, biodiversity, and amenity;*
- *Building in flexibility to allow future adaptation if it is needed, such as setting back new development from rivers so that it does not make it harder to improve flood defences in the future; and*
- *The potential vulnerability of a development to climate change risk over its whole lifetime."*

2.3 Regional Context

Sustainable Hertfordshire Strategy (2020) ³

- 2.3.1 This Strategy was adopted in March 2020 following Hertfordshire County Council's declaration of a climate emergency in July 2019. It sets out the Council's commitment to embed sustainability across all operations and services, aiming to lead by example, enable county-wide change, and inspire residents and businesses to act.
- 2.3.2 The strategy outlines nine key environmental ambitions, some of these include:
- Achieving carbon neutrality for council operations by 2030
 - Ensuring all services are climate-resilient, improving biodiversity on council land by 20% by 2030
 - Sending no waste to landfill by 2030
 - Reaching net zero greenhouse gas emissions county-wide before 2050.

2.4 Local Context

North Hertfordshire Local Plan (2011-2031)

- 2.4.1 A detailed summary of the relevant North Hertfordshire Local Plan (2011-2031) Policies is included in **Appendix B**. The key Policies of the local plan are as follows:
- **Policy SP1: Sustainable Development-** Prioritise development in main settlements and on previously developed land, supporting proposals that deliver balanced growth, quality placemaking, essential infrastructure, and environmental protection.
 - **Policy SP6: Sustainable Transport-** Support development that promotes walking, cycling, and public transport, reduces car dependency, and ensures safe, inclusive, and sustainable transport infrastructure aligned with local strategies.
 - **Policy SP9: Design and Sustainability-** Require new developments to incorporate energy-efficient design, including passive solar strategies, SuDS, and low-carbon technologies, while responding positively to local context.
 - **Policy SP10: Healthy Communities-** Support healthy, inclusive communities by retaining and providing community amenities, enhancing local retail centres, and promoting green infrastructure to encourage active lifestyles.
 - **Policy SP11: Natural Resources and Sustainability-** Promotes energy and resource efficiency by supporting renewable energy, sustainable construction, water conservation, and flood-resilient design, while protecting the water environment and managing land contamination.

³ [Sustainable Hertfordshire Strategy 2022 \(March 2023 revision\)](#)



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- **Policy SP12: Green Infrastructure, Landscape and Biodiversity** - Protect and enhance green spaces and biodiversity networks while supporting climate adaptation, flood resilience, and low-carbon energy through nature-based and sustainable design solutions.
- **Policy D1: Sustainable Design** - Ensure new development is well-designed, sustainable, and context-sensitive, enhancing public realm, connectivity, and energy efficiency while meeting national design and environmental standards.

Sustainability Supplementary Planning Document (SPD)

- 2.4.2 The Sustainability SPD was adopted in September 2024 to support the implementation of the Local Plan (2011–2031) in a more sustainable way. While it does not introduce new policies, it serves as a material consideration in planning decisions. The SPD is structured around key sustainability themes, such as low carbon energy, biodiversity, water conservation, and healthy placemaking and uses a bronze, silver, and gold rating system to encourage applicants to exceed basic policy compliance. The level of achievement is expected to vary depending on the development's location, scale, and context.

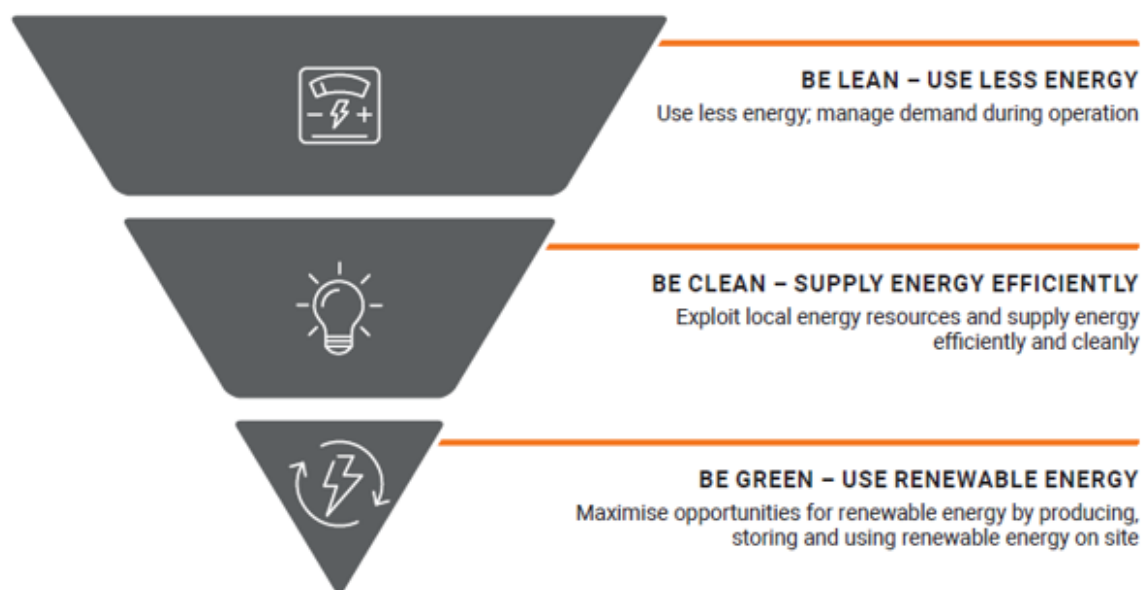


3 Outline Energy Strategy

3.1 Introduction

- 3.1.1 This Outline Energy Strategy has been prepared for submission as part of the Outline Planning Application for the Proposed Development to demonstrate how principles concerning the reduction of energy consumption will be incorporated, in line with Part L of the 2021 Building Regulations.
- 3.1.2 The Proposed Development seeks to reduce energy consumption by following the nationally recognised energy hierarchy as presented in **Figure 3.1**.

Figure 3.1: Energy Hierarchy



- 3.1.3 Whilst the Proposed Development will be designed to comply with the current Building Regulations, the Future Homes Standard (FHS) is anticipated to be in force by the Reserved Matters (RMA) stage. The FHS represents a significant step forward in the UK's decarbonisation agenda, aiming to ensure that new homes are 'zero-carbon ready'. This means that they will not require retrofitting to achieve net zero as the electricity grid continues to decarbonise. It will mandate the use of low-carbon heating systems, improved fabric standards, and a new assessment methodology (the Home Energy Model) to replace the Standard Assessment Procedure (SAP). If the FHS is in force at the time of the Reserved Matters (RMA) stage the building energy specification will be adapted to comply with the required standards. Therefore, at this stage it is vital the energy strategy is kept flexible.
- 3.1.4 At this early stage, it is not required or possible to undertake SAP calculations because sufficient detailed design information is not available. Calculations of the regulated energy demand and regulated CO₂ emissions will be undertaken at the RMA stage demonstrating that the units within the Proposed Development will comply with the Building Regulations applicable at the time.

3.2 Fabric-First Approach ('Be Lean')

- 3.2.1 Demand reduction is typically a more cost-effective means of reducing energy consumption and achieving carbon savings than providing low or zero carbon technologies. This is particularly true of passive measures (the architecture), which are simpler and have greater longevity than active systems (the building services).
- 3.2.2 The fabric efficiency of the homes will be designed to reduce heat demand and energy needs. Energy demand reduction measures will be put in place and could include the following:



Passive Design

- Consideration of plot layout to reduce unwanted solar heat gain in hot weather and increase solar gain in cold weather
- Deliberation of dwelling orientation to reduce solar heat gain in hot weather and increase solar gain in cold weather, for example where possible dwellings should be oriented within +/- 30° Attention to internal unit layout and use of space prioritising adequate temperatures in the most habitable rooms, such as reducing room depth and increasing floor to ceiling height to maximise daylight penetration
- Placement of windows on opposite sides of a room to allow for cross ventilation
- Optimisation of natural daylight and sunlight to reduce energy needed for heating, such as positioning the most occupied spaces on the southern façade
- Incorporation of landscaping for shading, for instance trees and shrubs to reduce summer overheating risk
- Consideration of the thermal mass of materials to regulate thermal comfort
- Specification of materials could include increasing lighter colour materials to enhance light reflectance minimising summer overheating risk
- Provision of high levels of insulation and high efficiency double or triple glazed windows to reduce heat loss
- Understanding of thermal bridging junctions to minimise heat loss
- Low air permeability to improve energy efficiency

Active Design

- Use of low energy lighting to reduce energy use
- Incorporation of smart meters to track and minimise energy use
- Provision of an energy efficient heating system

3.3 Use of Energy Efficiently ('Be Clean')

- 3.3.1 The Proposed Development will seek to supply energy efficiently by incorporating highly efficient heating and hot water systems following an electric-led approach with the use of heat recovery technologies where appropriate. Heat recovery technologies could include Wastewater Heat Recovery and Mechanical Extract Ventilation with Heat Recovery.

3.4 Renewable and Low Carbon Technologies ('Be Green')

- 3.4.1 A high-level feasibility study has been carried out to assess potentially viable sources of low carbon technologies and renewable energy under the Be Green stage of the energy hierarchy for the homes. The results are shown in **Table 3.1**.



Table 3.1: Feasibility Study of Low Carbon and Renewable Technologies

Technology	Appropriate	Comments
Photovoltaic panels (PV)	Very likely	There is the potential to use PV as a source of renewable power. PV could be located on individual roofs. Further investigation at RMA stage is required to confirm whether this technology would be appropriate once the available roof space is known.
Heat Pump	Very likely	Heat pumps are a potential suitable technology to meet the hot water and heating demand of new homes and are an appropriate technology to meet the FHS. Further investigation at RMA stage is required to confirm whether this technology would be appropriate.
Heat Recovery	Likely	Heat recovery technology could be appropriate to incorporate into new buildings and can be considered on either the ventilation or wastewater systems. Further investigation at RMA stage is required to confirm whether this technology would be appropriate.
Battery Storage	Unlikely	Battery storage at building level could reduce peak electrical demands. Domestic battery storage technology is currently expensive. This is likely to decrease over the next five to ten years, but it is deemed unlikely to be appropriate for the Proposed Development.
Solar Thermal	Unlikely	There is expected to be roof space available to provide solar thermal technology, however it is considered more appropriate to provide PV instead of solar thermal to meet electricity demand as this is more beneficial to support both electric vehicle charging and any heat pumps.
Wind	Very unlikely	Building-integrated wind turbines and wind turbines sited in urban areas perform poorly due to unfavourable wind microclimate.
Biomass	Very unlikely	Unlikely to comply with the FHS and there may be concerns regarding the delivery of biomass fuel to the residents.

3.5 Summary

3.5.1 The Proposed Development will incorporate energy consumption reduction measures which are likely to including the following:

- Highly insulated building fabric with external walls, floors, and roofs of low U-Values to reduce heat loss
- Strong continuity of insulation at building junctions to reduce thermal bridging heat loss
- Where feasible dwellings will be designed to allow for cross-ventilation to reduce the risk of overheating and help them stay cool in warmer conditions
- Use of natural ventilation where possible
- Efficient double or triple glazed windows
- Low energy lighting
- Specification of smart meters to dwellings to record and manage energy usage



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- Highly efficient heating and hot water systems. The potential for heat pumps will be investigated at the RMA stage
- Low carbon and renewable technologies, including PV. The suitability of low carbon and renewable technologies will be investigated at the RMA stage



4 Sustainability Statement

- 4.1.1 This Sustainability Statement sets out the approach taken by the Proposed Development to comply with national policy and the North Hertfordshire Local Plan (2011-2031) in so far as they promote sustainability. This is presented in **Table 4.1**.
- 4.1.2 Further details demonstrating how the Proposed Development aligns to the North Hertfordshire District Council Sustainability SPD checklist can be found in **Appendix C**.
- 4.1.3 The Proposed Development will take a holistic approach towards sustainability and will include:
- Provision of at least 10% biodiversity net gain and diverse flora benefiting wildlife, public amenity and increasing climate change resilience
 - Retention of high-quality trees, removal some medium-quality ones, and compensation with new planting to reinforce boundaries and enhance public space
 - Integration of sustainable drainage systems (SuDS) throughout the Site to reduce flood risk, improve water management and enhance biodiversity
 - Provision of multi-use active travel routes integrated throughout the Site
 - Implementation of passive and active design measures to improve insulation, avoid excessive requirements for heating and cooling, prevent overheating and ensure adequate ventilation
 - Potential for deployment of renewable and low carbon technologies (see Section 3 above)



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Table 4.1: North Hertfordshire Local Plan (2011-2031) Policies

Policy Name	Objective	Details / Evidence	Compliant with National Policy	Compliant with the adopted Local Plan?
Policy SP1: Sustainable Development	Focus on the development's main settlements and on brownfield land, supporting balanced growth, quality placemaking, infrastructure, and environmental protection.	Supporting Balanced Growth and Quality Placemaking The Proposed Development will provide open space and a play area enabling existing and new residents to gather and spend time outside which will help to enhance wellbeing. It supports both existing and future residents, enhancing social cohesion and promoting healthy lifestyles and encourages active lifestyles and social engagement, key principles of high-quality placemaking. Infrastructure and Environmental Protection The Proposed Development will include an ecological corridor and planting of a range of species to improve biodiversity and act as a climate resilience measure. These elements contribute to the wider landscape strategy and help integrate the site with its surroundings, supporting long-term resilience and connectivity. The Arboriculture Impact Assessment (Barton Hyett Associates in association with CSA environmental, 2025) highlight that the Proposed Development has been designed to maintain a sustainable relationship with retained trees and hedgerows, especially in the south and west where there is greater tree diversity.	Yes, the NPPF Chapter 2 Achieving Sustainable Development will be adhered to.	Yes, refer to the Design and Access Statement (CSA environmental, 2025), Arboriculture Impact Assessment (Barton Hyett Associates in association with CSA environmental, 2025)
Policy SP6: Sustainable Transport	Support active travel and public transport, reduce car use, and deliver safe, inclusive, and sustainable transport aligned with local strategies.	A Transport Statement (WSP, 2025) has been prepared to assess the transport implications of the Proposed Development. It concluded that the Proposed Development will have a negligible effect on the highway network and supports sustainable travel, aligning with national and local transport policies. The Site is well connected via a continuous footway along the eastern side of London Road, providing safe and direct pedestrian access to Hitchin town centre and rail station to the north, and Ippolyts village to the south. A new crossing along London Road is proposed. The Site links to several local schools, including Whitehall Junior School, Kingshott Independent School, and St Ippolyts Primary School, as well as community amenities such as St Ippolyts Stores and the Parish Village Hall.	Yes, the NPPF Chapter 9 Promoting Sustainable Transport will be adhered to.	Yes, refer to the Transport Assessment (WSP, 2025), Design and Access Statement (CSA environmental, 2025).



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Policy Name	Objective	Details / Evidence	Compliant with National Policy	Compliant with the adopted Local Plan?
Policy SP9: Design and Sustainability	New developments to incorporate energy-efficient design, SuDS, and low-carbon technologies.	The DAS (CSA Environmental, 2025) outlines that surface water run off on the Site will be managed through the creation of a Sustainable underground drainage scheme (SuDS) feature. The Proposed Development will feature energy-efficient design through high insulation, natural and cross-ventilation, efficient glazing, low-energy lighting, and smart meters to reduce energy use and overheating risk. Low carbon technologies likely to be incorporated include photovoltaic panels for renewable energy, heat pumps for heating and hot water, and heat recovery systems to improve energy efficiency. The viability of these measures will be assessed at the RMA stage.	Yes, the NPPF Chapter 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change, will be adhered to.	Yes, refer to the Design and Access Statement (CSA environmental, 2025) and Section 3 of this Statement
Policy SP10: Healthy Communities	Support healthy, inclusive communities by providing amenities, enhancing local centres, and promoting green infrastructure for active lifestyles.	The DAS (CSA Environmental, 2025) highlights that the Proposed Development will have a potential area for play opportunities, such as a Children's Play Areas. The illustrative layout shows that four natural play areas are proposed within the Site's areas of public open space. Two will be located in the eastern field, overlooked by the new homes, and two will be provided in the western field, along the proposed recreational route. The layout of these natural play areas will create a 'play on the way' feature through the new areas of open space. The Proposed Development will include a connected network of green spaces that will link habitats, protect wildlife corridors, and support nature movement. The illustrative masterplan includes traffic-free pedestrian routes through open spaces. Green spaces will be multifunctional, featuring natural play areas, seating, landscaping, and walking/cycling paths to encourage community interaction.	Yes, the NPPF Chapter 8 Promoting Health and Safe Communities, Chapter 12 Achieving Well-designed and Beautiful Places, and Chapter 15 Conserving and Enhancing the Natural Environment will be adhered to.	Yes, refer to the Design and Access Statement (CSA environmental, 2025), Flood Risk Assessment (WSP, 2025) and Masterplan



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Policy Name	Objective	Details / Evidence	Compliant with National Policy	Compliant with the adopted Local Plan?
Policy SP11: Natural Resources and Sustainability	Promote energy and resource efficiency through renewables, sustainable design, water conservation, and flood resilience, while protecting water and managing land contamination.	Energy and resource efficiency through renewables The Proposed Development will incorporate energy-efficient design and low-carbon technologies such as PV panels, heat pumps, and heat recovery systems, with their feasibility to be confirmed at the RMA stage. Water Conservation and Flood resilience The Proposed Development will also comply with relevant planning policy and Building Regulations, including consideration of the optional water efficiency target of 110 litres per person per day, supporting water conservation. This will be reviewed and considered further during the detailed design process at the RMA stage, subject to feasibility. A Flood Risk Assessment (FRA) (WSP ,2025) states that the whole of the Site is located within Flood Zone 1, which is considered to have a low probability of flooding from rivers or the sea. In terms of surface water flooding, the majority of the Site is unaffected. There are two small areas which are affected by surface water flooding, located in the southern corner of the eastern field, and the south western edge of the western field. To manage surface water on-site and reduce flood risk, the development will incorporate Sustainable Drainage Systems (SuDS) to provide attenuation and support compliance with relevant policy and guidance. Managing Land Contamination To protect land from contamination, best practice includes undertaking Site investigations and risk assessments, using clean cover systems in landscaped areas, and ensuring safe handling and disposal of materials during construction. A desk study report produced by Geo-Environmental (2025), identified low contamination risk overall, but further investigation is needed due to an infilled sandpit and nearby sewage works. Additionally, intrusive site testing, soil and groundwater analysis, and ground gas monitoring are recommended to ensure safe residential use. Refer to Policy SP9: Design and Sustainability for more detail.	Yes, the NPPF Chapter 2 Achieving Sustainable Development, Chapter 14 Meeting the Challenge of Climate Change, Flooding and Coastal Change.	Yes refer to Flood Risk Assessment (FRA) (WSP, 2025) for further details.



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Policy Name	Objective	Details / Evidence	Compliant with National Policy	Compliant with the adopted Local Plan?
Policy SP12: Green Infrastructure, Landscape and Biodiversity	Protect and enhance green spaces and biodiversity while supporting climate adaptation, flood resilience, and low-carbon energy through nature-based design.	The Proposed Development will deliver up to 41 homes with associated open space, recreational routes, and natural play areas. It will retain most high-quality trees, remove some medium-quality ones, and compensate with new planting to reinforce boundaries and enhance public space. The Ecological Impact Assessment (CSA, 2025) highlights that while on-site enhancements such as habitat creation, wildlife-friendly planting, and ecological features (e.g. bat and bird boxes, log piles, hedgehog gaps) will support biodiversity, the Proposed Development cannot fully compensate for the loss of non-priority habitats on-site. Therefore, to meet statutory requirements, a 10% biodiversity net gain will be achieved through off-site compensation secured via the Biodiversity Net-Gain (BNG) regime.	Yes, the NPPF Chapter 15 Conserving and Enhancing the Natural Environment will be adhered to.	Yes, refer to Design and Access Statement (CSA, 2025), Ecology Impact Assessment (CSA, 2025).
Policy D1: Sustainable Design	Ensure development is well-designed, sustainable, and context-sensitive, enhancing public realm, connectivity, and energy efficiency to meet national standards.	The Proposed Development has been designed with consideration of the existing character and identity of the local area assisting with retaining and enhancing locally characteristic features. The Landscape and Visual Impact Assessment (CSA, 2025) concludes that Proposed Development makes a significant contribution to the purpose of including land within the Green Belt due to its role in preventing further expansion to the south west into open countryside, and providing a setting for Hitchin. The Proposed Development's connected network of green spaces will maintain movement and feeding corridors for wildlife. A significant proportion of the Site will remain as green infrastructure to form a connected and accessible network of public open spaces. London Road is approximately 6.5 metres wide with central hatching, providing strategic connectivity between Hitchin to the north and Welwyn to the south. Additionally, National Cycle Network (NCN) Route 12 is accessible from the site providing regional cycling connectivity. The Proposed Development will incorporate energy-efficient design measures to support compliance with national standards. These may include enhanced insulation, appropriate glazing, natural ventilation strategies, low-energy lighting, and smart energy monitoring. Low-carbon technologies such as photovoltaic panels, heat pumps, and heat recovery systems will be considered, subject to viability and further assessment at the Reserved Matters Application (RMA) stage. Refer to Policy SP10: Healthy Communities and SP9: Design and Sustainability for more details.	Yes, the NPPF Chapter 8 Promoting Health and Safe Communities, Chapter 9 Promoting Sustainable Transport, Chapter 12 Achieving Well-designed and Beautiful Places, and Chapter 15 Conserving and Enhancing the Natural Environment will be adhered to.	Yes, refer to the Landscape and Visual Impact Assessment (CSA, 2025), Design and Access Statement (CSA, 2025), Transport Statement (WSP, 2025)



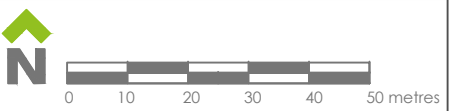
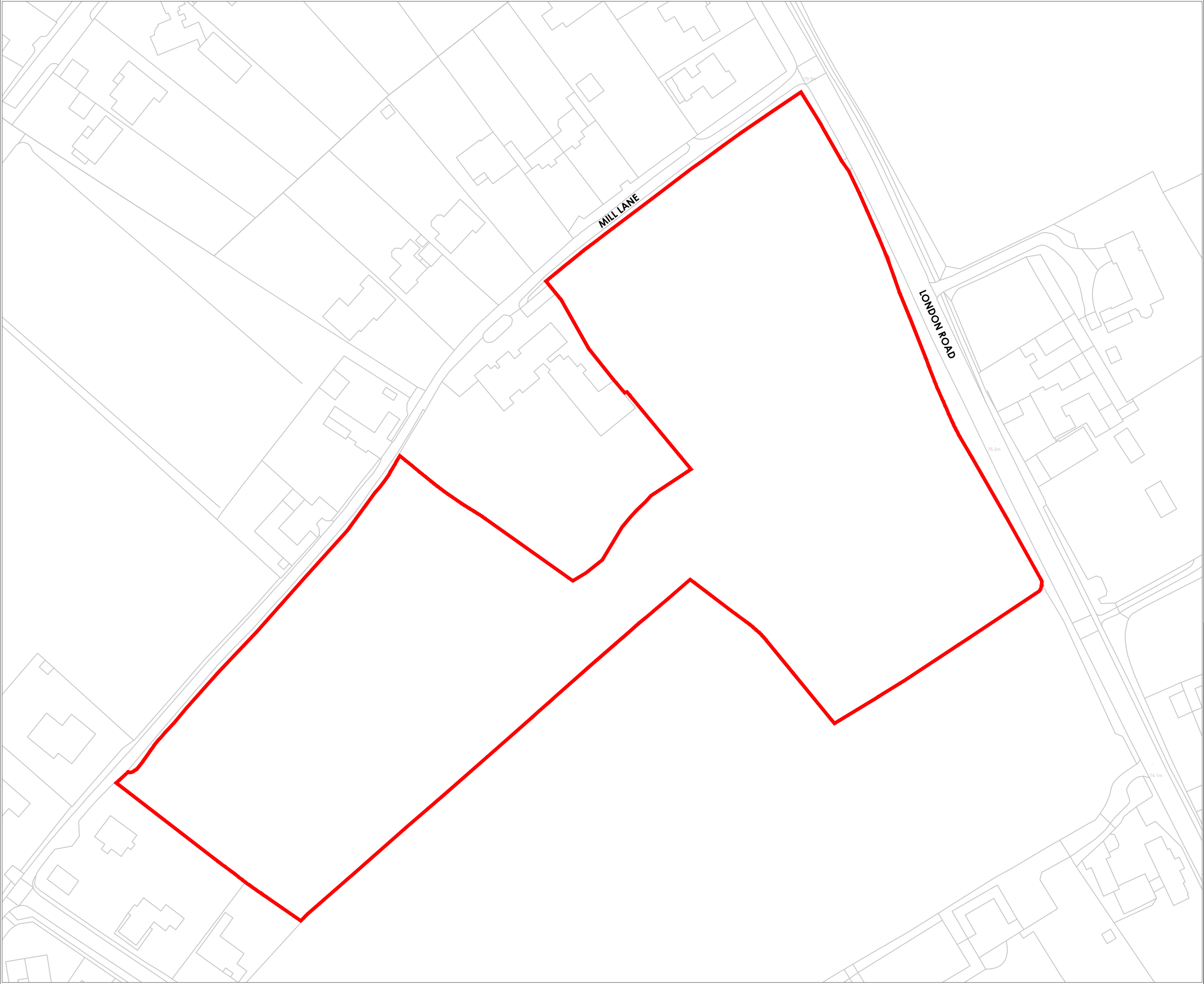
5 Conclusion

- 5.1.1 This Outline Energy and Sustainability Statement outlines how the Proposed Development will demonstrate sustainable design in line with relevant national and local policy and legislation, including the North Hertfordshire Local Plan (2011-2031).
- 5.1.2 **Section 3** of this Statement comprises the Energy Strategy for the Proposed Development. The Proposed Development will follow the nationally adopted energy hierarchy of reducing energy demand in the first instance, using energy efficiently, and only then, implementing low carbon and renewable sources where appropriate. The fabric energy efficiency of the homes will be designed to reduce heat demand and energy needs in line with policy requirements. This will include providing high levels of insulation and low air permeability, with consideration for thermal bridging junctions. The proposed heating and hot water strategy will be energy efficient and low carbon and renewable technologies will be incorporated within the Site. Potential options include PV and air source heat pumps. The details in regard to the various technologies will be investigated to assess their potential suitability for the Site at the RMA stage where preferred options will be determined. An updated Energy and Sustainability Statement can be secured prior to commencement through a planning condition.
- 5.1.3 **Section 4** of the Sustainability Statement provides an analysis demonstrating how the Proposed Development aligns with the North Hertfordshire Local Plan (2011–2031). The scheme will support the creation of a balanced and healthy community by integrating green infrastructure, promoting sustainable transport options, and delivering energy-efficient homes that minimise energy demand and optimise resource use. Additional details to how the Proposed Development adheres to the local policy, specifically the North Hertfordshire Council Sustainability SPD checklist can be found in **Appendix C**.



Appendix A Figure A1 Site Location Plan



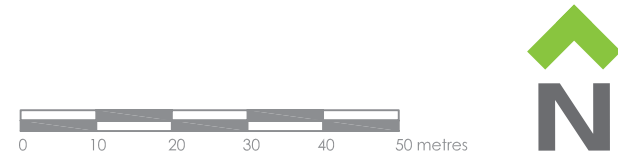


 Site Boundary: **3.38ha**

Rev	Date	By	Description
CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t e w 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project	Land at Mill Lane and London Road, HITCHIN		
Title	Site Location Plan		
Client	Martin Grant Homes		
Scale	1:1250 @ A3	Drawn	RC
Date	April 2025	Checked	RR
Drawing No.	CSA/3922/121	Rev	-

Figure A2 Illustrative Masterplan





- Site boundary
- Proposed new homes
- Tree-lined primary streets
- Secondary streets
- Private drives/lanes
- Shared surface
- Recreational routes/mown paths
- Public open space
- Existing vegetation
- SuDS basin
- Natural play areas

A	26.09.2025	MC	Drainage updated
Rev	Date	By	Description
CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT 01462 743647 ashwell@csaenvironmental.co.uk csaenvironmental.co.uk			
Project	Land at Mill Lane and London Road, HITCHIN		
Drawing Title	Illustrative Masterplan		
Client	Martin Grant Homes		
Scale @ A1	1: 1000	Drawing No.	6323/129
Date	Sep 2025	Rev	-
Drawn	RR/MC	Checked	RC

Appendix B Policy and Legislative Context

Introduction

- B.1.1 This appendix details national policy, regulation, and local planning policies which are relevant to the Proposed Development.

National Policy Context – Climate Change

- B.1.2 Climate change is recognised as one of the most immediate global environmental challenges. In May 2019, the Committee on Climate Change published the Net Zero Report, recommending that the UK Government introduce a target of at least a 100% reduction of greenhouse gas (GHG) emissions by 2050.
- B.1.3 In 2019, the Climate Change Act (2008) was amended to include a revision of the previous aim of an 80% reduction of GHG emissions compared to 1990 levels by 2050. The Act now mandates that *“the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline”*.
- B.1.4 The UK Government's international commitment, transposes into national and local planning policy. The Government has sought to reduce CO₂ emissions associated with new buildings through energy demand reduction and the incorporation of low and zero carbon technologies to deliver electricity and heat.

Net Zero Strategy

- B.1.5 In October 2021, the UK Government published the Net Zero Strategy, bringing forward the government's commitment to a fully decarbonised power system. The following key policy objectives are relevant to energy:

“To take action so that by 2035, all our electricity will come from low carbon sources, subject to security of supply, bringing forward the government's commitment to a fully decarbonised power system by 15 years.

Aiming to phase out the installation of new and replacement natural gas boilers by 2035 in line with the natural replacement cycle, once costs of low carbon alternatives have come down, including any hydrogen-ready boilers in areas not converting to hydrogen, to ensure that all heating systems used in 2050 are compatible with net zero”.

Powering Up Britain

- B.1.6 The UK Government's Policy Paper ‘Powering Up Britain’⁴, published in March 2023, outlines how the government will deliver net zero commitments, enhance the country's energy security, and seize the economic opportunities of the transition. The document combines the Energy Security Plan and Net Zero Growth Plan detailing how the supply of renewable energy will be increased including information on emerging technologies such as Carbon Capture Utilisation and Storage and hydrogen. The priorities are to domesticate, diversify and decarbonise energy production.

National Planning Policy Framework (2024)

- B.1.7 The National Planning Policy Framework (NPPF, 2024) sets out the Government's overarching planning policy for England. In order to transpose national legislation into local policy, local planning authorities must take into account the NPPF when developing their planning policies.

⁴ Powering Up Britain. Available from:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147340/powering-up-britain-joint-overview.pdf



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- B.1.8 The NPPF maintains the “*presumption of sustainable development*”. Paragraph 161 of the NPPF explains that the planning system should: “*support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change*”.
- B.1.9 It 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*”.
- B.1.10 Plans should take a proactive approach to mitigating and adapting to climate change and should be planned for in ways that:
- Avoid increased vulnerability to climate change impacts and incorporate adaptation measures such as green infrastructure and sustainable drainage systems
 - Can help to reduce greenhouse gas emissions, such as through its location, orientation, and design
 - Provide a positive strategy for renewable and low carbon energy sources, that maximises the potential for sustainable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)
 - Consider suitable areas for renewable and low carbon energy sources, and opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems.
- B.1.11 When determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply (unless demonstrated to be unfeasible or unviable). Development should take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption.

National Building Regulations – Part L (Conservation of Fuel and Power)

- B.1.12 The UK’s international commitments are transposed into National Building Regulations. The energy efficiency requirements of the Building Regulations are set out in Part L (Conservation of Fuel and Power) which states that new development is encouraged to reduce carbon emissions in accordance with the energy hierarchy of reducing energy demands in the first instance, supplying energy efficiently, and finally the provision of appropriate renewable and low carbon energy technologies.
- B.1.13 Changes to the Building Regulations Part L include a significant tightening of standards to better equip buildings for a low and zero carbon future with consideration of thermal comfort in modern buildings. This is seen as a stepping stone to zero carbon and the proposed Future Homes Standard (FHS).

Updated – 2021 Edition

- B.1.14 Following consultation beginning in October 2019, the new Part L was published on the 15th of December 2021 announcing changes to the Building Regulations which aim to help the UK deliver net zero.
- B.1.15 This approved document took effect on 15th June 2022 for use in England. It does not apply to work subject to a building notice, full plans application or initial notice submitted before that date, provided the work for each building is started before 15th June 2023.
- B.1.16 Key changes include the requirement for all new buildings to meet a new primary energy target and a carbon emissions rate target.



- B.1.17 The changes to Approved Document L enhance the performance requirements for compliance. For new dwellings, 30% carbon reduction is expected for compliant buildings in contrast with Part L 2013. For new non-domestic buildings, on average, 27% carbon reduction is expected for compliant buildings in contrast with the previous Part L 2013.
- B.1.18 As part of the journey to net zero by 2050, the Government has committed to introducing a FHS by 2025. They expect that an average home built to the Standard will have 75-80% less carbon emissions than one built to the Part L 2013 energy efficiency requirements.
- B.1.19 Therefore, the national target for energy at the Proposed Development is the Part L 2021 Building Regulations. This is subject to further amendments in the future.

Regional Policy

Sustainable Hertfordshire Strategy (2020)⁵

- 5.1.4 This Strategy was adopted in March 2020 following Hertfordshire County Council's declaration of a climate emergency in July 2019. It sets out the council's commitment to embed sustainability across all operations and services, aiming to lead by example, enable county-wide change, and inspire residents and businesses to act.
- 5.1.5 The strategy outlines nine key environmental ambitions, some of these include:
- Achieving carbon neutrality for council operations by 2030
 - Ensuring all services are climate-resilient, improving biodiversity on council land by 20% by 2030
 - Sending no waste to landfill by 2030
 - Reaching net zero greenhouse gas emissions county-wide before 2050.

Local Policy

North Hertfordshire Local Plan (2011-2031)⁶

- B.1.20 This plan was adopted in November 2022, is the district's statutory planning framework guiding development across towns like Hitchin, Letchworth, Baldock, and Royston. It sets out how land will be used for housing, employment, infrastructure, and community facilities while aiming to deliver sustainable growth.
- B.1.21 The Plan allocates land for around 14,000 new homes and supports economic development through designated employment sites. It promotes sustainability by encouraging low-carbon design, renewable energy, sustainable transport, and green infrastructure. Environmental protection is a key theme, with policies safeguarding biodiversity, landscape character, and heritage assets. The Plan was subject to public consultation and formal examination before being found sound and adopted by the Council. Key policies are:

Policy SP1 – Sustainable Development

- Prioritise housing, employment and new development in main settlements and use previously developed land where possible.
- Grant Planning permission for proposals that:

⁵ [Sustainable Hertfordshire Strategy 2022 \(March 2023 revision\)](#)

⁶ [North Hertfordshire Local Plan 2011-2031.pdf](#)



- Deliver a balanced mix of homes, jobs, and facilities aligned with Plan targets.
- Create high-quality, context-sensitive developments that promote healthy lifestyles.
- Provide necessary infrastructure for a growing population.
- Protect biodiversity, landscapes, heritage assets and green infrastructure.
- Include mitigation measures to reduce environmental and climate impacts.

Policy SP6 – Sustainable Transport

B.1.22 This policy promotes sustainable and accessible transport across North Hertfordshire. It aims to guide development in ways that support walking, cycling, and public transport, reduce reliance on private cars, and ensure transport infrastructure is safe, inclusive, and environmentally responsible. The targets set in the policy is as follows:

- Promote sustainable transport and align with local transport strategies
- Encourage development in accessible locations.
- Protect existing active travel routes and ensure suitable replacements if diverted.
- Apply parking standards and require safety/sustainability assessments.

Policy SP9 – Design and Sustainability

B.1.23 This policy Requires new developments to incorporate energy-efficient design. It promotes passive solar design, sustainable drainage systems (SuDS), and use of low-carbon technologies. Key requirements include:

- The council supports new development that is well-designed, appropriately located, and responds positively to its local context.
- Supports new development that is well-designed, appropriately located, and responds positively to its local context.

Policy SP10 – Healthy Communities

B.1.24 This policy aims to support healthy, inclusive communities across North Hertfordshire. Key principles include:

- It seeks to retain existing community, cultural, leisure, and recreation facilities, while ensuring new developments provide appropriate levels of these amenities.
- Support the vitality of local retail centres and shops and promotes the protection and enhancement of physical and green infrastructure to encourage healthy lifestyles.

Policy SP11- Natural Resources and Sustainability

B.1.25 This policy Focuses on reducing energy consumption and promoting renewable energy and encourages water conservation, waste reduction, and sustainable construction practices. Key requirements include:

- Support renewable and low-carbon energy developments in suitable locations.
- Direct development to areas with the lowest flood risk and require Sustainable Drainage Systems (SuDS).



- Protect and enhance the water environment in line with the Water Framework Directive.
- Consider and support remediation of contaminated land.
- Ensure wastewater treatment capacity is delivered without harming protected sites.

Policy SP12- Green Infrastructure, Landscape and Biodiversity

B.1.26 This policy protects and enhances green spaces and ecological networks and supports climate adaptation through natural solutions like tree planting and habitat restoration. Key requirements include:

- Support renewable and low-carbon energy developments in suitable locations.
- Direct development to areas with the lowest flood risk and require Sustainable Drainage Systems (SuDS).
- Support significant growth while protecting and enhancing the natural environment.
- Enhance biodiversity networks and ensure measurable net gains.

Policy D1- Sustainable Design

B.1.27 The aim of this policy is to ensure that new development is well-designed, context-sensitive, and sustainable. It encourages proposals that enhance the public realm, incorporate sustainable drainage, reduce energy use, retain vegetation, and improve connectivity. It also promotes future-proofing, safety, and minimal visual impact. Developments must follow relevant design guidance and meet national standards for space and water efficiency, particularly in residential schemes.

- Developments should take reasonable opportunities to improve public realm, incorporate SuDS, reduce energy and waste, retain and add vegetation, and enhance connectivity.
- Designs should be future-proofed, safe, and minimise visual clutter.
- Proposals must follow the Design SPD and residential schemes must meet national space and water efficiency standards.

Sustainability Supplementary Planning Document (SPD)

B.1.28 The Sustainability SPD was adopted in September 2024 and sets the standards required to ensure that the vision, objectives and policies of the adopted North Hertfordshire Local Plan 2011-2031 are met as sustainably as possible. The information contained within the SPD will be a material consideration in the determination of planning decisions.

B.1.29 The SPD is organised by themes, and with a rating system of bronze, silver and gold. Bronze indicates policy compliance, and applicants are expected to select themes on which to target higher levels of silver and gold. These checklists work together across themes and will be assessed alongside each other to ensure a holistic approach to sustainability is being considered. It is acknowledged that factors such as location, scale and context of the Proposed Development will influence the achievement of ratings.

B.1.30 The themes of the Sustainability SPD are:

- Optimising Passive Design & Fabric Performance
- Achieving Low Carbon Energy
- Minimising Carbon Footprint



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- Healthy Placemaking
- Promoting Biodiversity
- Sustainable Travel
- Conserving Water
- Incorporating Sustainable Drainage
- Historic Buildings

B.1.31 The four main types of development addressed in this SPD are:

- Major Residential development includes all new developments and residential conversions of ten dwellings or more.
- Minor Residential development includes all new developments and residential conversions of one to nine dwellings.
- Major Non-Residential development includes all new non-residential development which either provides additional floor space of at least 1,000sqm or is on a development site of at least 0.5ha. Also includes all new forms of both infrastructure and works associated with infrastructure projects.
- Minor Non-Residential development includes all new non-residential development which provides additional floor space between 250sqm to 1,000sqm of floor space and on a development site below 0.5ha.

B.1.32 In this case, the focus is on Major Residential development category, as the Proposed Development comprises approximately 41 units.

B.1.33 The North Hertfordshire District Council Sustainability SPD includes a checklist that is divided into eight themed sections, each addressing a key aspect of sustainable design (**Appendix C**):

1. Optimising Passive Design & Fabric Performance
2. Achieving Low Carbon Energy
3. Minimising Carbon Footprint
4. Healthy Placemaking
5. Promoting Biodiversity
6. Sustainable Travel
7. Conserving Water
8. Incorporating Sustainable Drainage



Appendix C North Herts Council Sustainability Supplementary Planning Document Checklist

Theme	Key Requirements	Design Measures	Target Level
Optimising Passive Design & Fabric Performance	<u>Bronze</u> • Achieve an EPC of at least C on all dwellings • Submit a Sustainability and Energy Statement showing compliance with Policy and Building Regulations (this should include the Energy Use Intensity (EUI) & the total Space Heating Demand (SHD) calculations with recommendations on methods that could be investigated during technical design to improve performance) <u>Silver</u> • Achieve 80% of EPC ratings of at least B and 20% rating of at least C • Submit a Sustainability and Energy Statement showing: ○ Maximisation of solar gain through site layout, orientation, and design (for the purpose of energy efficiency) ○ Measures to prevent overheating ○ Lower carbon alternatives to gas boilers • On site reductions of 50% minimum in CO₂ emissions over and above Part L (including at least 10% reductions through fabric first measures) • Energy Use Intensity (EUI) ≤ 60 kWh/m²/yr (inclusive of estimated unregulated energy) • Space Heating Demand (SHD) ≤ 30 kWh/m²/yr or ≤ 40 kWh/m²/yr	The Proposed Development will aim for all dwellings to achieve an EPC rating of at least C, subject to further design development at the RMA stage. An updated Energy and Sustainability Statement will be submitted with the RMA to demonstrate alignment with relevant planning policy and Building Regulations at the time. This will include preliminary energy assessments based on SAP methodology, with recommendations for strategies that could be explored during technical design to improve performance. While detailed building specifications are not yet defined at this outline stage, the Proposed Development aspires to embed energy efficiency principles and explore low-carbon design approaches as it evolves.	The target level will be determined at the RMA Stage once energy modelling has been undertaken.



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Achieving Low Carbon Energy	<u>Bronze</u> • Ensure policy and building regulations compliance • Larger schemes (>10 dwellings) are encouraged to submit a Feasibility Study from an Energy Specialist showing how the most appropriate Low/Zero Carbon technology will be implemented on site <u>Silver</u> • Show that 75% or more of dwellings' energy demand is supplied from onsite renewables such as PV (assuming low carbon heat/hot water technology is used such as ASHPs) • Show that roof shape and orientation is optimized to maximise solar PV outputs • Show that the development commits to investigating better uses of PV (if present) and detail what these are (connecting any array directly to the landlord supply should NOT be allowed. Options could include: SolShare (or similar), connecting to thermal stores of communal heat pumps)	The potential for incorporating low or zero carbon technologies has been explored within Section 3 of this Energy and Sustainability Statement. Subject to further design development, the inclusion of onsite renewable energy technologies, such as photovoltaic (PV) panels, will be considered, particularly where air source heat pumps are proposed. The Proposed Development seeks to align with the sustainability principles outlined in the SPD, with consideration given to a range of energy-related measures. While detailed specifications will be confirmed at the RMA stage, the scheme will meet relevant planning policy and Building Regulations requirements.	Bronze
Minimising Low Carbon Footprint: Whole Life Carbon	<u>Bronze</u> • Ensure compliance with Policy and Building Regulations including Part Z, if and when it is introduced. Discussions around reducing emissions will be required • Applicants are encouraged to consider Whole Life Carbon (WLC) for Major Development, and methods for reducing emissions during the technical design stages <u>Silver</u> • Incorporate the findings of pre demolition audits (where applicable) into the WLC assessment for the development • Applicants must commit to updating the assessments at pre commencement (Stage4)	While detailed design work is yet to be undertaken, the Proposed Development will seek to comply with relevant planning policy and Building Regulations, including future updates such as Part Z, if and when introduced. Consideration will also be given to Whole Life Carbon impacts, with opportunities to reduce emissions across the building lifecycle to be explored during the RMA stage.	The target level will be determined at the RMA Stage.



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	and pre occupation (Stage5/6) ensuring alignment with the targets • Ensure the scheme achieves the following: ○ Embodied Carbon – Product and Construction (A1 to A5) 675 kgCO₂e/m²GIA ○ Embodied Carbon – maintenance, replacement repair, end of life (B1 – B5, C1 – C4, sequestration) 325 kgCO₂e/m²GIA ○ Or LETI Band D		
Minimising Low Carbon Footprint: Circular Economy	<u>Bronze</u> • Ensure compliance with policy and building regulations <u>Silver</u> • Ensure a pre-demolition audit is undertaken (where applicable) • Ensure a pre-redevelopment audit is undertaken for brownfield sites • Ensure the proposal demonstrates how excavated materials will be put to beneficial use (e.g. reused/recycled) • Submit a Circular Economy Statement showing a waste hierarchy approach with: ○ A minimum of 30% of construction materials being of reused materials ○ 50% of materials used are designed for re-use ○ 80% of demolition (where applicable) waste materials (non-hazardous) are diverted from landfill for reuse/recycling or recovery ○ 80% of excavation waste materials are diverted from landfill for reuse ○ 80% of construction waste materials are diverted from landfill for reuse, recycling or recovery	A Circular Economy Statement has not been prepared at this stage. However, the Proposed Development aims to comply with relevant planning policy and Building Regulations and will consider circular economy principles as the design progresses. Targets relating to recycling, reuse, and diversion from landfill are expected to be identified during the detailed design phase, informed by best practice and technical feasibility.	The target level will be determined at the RMA Stage



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	80% of materials are sourced from ethical and responsible supply chains		
Healthy Placemaking: Green & Blue Infrastructure & NHS Health into Place Principles Residential development	<u>Bronze</u> - Ensure compliance with policy and open space standards <u>Silver</u> - All schemes must submit a landscaping strategy - Ensure all schemes propose play, community amenity and food production opportunities. Fields in Trust distances should be followed for play spaces and locations mapped with walking isochrones - Ensure all schemes embed key aspects of healthy placemaking as outlined in the NHS Putting Health into Place guidance - Ensure 50% of all flat roofs are green or blue roofs - Ensure that an air quality assessment is undertaken to achieve air quality neutral (AQN) or provide justification of why AQN not possible - Undertake an overheating risk assessment to assess residential dwellings against CIBSE TM59 and Part O ensuring compliance at planning stage - prioritising passive measures - Undertake an acoustic assessment to confirm performance against the Part O acoustic criteria for the overheating assessment. All domestic units to meet Part M4(1) Ensure the development scheme includes community allotments.	The Proposed Development will comply with relevant planning policy and open space standards set out by North Hertfordshire District Council. Detailed compliance will be addressed at the RMA stage, with further consideration given during later stages of the planning process.	Bronze
Urban Green Factor (UGF)	<u>Bronze</u> - N/A <u>Silver</u> - Ensure schemes include a multifunctional UGF calculation achieving a minimum of 0.4 (residential) or 0.3 (commercial) UGF along with a maintenance and management plan	Consideration of UGF within the Proposed Development will be addressed at the RMA stage.	The target level will be determined at the RMA Stage.



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	Ensure the green space attains a Green Flag score of 'Very Good'		
Promoting Biodiversity: Ecological surveys & assessments	<u>Bronze</u> - Carry out and submit a habitat survey to enable metric baselines to be completed, including quadrat survey (where necessary) to demonstrate UK Habitats. The survey should be undertaken in line with best practice (e.g. timing and age) and identify Priority/ irreplaceable habitats (BS42020) - A species assessment and follow-up surveys should be completed and submitted according to recommendations required to enable determination – i.e. no outstanding surveys <u>Silver</u> In addition to bronze level requirements - Ensure surveys include a review of existing sources of information such as the Hertfordshire Environmental Records Centre, MAGIC or any other appropriate resource - Ensure that an assessment of additional features within the site but beyond compensation for species affected is included in the species assessment	A UKHab survey including quadrant sampling was undertaken in line with best practice by qualified ecologists. All relevant species assessments and follow-up surveys (e.g. bats, GCN, birds, reptiles, badger) have been completed. Existing records (e.g. MAGIC, HERC) were reviewed, and additional site features beyond species compensation were assessed. (Ecological Impact Assessment, CSA Environmental, 2025).	Silver
Promoting Biodiversity: Arboriculture Assessment (where trees are impacted by the proposal)	<u>Bronze</u> - Submit a survey of all trees on site, identifying trees of value and potential impacts on offsite trees <u>Silver</u> In addition to bronze level requirements - Retain any high value trees onsite (Category A/B or other highest value trees)	A full tree survey has been completed in line with BS5837, identifying all trees on site and assessing potential impacts. The Arboriculture Impact Assessment (Barton Hyett Associates in association with CSA Environmental, 2025) states that no trees of high quality are proposed to be removed. High-value Category A trees are to be retained, meeting the requirement to preserve important arboricultural features. However, some category B	Bronze



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		trees are to be removed so a Bronze level is achieved.	
Promoting Biodiversity: Biodiversity Net Gain (BNG)	<u>Bronze</u> • Ensure the Statutory Metric or Small Sites Metric (SSM) is completed and submitted showing baseline value and demonstrate how the mitigation hierarchy has been applied • Submit a plan showing that habitat proposals achieve at least 10% BNG • Submit a Habitat Management and Monitoring Plan (HMMP) showing how BNG significant habitats are to be managed and monitored <u>Silver</u> In addition to bronze level requirements • Ensure 10% BNG is achieved onsite • Provide on plot ecological enhancements to support wildlife (housing for bats, birds, bees, hedgehog holes in fences etc.)	The Statutory Biodiversity Metric has been completed and submitted, with baseline values and application of the mitigation hierarchy. A Habitats Plan and Habitat Management and Monitoring Plan (HMMP) are included within the Ecological Impact Assessment (CSA Environmental, 2025). While on-plot ecological enhancements (e.g. swift bricks, bat boxes, hedgehog holes) are proposed, the 10% BNG target is not met onsite. To meet the 10% Biodiversity Net Gain (BNG), gains would be secured via registered off-site gains.	Bronze
Ecological Buffer	<u>Bronze</u> • Ensure the scheme takes account of Natural England's Standing Advice for ancient woodland and veteran trees to provide a 15m buffer in these areas • Ensure the scheme includes a 12m buffers for SSSIs • Ensure the scheme includes a 10m riparian zone buffer alongside watercourses, where applicable <u>Silver</u> In addition to bronze level requirements • Ensure the scheme includes a 12m buffer adjacent to LWS and species rich hedgerows	The desk study reviewed MAGIC, Ancient Woodland Inventory, and other relevant sources. Wain Wood SSSI is located 1.7km from the Site, and no ancient woodland, veteran trees, or watercourses requiring buffers are located adjacent to the Site. Therefore, the required 15m, 12m, and 10m buffers are not applicable, and no impact pathways have been identified.	Bronze
Sustainable Travel: Transport	<u>Bronze</u>	A Transport Statement has been submitted, with pedestrian and cycle infrastructure integrated into	Bronze



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statements, assessment and travel plans	• Submit a Transport Statement and travel plan clearly demonstrating how the scheme will facilitate sustainable transport and encourage active travel • Ensure the scheme includes segregated cycle ways, pedestrian paths away from traffic and integrated with green infrastructure <u>Silver</u> In addition to bronze level requirements • Ensure the transport statement/ travel plan seeks to achieve 50% of local trips (under 5 miles) by active travel by for example: ○ Including proposals/ financial contributions for off-site upgrades to walking and cycling infrastructure creating safe, continuous routes to schools and key destinations ○ Including proposals/ financial contributions to enhance/ provide additional local bus services serving the development and its environs	the Proposed Development. A Travel Plan will be secured by condition. (Transport Statement, WSP, 2025)	
Sustainable Travel: EV Charging	<u>Bronze</u> • Ensure compliance with Policy and the Building Regs Part S <u>Silver</u> • Provide one active EV charging point (EVCP) per dwelling, rated 7kW (minimum) • Provide at least one EV charging point at each mobility hub and destination location (e.g. community hall, parade of shops, sports facilities etc.), rated 7kW (minimum) Provide one EV charging point per 200 dwellings for a car club, disabled visitor, and other visitor use, evenly distributed throughout the site, rated 7kW (minimum)	The Proposed Development will comply with relevant Building Regulations, including Part S, which relates to infrastructure for electric vehicle charging.	Bronze
Conserving Water	<u>Bronze</u>	The Proposed Development will comply with relevant planning policy and Building Regulations,	Bronze



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	Ensure compliance with Policy requirements of 110 lpppd <u>Silver</u> Ensure that water consumption can meet the target of < 95 lpppd (RIBA 2025 Climate Challenge)	including consideration of the optional water efficiency target of 110 litres per person per day. This will be reviewed and considered further during the detailed design process at the RMA stage, subject to feasibility.	
Incorporating Sustainable Drainage: SuDs scheme	<u>Bronze</u> - Submit a SuDS strategy and maintenance plan approved by SAB ensuring that surface water run-off is managed as close to its source as possible and the scheme will not increase downstream flood risk. Strategy to include a climate change allowance - Ensure that discharge to a combined sewer is avoided unless all other discharge options (infiltration, watercourse, surface water sewer) have been exhausted first, as per the discharge hierarchy - Ensure that the scheme achieves greenfield run-off rates unless this is demonstrably not feasible in which case a minimum of 50% reduction will be required. Brownfield sites will need to achieve run-off rates as close to greenfield as possible. <u>Silver</u> - Ensure the SuDS strategy is in accordance with DEFRA's non-statutory SuDS technical standards. - Ensure the SuDS strategy also addresses the 4 pillars of SuDS. The scheme must also include SuDS planters, tree pits and rain gardens. Ensure the scheme achieves Wst 05 BREEAM credit.	The Proposed Development will incorporate a sustainable drainage strategy that aligns with best practice and regulatory expectations.	The target level will be determined at the RMA Stage once energy modelling has been undertaken.



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