



Land East of Pirton, North Hertfordshire

Sustainability Statement

June 2026

The proposed development on Land East of Pirton will be designed and built for a zero-carbon future, adopting a combination of sustainable solutions and principles that optimise quality of life for residents.

It will be adapted for anticipated changes to the climate, ensuring that the community remains attractive, valued, affordable and habitable into the future.

The approach described will ensure that the development comfortably achieves the relevant requirements of the *North Hertfordshire Local Plan 2011-2031 (Adopted November 2022)* while aligning to the guidance set out in the *Sustainability Supplementary Planning Document (Adopted September 2024)*.

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1 Introduction

1.1 This Statement

- 1.1.1 This *Sustainability Statement* supports the planning application for the proposed development on Land East of Pirton in North Hertfordshire. It has been commissioned by Gladman Developments Limited (the Applicant).
- 1.1.2 The Statement describes how the development proposals address sustainability in line with current planning policy and guidance, including the *North Hertfordshire Local Plan 2011-2031 (Adopted November 2022)*, the *Sustainability Supplementary Planning Document (Adopted September 2024)* and current Building Regulations.
- 1.1.3 In particular, the Statement summarises the proposed approach to the following:

Conserving Water

- Water use will be reduced compared to a standard development through the adoption of water efficient fixtures and fittings.

Climate Resilience and Adaptation

- The development designs will consider future changes in the climate;
- Overheating risk will be reduced through passive design measures as required by Approved Document O;
- Open space and landscaping will provide multiple benefits;
- Surface water will be managed with the integration of SuDS.

Sustainable Transport

- Electric vehicle charging infrastructure will be incorporated in line with the requirements of Approved Document S;
- Gigabit-ready infrastructure will be provided as required by Approved Document R.

Embodied Carbon and Sustainable Waste Management

- The adoption of sustainable design and construction principles will reduce the embodied carbon of the development;
- Construction waste will be reduced, and the use of recycled materials will be maximised through considered waste management practices.

- 1.1.4 The low carbon energy strategy for the site is addressed in the Energy Statement which accompanies this application.

- 1.1.5 The Sustainability Checklist from the *Sustainability Supplementary Planning Document* has been completed in as much detail as is possible at this outline planning stage and is included in Appendix A.
- 1.1.6 This Statement has been prepared by Daedalus Environmental Ltd, a sustainability consultancy which, since 2009, has delivered energy and sustainability statements and services for c.800 new build developments throughout the UK.
- 1.1.7 All formal energy calculation/building assessments – including SAP, SBEM and Dynamic Simulation Assessments undertaken by Daedalus Environmental Ltd (for demonstrating compliance under Part L and Part O of the Building Regulations for example) are completed by a fully qualified and certified assessor: Thomas Owen (OCDEA ref: EES/021896).
- 1.1.8 As this is an outline application, no formal compliance calculations have been completed for the project at this stage. Further details will accompany those calculations at the next stage of the application, which we assume will be secured by condition.

1.2 The Site

- 1.2.1 The proposed c.6.65ha site is located to the east of Pirton, a large village to the northwest of Hitchin. It currently comprises a single grassed field with scattered boundary trees and hedgerows.
- 1.2.2 The site is bound by the recent residential development on Drovers Way and Strawplaiters Green to the west, and the associated area of public open space with a children's play area and drainage basin to the southwest.
- 1.2.3 A residential property bounds the site to the north, arable/grassland fields bound the site to the east and a bridleway beyond which are arable fields bound the site to the south.

1.3 Description of Development

- 1.3.1 The outline planning application has the following Description of Development:

Outline application for the erection of up to 130 dwellings with public open space, landscaping and sustainable drainage system (SuDS), with all matters reserved save for access.

2 Sustainability Policy Review

2.1 National Planning Policy

The National Planning Policy Framework December 2024 (NPPF)

2.1.1 The NPPF Section 2 states that the purpose of the planning system is to contribute to the achievement of sustainable development, and it includes three overarching objectives 'to be pursued in mutually supportive ways':

- An economic objective, contributing to a strong, responsive and competitive economy;
- A social objective, supporting vibrant and healthy communities and;
- An environmental objective, protecting and enhancing our natural, built and historic environment.

2.1.2 As such, the NPPF at its heart contains a 'presumption in favour of sustainable development'. Emphasising the need to achieve well designed places, the NPPF states that "*Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities*".

2.1.3 The NPPF sets out a number of principles which should underpin both plan-making and decision-taking, and of which many are particularly relevant to this document. In this context, planning should:

- Promote healthy and inclusive places that encourage social interaction, enhance healthy lifestyles, and which are safe and accessible;
- Seek to secure a high-quality of design and a good standard of amenity for occupants;
- Support the transition to a low-carbon future, avoid increased vulnerability to climate change impacts, take account of flood risk and coastal change and seek to reduce greenhouse gas emissions. Plans should include a positive strategy to help increase the use and supply of renewable and low carbon energy;
- Help conserve and enhance the natural environment, achieve net gains in biodiversity and reduce the impact of all forms of pollution;
- Plan and manage development to make full use of public transport, walking and cycling, and take into account the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles;
- Support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections, which are seen as essential for economic growth and social wellbeing.

The Climate Change Act

- 2.1.4 The Climate Change Act 2008 is the basis for the UK's approach for tackling and responding to climate change. It commits the UK government to reducing greenhouse gas emissions by at least 100% of 1990 levels by 2050.

Building Regulations

- 2.1.5 *Approved Document O: Overheating* has been put into place to limit overheating risk in new residential buildings. It expands on the provision in the previous Part L and requires the use of passive methods where feasible. Compliance can be demonstrated through a prescriptive or thermal simulation compliance path.
- 2.1.6 *Approved Document S: Infrastructure for Charging Electric Vehicles (December 2021)* details regulations for the installation of electric vehicle charging points and cable routes. Requirement S1 from Part S of Schedule 1 and regulation 44D of the Building Regulations states that every new home with an associated parking space must have access to an EV charging point.
- 2.1.7 Water efficiency targets for new dwellings are driven by *Approved Document G: Sanitation, Hot Water Safety and Water Efficiency (2015)*. Within a domestic setting, the requirement is to limit water use to either 125 litres per person per day or, if required by the planning permission, an enhanced standard of 110 litres per person per day.
- 2.1.8 *Building Regulations 2010 Approved Document H (2015 Edition)* provides guidance in relation to solid waste storage and disposal at new residential development. This includes a requirement that sufficient space is provided for the storage of containers for separated waste, and that these storage areas should be sited so that the distance householders are required to carry/drag refuse does not exceed 30m. There are specific regulations relating to the size, design and siting of the storage areas under different scenarios: the Approved Document should be referred to for full details.

2.2 Local Planning Policy

North Hertfordshire Local Plan 2011-2031 (Adopted November 2022)

2.2.1 The *North Hertfordshire Local Plan 2011-2031 (Adopted November 2022)* sets out the strategic vision and spatial strategy for the District. It forms part of the statutory Development Plan and is used in the assessment of planning applications.

2.2.2 The following policy extracts are of particular relevance to this Statement:

Policy	Extract
SP1	Sustainable Development in North Hertfordshire This Plan supports the principles of sustainable development within North Hertfordshire. We will: (...) c) Grant planning permission for proposals that, individually or cumulatively: (...) v. secure any necessary mitigation measures that reduce the impact of development, including on climate change; (...)
SP9	Design and Sustainability The Council considers good design to be a key aspect of sustainable development. We will: a) Support new development where it is well designed and located and responds positively to its local context; b) Require Strategic Masterplans to be produced for Strategic Housing Sites and other significant development. Significant development generally comprises residential development of 100 dwellings or more. (...) c) Require Strategic Masterplans and planning applications for Strategic Housing Sites and significant development to (as applicable): (...) vi. create an accessible multi-functional green infrastructure network that provides: - a high-quality integrated network to support ecological connectivity, biodiversity net gain, climate adaptation and mitigation linking into the wider Ecological Network (...) d) Ensure Strategic Masterplans are informed by a technical and design evidence base and include the following for Strategic Housing Sites and where applicable for other significant development: (...) vi. Sustainability & Energy Framework identifying site-wide and building scale opportunities for low and zero carbon (...) f) Assess proposals against detailed policy requirements set out in this Plan and have regard to the Design SPD; and g) Adopt the Government's additional technical standards for the size of new homes, water efficiency and, in specified circumstances, accessibility.
SP11	Natural Resources and Sustainability This Plan seeks to meet the challenges of climate change and flooding. We will: a) Support proposals for renewable and low carbon energy development in appropriate locations; (...)
D1	Sustainable Design Planning permission will be granted provided that development proposals: a) Respond positively to the site's local context; b) Take all reasonable opportunities, consistent with the nature and scale of the scheme, to: i. create or enhance public realm; ii. optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS); iii. reduce energy consumption and waste;

Policy	Extract
	iv. retain existing vegetation and propose appropriate new planting; v. maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas; vi. future proof for changes in technology and lifestyle; vii. design-out opportunities for crime and anti-social behaviour; and viii. minimise the visual impact of street furniture and parking provision; c) Have regard to the Design SPD, and any other relevant guidance; (...) e) For residential schemes, meet or exceed the nationally described space standards and optional water efficiency standards.

Sustainability Supplementary Planning Document (Adopted September 2024)

- 2.2.3 The Sustainability Supplementary Planning Document (SPD) provides further guidance on the application of the Local Plan policies and the Council's sustainability expectations for different forms of development.
- 2.2.4 It identifies sustainable construction requirements for new developments to take account of both mitigation and adaptation to climate change, and includes a Checklist which has been completed in as much detail as possible at this outline planning stage (see Appendix A).

Design Code Supplementary Planning Document (Adopted June 2026)

- 2.2.5 The North Herts Design Code SPD sets out requirements for the design of neighbourhoods, open spaces, streets and buildings to help ensure that future development is high quality, locally distinctive and shaped around the needs of the people who live and work in the area.

Design Supplementary Planning Document (July 2011)

- 2.2.6 The Design SPD provides guidance for future development in North Hertfordshire. It includes advice on sustainability, specifically reducing carbon and increasing resource efficiency, and has been reviewed for the purposes of this Statement.

Vehicle Parking at New Developments (Adopted November 2011)

- 2.2.7 The Vehicle Parking at New Developments SPD provides guidance on parking provision, including the provision of electric vehicle infrastructure, in line with national policy.

Pirton Neighbourhood Development Plan 2011-2031 (Made April 2018)

- 2.2.8 The Pirton Neighbourhood Development Plan was made In April 2018 and it forms part of the Development Plan for North Hertfordshire.
- 2.2.9 The Plan has been reviewed and it does not include any policies of specific relevance to this Statement.

Additional Planning Policy Documents

- 2.2.10 Further guidance exists relating to transport, parking, flood risk and ecology. These are covered in more detail in the other reports accompanying this submission. This Statement does however summarise the outputs of these reports where relevant to give a rounded picture of the approach to sustainable design and construction issues.

3 Conserving Water

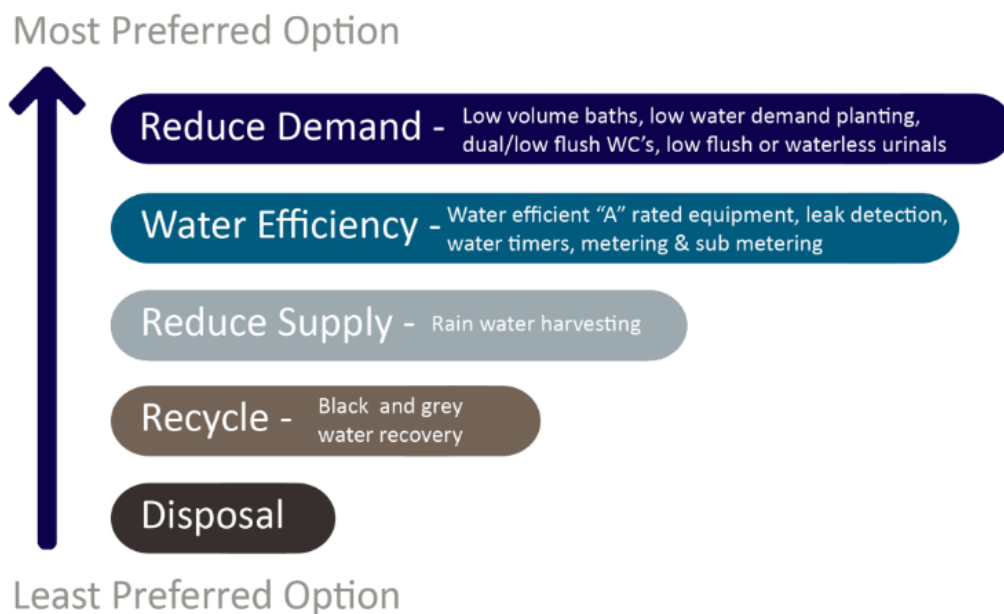
3.1 Introduction

- 3.1.1 Water efficiency becomes increasingly important in a changing climate with diminishing water resources.
- 3.1.2 In the UK, the national average for water consumption is around 143 litres per person per day (l/p/d) which includes potable water being used for flushing the toilet, washing the car and irrigating gardens.



Figure 4: Domestic Water Consumption by End Use

- 3.1.3 In order to reduce this figure, the management of water at the proposed development will follow the principles of the Water Hierarchy:



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Figure 5: The Water Hierarchy

3.2 Water Reduction Measures

- 3.2.1 Water efficiency targets are driven by Approved Document G of the Building Regulations, the enhanced target of which requires new residential developments to achieve a water efficiency equivalent of no more than 110 l/p/d. Achieving this enhanced target is supported by Local Plan Policy D1 and Policy SP9.
- 3.2.2 The dwellings at the proposed development will include water efficient fixtures, fittings and appliances plus rainwater recycling via water butts to ensure that daily water use will be calculated to not exceed the 110 l/p/d target.
- 3.2.3 The following table is an illustrative list of specifications which typically achieve this standard:

	Measure	Unit	Performance / Specification
1	Showers	Litres per minute	11
2	Aerated taps	Litres per minute	3
3	Kitchen sink taps	Litres per minute	4
4	Bath	Litre capacity to overflow	140
5	WC	Litres per flush	4 / 2.6 (dual flush)
6	Washing machine	Litres per kg dry load	7
7	Dishwasher	Litres per place setting	1.08

Table 3: Illustrative Water Specifications

- 3.2.4 The final specification to be applied at the development can be confirmed at detailed design stage, at which point the Approved Document G calculation can be used to demonstrate compliance.

4 Climate Resilience and Adaptation

4.1 Adapting to the Future

- 4.1.1 The ability of the development to adapt to anticipated future changes in the climate is an important aspect of its longevity, and ultimate habitability. The principle of adaptation applies to both the built and external environment, and indeed how they interact.
- 4.1.2 This section discusses how the Applicant is addressing the challenges of climate resilience and adaptation at the proposed development in line with the requirements of Local Plan Policy SP11.

4.2 Reducing Overheating Risk Through Design

- 4.2.1 The risk of the overheating of living spaces is of increasing concern, given our knowledge of future climate. Approved Document O details requirements for mitigating this risk in new residential dwellings and methods for demonstrating compliance, including the use of either a compliance checklist or the *CIBSE Guide TM59 Design Methodology for the Assessment of Overheating Risk in Homes* (CIBSE, June 2017).
- 4.2.2 The dwelling designs for the development will undergo overheating risk modelling at the appropriate design stage.
- 4.2.3 Acceptable strategies for reducing overheating risk described in Approved Document O focus on passive design features and include:
- Limiting solar gains:
 - Fixed shading devices such as shutters, external blinds, overhangs or awnings;
 - Glazing design including size, orientation, glass g-value and depth of window reveal;
 - Shading provided by adjacent permanent structures.
 - Removing excess heat:
 - Opening windows and ideally cross ventilation;
 - Ventilation louvres in external walls;
 - A mechanical ventilation system;
 - A mechanical cooling system as a last resort.
- 4.2.4 Orientation and the ventilation strategy for the development is discussed in the Energy Strategy which accompanies this application.

4.3 The Multiple Benefits of Open Space and Vegetation

- 4.3.1 The illustrative development proposals include retaining the existing hedgerows to the west and north of the site, and providing an area of open space with additional structural planting, wildflower meadows and areas of grassland along these boundaries.
- 4.3.2 A green corridor to the east of the site will include the retention of the existing hedgerow, new native planting and a drainage swale.
- 4.3.3 A large area of open space to the south of the site will include an area for informal recreation, new tree planting and amenity grass. The existing hedgerow will be retained and enhanced, and a landscaped drainage basin will provide opportunities for wetland marginal species.
- 4.3.4 This landscape-led approach will provide multiple benefits in a changing climate:
- The trees will provide shading in the summer months, reducing heat gain into dwellings and therefore reducing the need for mechanical cooling;
 - The trees will also help maintain a comfortable external environment in hot periods by providing shading in gardens and shared spaces and reducing any urban heat island effect;
 - The trees, hedges and shrubs will contribute to the reduction of wind speeds, improving comfort levels and reducing air infiltration into buildings on windier days;
 - Vegetation acts as a 'carbon sink' and improves air quality through dry deposition of gases (including NO_x, SO_x, PM₁₀ and O₃);
 - Trees, hedges and shrubs also help reduce levels of ambient noise.
- 4.3.5 This approach will also result in biodiversity gains through ecosystem improvement. The Biodiversity Net Gain Assessment for the site should be referred to for full details in this regard.

4.4 Managing Water in a Changing Climate

- 4.4.1 Any new development on a previously undeveloped site will inevitably increase the amount of hard standing (roofs, roads, pavements) and therefore the amount of surface water run-off. Furthermore, rainfall levels in 20-30 years' time are expected to be very different to current levels, not necessarily in annual total volume, but with respect to the rainfall distribution throughout the year and the number of heavy downpours and storm events.
- 4.4.2 The integration of different SuDs features into the landscape layout will therefore be pivotal in its development, in order to enable the necessary storage volumes associated with a 1 in 100 year storm event, plus a 40% allowance for the impacts of climate change.
- 4.4.3 The Flood Risk Assessment which accompanies this application provides further detail in relation to the level of flood risk and the management of surface water flows at the proposed development and this should be referred to for full details in this regard.

5 Sustainable Transport

5.1 Accessibility

- 5.1.1 Accessibility is a key aspect of sustainability and is described as such in the NPPF. Any new development needs to have easy to use, safe and obvious links into the surrounding community to prevent isolation and disconnection, to encourage the use of existing facilities and to facilitate commuting.
- 5.1.2 The Transport Assessment which accompanies this application demonstrates that the proposed site is well located, being within walking distance from a range of local amenities in Pirton. These include Pirton Primary School, a village hall, a convenience store, a post office, two pubs, sports grounds and two places of worship.

5.2 Sustainable Transport

- 5.2.1 As described in the Transport Assessment, the site is well situated to make the most of existing pedestrian provision, road networks and public transport routes.
- 5.2.2 A proposed pathway will lead into the adjacent residential development, providing access to the existing play area and onwards to Hambridge Way and the High Street.
- 5.2.3 The bus stops located in front of the post office on the High Street are within a 10-minute walking distance from the site. Regular bus services from these stops provide access to nearby towns and villages including Hitchin and Henlow Camp.
- 5.2.4 Onward rail services are available from Hitchin into destinations including London, Brighton, Cambridge and Gatwick Airport.
- 5.2.5 While final designs will be detailed as part of a Reserved Matters application, all of the proposed properties will include secure cycle storage in line with local requirements.

5.3 Provision of Electric Vehicle Charging Points

- 5.3.1 Increasingly, energy and transport systems are becoming interlinked as the nation transitions from the use of petrol and diesel vehicles to zero emission solutions based around electric charging.
- 5.3.2 There is therefore a need for charging infrastructure to support this wholesale shift to cleaner vehicle technology and this is supported by policy: Approved Document S of the Building Regulations described in Section 2 sets out the comprehensive standards and detailed specifications required at new residential development.

- 5.3.3 The Applicant will design and manage the power network to provide the level of EV charging infrastructure required by Approved Document S. To this end, each dwelling with associated parking will have EV charging infrastructure installed.
- 5.3.4 Approved Document S should be referred to for full details including installation requirements, the cost cap and standards for charging points and cable routes.
- 5.3.5 The full details of the EV charging provision to be installed on the proposed development will be confirmed at the appropriate stage in the planning and design process.

5.4 Provision of Fibre to the Premises

- 5.4.1 The availability of high-quality, reliable broadband infrastructure is increasingly viewed as critical to the functioning of a development and its continued attractiveness to incoming residents.
- 5.4.2 Indeed, such provision can facilitate better home working, enabling clear video calling and effective file sharing, which can contribute to a reduction in commuting.
- 5.4.3 Better quality, reliable internet connections for all have wider social ramifications too – reducing the risk of exclusion, a lack of access to services (which are increasingly internet based) and enabling people to better connect with society as a whole.
- 5.4.4 The provision at the development will align with *Approved Document R Volume 1 (2022 Edition)* which sets out requirements to ensure that, during construction, all new homes are equipped with gigabit-ready infrastructure.

6 Embodied Carbon and Sustainable Waste Management

6.1 Introduction

- 6.1.1 Local Plan Policy D1 requires that developers reduce construction waste, while the Sustainability SPD considers sustainable waste management and encourages developers to address Whole Life Carbon.
- 6.1.2 Broadly speaking, the Whole Life Carbon associated with a development is made up of operational emissions as discussed in the Energy Statement which accompanies the planning application plus embodied carbon emissions.
- 6.1.3 Embodied carbon refers to the 'upfront' emissions associated with building construction, including the extraction and processing of materials, and the energy and water consumption in the production, assembly, and construction of the building. It also includes the 'in-use' stage (e.g. maintenance, replacement), and the 'end of life' stage (demolition, disassembly, and disposal of any parts of product or building) plus any transportation.
- 6.1.4 This section therefore discusses how the issue of embodied carbon will be addressed, from considered material selection and sustainable waste management through to flexible design solutions.

6.2 Sustainable Building Materials

- 6.2.1 The extraction, manufacturing, refinement and transportation of a raw material will all contribute to its embodied carbon. The sourcing of materials used on the development will therefore be a key consideration:
 - Materials derived from recycled, repurposed or reused products will be specified where possible;
 - Low carbon concrete mixes will be considered where appropriate;
 - Less carbon-intensive materials will be used in place of more carbon intensive materials where possible;
 - Robust systems and products with long lifespans will be prioritised;
 - Local suppliers of materials will be used where viable to reduce transportation.
- 6.2.2 The homes will be designed with a palette of materials that is both appropriate and in keeping with the local architectural vernacular. As such the form of construction will not require the use of unusual materials, those with significant environmental impact or those that require significant off-site processing and development before use on site.
- 6.2.3 In addition, the Applicant will use suppliers that have recognised environmentally focused accreditations and management systems such as ISO:14001, and all timber will be sustainably sourced with full FSC or PEFC accreditation.

6.3 Future Flexibility

6.3.1 Later in the design process, the durability, flexibility and adaptability of the dwellings can be considered:

- Ensuring there is synchronicity between materials selected and building life expectancy reduces waste and the need for replacement (and reduces in-use costs);
- Ensuring the building is adapted now to future climate scenarios reduces the need for future intervention (see Section 4);
- Flexible layouts will allow homes to be reconfigured over time to adapt to the residents' changing needs.

6.3.2 By designing homes in this way from the outset ensures building longevity and minimises the need for extensive refurbishment which has implications for waste minimisation and embodied carbon.

6.4 The Waste Hierarchy

6.4.1 In order to reduce construction waste, waste generation, storage, treatment and disposal before, during and after construction will be managed in accordance with the Waste Hierarchy:



Figure 6: The Waste Hierarchy

6.5 Waste Management

Construction Waste

- 6.5.1 A Waste Management Plan will be developed and implemented for the development which will:
- Identify a lead person responsible for the Waste Management Plan delivery;
 - Provide site induction and training to all staff;
 - Identify waste streams, plan for their management and set targets for waste reduction;
 - Identify suitable locations for the efficient separation and storage of waste prior to removal from site to encourage higher levels of recycling;
 - Identify opportunities for the on-site reuse of materials including excavated materials;
 - Re-use scaffolding, hoarding and other such materials on subsequent construction projects.
- 6.5.2 Where waste must be removed from the site, only licenced waste management contractors with a proven track record of delivering high levels of recycling will be appointed. In addition, it will be a requirement that any contractor operating on the site commits to the Considerate Constructors Scheme and aims to achieve best practice under assessment. This will help further minimise the impact on the surrounding area and neighbours to the site.

Operational Waste

- 6.5.3 Property occupants will be encouraged to manage waste sustainably, and this will be considered in full at Reserved Matters stage.
- 6.5.4 For example, the houses will have a private rear garden area with direct external access which will provide sufficient space for bins and composting facilities, keeping waste storage away from the public domain.
- 6.5.5 Facilities will be easy to access and will be designed in line with the collection regime of the council.

7 Summary

- 7.1.1 This *Sustainability Statement* has been commissioned by Gladman Developments Limited to set out how environmental sustainability is being addressed for the proposed development on Land East of Pirton in North Hertfordshire.
- 7.1.2 Throughout the document, national and local planning policy objectives and standards have been actively addressed to demonstrate the Applicant's commitment to these issues.
- 7.1.3 In particular, the Statement provides as much detail as is possible at this outline planning stage to demonstrate compliance with relevant policies from the *North Hertfordshire Local Plan 2011-2031 (November 2022)* and current Building Regulations:
- A combination of highly efficient fixtures, fittings and appliances will be specified to reduce domestic water use to achieve the 110 l/p/d target;
 - The development designs will consider the impacts of climate change:
 - Overheating will be managed through considered design;
 - The retention of existing trees and additional planting will provide more comfortable microclimates in warmer weather;
 - The landscape design will provide multi-functional benefits, supporting increased biodiversity and enhancing the overall aesthetic;
 - Surface water will be managed via the integration of SuDS into the development.
 - Electric vehicle charging points will be installed in line with policy requirements;
 - High quality broadband will be provided in line with Approved Document R;
 - The embodied carbon of the development will be considered and addressed through sustainable material choices and flexible and durable design;
 - Construction and operational waste will be managed in accordance with the principles of the Waste Hierarchy.
- 7.1.4 As the planning and development process progresses, and as the wider regulatory environment develops, the approach proposed will be kept under review. The final design solution and associated detail will be provided at the Reserved Matters stage.

8 Appendix A: Sustainability SPD Checklist Summary

- 8.1.1 This Checklist provides a brief summary of the proposed approach against the headings provided in the Sustainability SPD, and signposts to the relevant documentation for further information in each case.
- 8.1.2 The information contained within the Checklist is high level to reflect the outline nature of the application.

SUSTAINABILITY THEMES		DETAIL	SPD STANDARD
Optimising Passive Design and Fabric Performance		As detailed the Energy Statement (June 2026): - The development will be Future Homes Standard (FHS) compliant and, as such, will achieve 75%+ on-site reductions in CO₂ emissions over and above Building Regulations Part L 2013. - It is anticipated that changes to the EPC metrics will be introduced with the transition from SAP/EPC to HEM later in 2026. That notwithstanding, new homes built to FHS will achieve an equivalent of an EPC A rating based on the current metric. - Maximising solar gain will be considered when finalising the layout. - Overheating risk will be assessed and reduced through considered design. - The approach to energy will align with the Energy Hierarchy, prioritising a 'fabric first' approach. - A highly efficient building envelope will be specified. - There will be no natural gas connection to the site. Heating and hot water will be provided via low carbon air source heat pumps (ASHPs). - As a result, the development will be low carbon from the outset and will be 'zero-carbon ready' (it will be futureproofed to become operationally zero carbon over time in line with the decarbonisation of the National Grid). - Energy compliance calculations can be undertaken later in the design process to demonstrate energy performance, including carbon emissions and EUI.	SILVER/ GOLD
Achieving Low Carbon Energy		As detailed in the Energy Statement (June 2026): - ASHPs and solar PV panels will ensure a proportion of energy demand is supplied from onsite technology. This can be confirmed using energy compliance calculations at the appropriate planning stage once house types have been developed. - The housetype designs and roof layouts will consider PV installation as required by the FHS, which states that PV systems will need to be equivalent to around 40% of the ground floor area of each property, unless specified exemptions apply. - The use of battery energy storage will be investigated later in the planning process.	SILVER
Minimising	Whole Life	As detailed in the Energy Statement (June 2026) and Section 6 of this Statement:	BRONZE

Carbon Footprint	Carbon Assessment	- Whole Life Carbon (WLC), and methods for reducing emissions, has been considered - This includes a focus on operational carbon in the Energy Statement and embodied carbon in Section 6 of this Statement. - Sustainable building materials with low embodied carbon will be prioritised where feasible. These will be sourced from local suppliers where possible. - Durability, flexibility and adaptability will be considered as the housetypes are designed later in the planning process.	
	Circular Economy Principles	- Waste will be managed in accordance with the priorities of the Waste Hierarchy. - The final developer will ensure contractors implement strict waste management processes and commit to Considerate Constructor Scheme. - The final developer will consider opportunistic on-site reuse of materials where feasible, including excavated materials. - Sufficient and accessible bin storage will be provided to facilitate waste management and recycling.	BRONZE
Healthy Placemaking		- The Health Impact Assessment (September 2025) submitted as part of the application shows that the proposed development will result in predominantly positive health and wellbeing impacts. It also sets out recommendations for measures and mitigation that can be secured as part of the planning process; therefore, any impact will be managed and controlled to ensure positive impacts on health and wellbeing are achieved as a result of the proposed development. - The Air Quality Assessment (June 2025) submitted as part of the application concludes that the development is not expected to lead to any significant air quality effects. - The Noise Screening Report (May 2025) submitted as part of the application concludes that noise impacts are low and a negligible risk. As detailed in the Design and Access Statement (June 2025): - The designs comply with policy requirements and open space standards - The designs include local areas for community amenity and recreation, and a connection to the adjacent children's play area. As detailed in Section 4 of this Statement: - Overheating risk will be assessed as appropriate later in the design and planning process - Any overheating risk will be managed in line with the requirements of Approved Document O.	SILVER
Promoting Biodiversity	Ecological Surveys and Assessments	As demonstrated in the comprehensive Ecological Impact Assessment (November 2025) submitted with the application: Design decisions have been documented with consideration for the	SILVER

		CIEEM Guidelines for Ecological Impact Assessment (EclA) (CIEEM, 2018) including the mitigation hierarchy. - Ecologically justified decisions have been taken for proposed habitats; - Existing habitats have been evidenced and local context is shown in relation to features beyond the site.	
	Arboriculture Assessment	As detailed in the Arboricultural Impact Assessment Report (May 2025) which accompanies the application: - A total of 20 individual trees, 3 groups of trees and 10 hedgerows were surveyed and are summarised in terms of their quality in accordance with the recommendations of BS 5837:2012. - No veteran or ancient trees were identified in the survey. There are no areas of ancient semi-natural woodland, nor TPOs or conservation areas within or adjacent to the site. No Category A trees were identified. - The majority of trees and hedgerows will be retained.	SILVER
	Biodiversity Net Gain	As detailed in the BNG Assessment (November 2025): - The Statutory Biodiversity Metric Calculation Tool was used to determine pre- and post- development biodiversity values and predict the net effect of the proposed development upon biodiversity. - A net gain of biodiversity is predicted for the proposed development of 0.28 Habitat Units (2.16%). A net gain of 1.38 Hedgerow Units (19.26%) is predicted. This is subject to enhancement of hedgerow H6. Trading rules have been met on-site for both habitats and hedgerows - Residual losses of habitat units would be addressed through delivery of off-site biodiversity gains secured and registered on the biodiversity gain register.	BRONZE
	Ecological Buffers	As detailed in the Design and Access Statement (June 2025): - A green corridor/ecological buffer is proposed around the perimeter of the site. - A 12m deep area of open space will be provided along the hedgerows to the west and north. - A wider green corridor is proposed to the east and south of the site. - These buffers will soften the visual transition between the development and the surrounding area.	SILVER/ GOLD
Sustainable Transport	Transport Statements, Assessments and Travel Plans	As detailed in the Transport Assessment (June 2025) submitted as part of the application: - The site is in an accessible location, close to local amenities and public transport routes. - The internal layout of the illustrative masterplan is designed to encourage low speeds, provide pedestrian and cyclist priority and reduce vehicle dominance. - A proposed recreational circular pathway around the perimeter of the site will lead into the adjacent residential development, providing access to the High Street. The Framework Travel Plan (December 2025) identifies a range of	SILVER

		recommended measures and initiatives to encourage residents of the proposed development to travel in a sustainable manner by promoting and securing initiatives and incentives which would minimise the need to travel by private car.	
	EV Charging	As detailed in Section 5 of this Statement: • EV charging points will be provided to all properties with associated parking in line with the requirements of Approved Document S	BRONZE
Conserving Water		As detailed in Section 3 of this Statement: • The development will achieve the target water use of 110l/p/d • Fixtures, appliances and fittings that reduce potable water use will be specified, including aerated taps, low/dual flush WCs, low capacity baths • There will be opportunities for rainwater recycling i.e. rainwater butts	BRONZE
Incorporating Sustainable Drainage		As detailed in the FRA (November 2025): • A detailed SuDS strategy and maintenance plan has been included as part of the application. • The strategy includes an allowance for climate change. • The strategy is in accordance with policy and regulations.	BRONZE

Completed on behalf of:

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