



SUSTAINABILITY STATEMENT

PROJECT:

Bedford Road, Hitchin

PROJECT NUMBER:

L012

DOCUMENT REF:

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1. Introduction

This Sustainable Statement has been prepared by QuinnRoss London Ltd on behalf of Arte Construction Limited, to accompany a full planning permission application for Bedford Road, Hitchin. The development consists of 37 houses and 11 flats, totalling 48 dwellings.

North Herts Councils 'Sustainability Supplementary Planning Document' contains guidance on the standards required to meet the visions, objectives and policies of the North Herts Local Plan in terms of mitigating the adverse impact of the climate change, reduce carbon dioxide emissions and promoting principles of sustainable construction and the efficient use of buildings in accordance with North Hertfordshire Local Plan Policies SP9 and D1 and the Sustainable Design Supplementary Planning Document (SPD) 2024. This statement relates to the performance of the proposed scheme in relation to the 8 main categories outlined in the SPD, as follows:

- Optimising Passive Design & Fabric Performance
- Achieving Low Carbon Energy
- Minimising Carbon Footprint
- Healthy Placemaking
- Promoting Biodiversity
- Sustainable Travel
- Conserving Water
- Incorporating Sustainable Drainage

Each sustainability theme includes a checklist of requirements with 3 benchmarks for that theme- bronze, silver and gold ([Appendix A](#) lists all relevant requirements).

The bronze level represents current policy and building regulations compliance. Applicants are not expected to achieve the highest standards (gold) across all themes rather the expectation is for applicants to select individual themes on which to excel (SPD gold level) depending on site context, type and scale of development.'

The above have been prepared to accompany the application, and this report summarises performance for each element that can result in a development minimising greenhouse gas emissions and energy use and waste.



2. Optimising Passive Design & Fabric Performance

An Energy Strategy has been prepared to accompany the application. A fabric-first approach has been adopted to minimise energy demand, with strong performance demonstrated by the Dwelling Fabric Energy Efficiency (DFEE) being well within the Target Fabric Energy Efficiency (TFEE) standard.

A Feasibility Study has been carried out, investigating the most appropriate Low/Zero Carbon technology to include on the development. Heat pump technology has been specified to ensure the development is entirely fossil fuel-free, while delivering significant reductions in both primary energy use and carbon emissions.

Additional calculations have been carried out to assess Energy Use Intensity (EUI) and space heating demand (SHD), using the SAP methodology.

In relation to the North Hertfordshire Sustainability SPD checklist for Optimising Passive Design and Fabric Performance, the scheme has been shown to achieve a very strong 'Bronze' standard. Some aspects of 'Silver' and 'Gold' standard have been achieved although some elements have fallen a little short.

SPD Metric	Proposed	Standard
EPC Ratings	B's	Gold
EUI	<70 kWh/m ² /yr	Strong Bronze
SHD	<40 kWh/m ² /yr	Strong Bronze
Part L Emission Reduction	>60%	Silver
Lower Carbon alternative to gas boilers	Yes - ASHP	Silver

Passive design measures proposed in the development are summarised in the accompanying Energy Steady and Overheating Analysis, and some measures are listed below:

- Low heat loss through good design (Good U-Values and PSI-Values)
- Low air permeability targets
- Avoidance of excessive glazing
- Balanced G-Values preventing excessive solar gains, whilst allowing some useful solar gains in the winter, and good daylight.



3. Achieving Low Carbon Energy

As mentioned prior, an Energy Strategy has been prepared to accompany the application that contains a Feasibility Study, investigating the most appropriate Low/Zero Carbon technology to include on the development. Heat pump technology has been specified to ensure the development is entirely fossil fuel-free, while delivering significant reductions in both primary energy use and carbon emissions.

It follows that all heating and hot water is provided by a low carbon heat source, which is expected to make up a significant proportion of total Energy Demand. Other energy sources: wind energy, biomass are deemed irrelevant.

In this instance the proposals do not include photovoltaic panels, so the level reached is Bronze.

4. Minimising Carbon Footprint

Whole Life Cycle Carbon

WLCC emissions are the total carbon emissions resulting from the materials production, transport, construction and the use of a building over its entire life, including its demolition and disposal. WLCC emissions capture building's operational carbon emissions from both regulated and unregulated energy use, as well as its embodied carbon emissions and the emissions associated with maintenance, repair and replacement, as well as dismantling, demolition and eventual material disposal. A WLCC assessment also includes an assessment of the potential savings from the reuse or recycling of components after the end of a building's useful life. It provides a true picture of a building's carbon impact on the environment.

The aim is to improve the environmental performance of the development as an embodied approach, as per the diagram below, rather than just reducing running costs.



The developer is committed to reduce WLCC emission over its lifetime at the **SPD Bronze level** by reducing:

- upfront carbon emission by being cautious during procurement of the materials: selecting materials with the lower carbon factor,
- building's operational carbon emissions via the use of ASHP technology.
- its embodied carbon emissions by selecting durable materials for fit-out and finishes to reduce the number of replacements.
- its emissions by selection of construction materials and methods that carefully considers durability, resilience and servicing terms and conditions- as per the MMC definition framework
- its end of life emissions by consideration, at the building design stage, of the efficient use of materials in its construction, as well as the accommodation of its future uses, refurbishment and eventual deconstruction and re-use of those materials.
- any future potential carbon savings post end-of-life, including savings from reuse and recycling of building structure and materials (Module D).

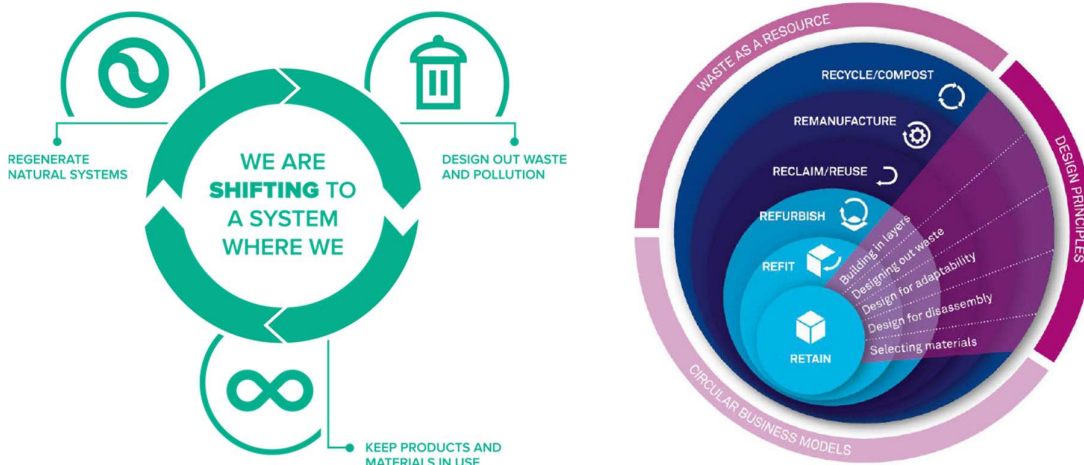
Circular Economy

A Circular Economy is one where materials are retained in use at their highest value for as long as possible and are then reused or recycled, leaving a minimum of residual waste. The main aim in circularity related to building is to increase the lifespan of it.

The key aspirations of the Circular Economy Statement, are that the development aims to achieve:

- Maximise the percentage of excavation waste diverted from landfill for beneficial use.
- Maximise the percentage of construction waste diverted from landfill for reuse, recycling or recovery.
- Maximise the percentage of municipal waste recycling.
- Maximise the percentage building material elements to be comprised of recycled or reused content.
- Minimize leftover materials and general waste generated during building projects, by detailing of the construction elements and prefabrication.

The building approach follows the following circular economy hierarchy:



For this development is not a major development and a full Whole Life Cycle Carbon and Circular Economy Assessment has not been carried out and therefore only a **Bronze standard** can be ascertained.

5. Healthy Placemaking

Policies in the North Hertfordshire Local Plan 2011 – 2031 have a role to play in promoting healthy place making and compliance is required by the Sustainability SPD. The proposed scheme has been designed in accordance with Policy SP1: Sustainable development in North Hertfordshire, following the direction set by the National Planning Policy Framework and noting that planning permission will be granted for proposals that deliver homes that contribute towards the targets in the plan, create high-quality development, provide the necessary infrastructure and secure mitigation measures to reduce their impact.

The council considers good design to be a key aspect of sustainable development and Policy SP9: Design and Sustainability finds that there will be support for new development where it is well designed and located and responds positively to its local context. A more detailed set of rules are listed in Policy D1: Sustainable design and this leads directly to the adoption of the SPD. Further details are provided by Policy HS3: Housing mix, which states that planning permission will be granted if the scheme would provide a density, scale and character that is appropriate to its location and surroundings, and Policy HS5: Accessible and adaptable housing and the technical requirement for that at least half of the new homes to be designed in accordance with Part M4(2) of the Building Regulations and that 10% of the affordable housing meets the wheelchair user standard in Part M4(3).

The built environment has multiple and significant impacts on people's health and wellbeing. It needs to feel safe and secure for all, including the more vulnerable members of the community. It can also positively influence behaviours and lifestyles of residents, addressing multiple objectives such as

- Improving safety;
- Reducing air pollution;
- Maximising environmental protection;
- Securing infrastructure investment to attract new residents and skilled workers; and
- Facilitating social interaction and creating healthy, inclusive communities.

This Section of the SDP includes many disciplines, and the following has been prepared to accompany the application:

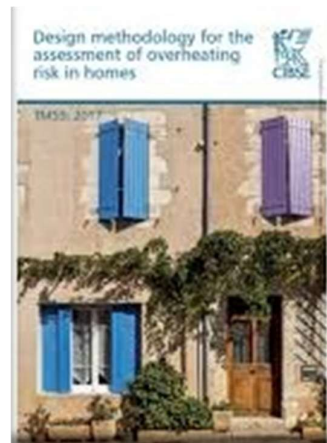
- TM59 Overheating Assessment
- Landscaping Strategy
- Noise assessment
- Air Quality Assessment

TM59 Overheating

Overheating Analysis has been prepared to accompany the application. Importantly, the dwellings are shown to be compliant when occupants are able to open their windows (ignoring usability constraints), showing passive measures have been maximised and AD Part O compliance is achieved regardless of the constraints posed by the site's location.

Where usability constraints may restrict occupants from opening their windows, an alternative strategy will be provided to ensure thermal comfort is maintained.

The proposal have been shown to be fully compliant with Approved Document Part O: Overheating.



Landscaping / Open space

The 2016 Open Space Standards and Review sets a requirement for open space provision, derived from a review of existing provision in the first part of the report. It is expressed as a standard per 1000 persons, seeking two hectares of multi-functional open space (a combination of amenity greenspace and recreation with natural and semi-natural greenspace).

The document also offers two ways to calculate the number of persons within a proposed scheme, either fixing an average of 2.4 persons per household or a more nuanced figure based on the average household size from the 2011 census that is expressed by the tenure and number of bedrooms in a property. The former finds that the proposed scheme generates 120 persons, while the latter finds that the scheme yields a population of 118.7 persons. Calculated to two decimal places, this gives the same requirement for the delivery of 0.24 hectares.

As required, the area of open space provision at the northern end of the site meets the required level of provision.

There are also standards set for other types of open space: 1.6 hectares of outdoor sports facilities per 1000 persons, 0.25 hectares of allotments per 1000 persons and 0.57 of a facility for children and young people for every 1000 persons.

The application anticipates that a financial contribution will be made to support existing facilities elsewhere within Hitchin and no on-site provision is proposed.

Air quality

The assessment of air quality submitted in support of the application for planning permission is split into two parts, with the potential impact from construction activities considered before the impact of vehicle emissions. The former comprises a qualitative assessment of dust levels and shows that appropriate mitigation measures through management of the construction stage can reduce the impact of dust soiling and particulate matter to a negligible level.

With successful mitigation, the likelihood of nuisance dust episodes at receptors adjacent to the application site is low. For vehicle emissions, the predicted NO₂ concentrations are considered to be

negligible for all modelled receptors while the concentrations for particulate matter are also modelled to be negligible. As such, within the context of the potential impacts of the proposed scheme, air quality is a low priority.

Noise

Two potential sources of noise have been considered: Bedford Road to the west and the football pitches to the east, with the noise survey undertaken when the latter was being used.

However, the Noise Assessment found that existing noise levels were dominated by road traffic noise and that noise from the pitches falls below the Sport England guidance, is no greater than the surveyed level before the pitches were constructed and will cause no adverse impact on the new homes.

A SoundPLAN model has been prepared to understand how the road noise affects the proposed scheme, which was designed to use the houses as a barrier that protects the amenity of their gardens, with the houses facing towards Bedford Road so that the gardens are to the east. This means that the rooms facing Bedford Road would exceed the target noise levels (which is not unusual on a main road in an urban area) and the fenestration must be designed to provide mitigation: standard thermal double glazing with 4-12-4 construction achieves the requirement.

As such, the internal and external noise levels will be in accordance with the guidance provided by BS 8233:2014, the site will be suitable for residential use, and noise from road traffic will not cause unacceptable impacts for future residents.

SPD Metric	Proposed	Standard
Air Quality Assessment	Neutral	Silver
Key aspects of healthy placemaking	Yes	Silver
Part O and TM59	Fully Compliant	Silver
Part M4	All dwellings	Silver

6. Promoting Biodiversity

MKA Ecology was appointed to conduct the following surveys and assessments:

- a Preliminary Ecological Appraisal consisting of a desktop study, a UK habitat classification survey and a protected and notable species scoping survey. The appraisal was undertaken in line with best practice guidelines and aimed to identify any Priority or irreplaceable habitats and assess the potential impacts of the proposed development to protected or notable species.
- a reptile survey to assess to establish the presence/absence of this species group.
- An Ecological Impact Assessment to combine the results of all previous ecological surveys at the site and evaluate the nature conservation value of ecological features present at the site, assess the significance of the effects of the proposed development on these features, and set out confirmed mitigation and enhancement measures.
- a biodiversity net gain assessment detailing how the biodiversity enhancements in the proposed scheme will lead to an overall benefit to biodiversity.

Arboricultural impact assessment and tree survey

The site is open grassland, but the boundaries are marked by a variety of young and semi-mature trees, mainly comprising broadleaf species.

The majority of the existing trees are proposed to be retained, although a limited number of trees need to be felled to make room for the proposed scheme. Root protection areas are plotted on the impact assessment and care has been taken to ensure that development does not take part in these areas, with particular emphasis on using the substantial tree belt on the eastern boundary to create the setting for the new homes. Furthermore, the scheme proposes that the felled trees are replaced and that there will be a net gain in tree coverage when the scheme is complete: the number of trees within the site will increase by more than 50, offering a significant benefit in terms of placemaking.

Biodiversity Net Gain (BNG)

To meet BNG requirements the landscape includes the creation of a parcel of other neutral grassland in good condition and the planting of 66 new individual trees and two new species-rich native hedgerows. A net-gain in habitat units is not possible onsite so additional units will be generated through off-site habitat creation.

A Habitat Management and Monitoring Plan (HMMP) will be produced at a later stage following the planning application. The plan will cover the next 30 years of Site management will be produced to accompany the Biodiversity Net Gain Plan. This serves to ensure that all proposed habitats achieve the desired ecological value used in net gain calculations.

- The BNG metric has been prepared and will be submitted with the application to confirm the baseline value
- Appendix 7 to the Ecological Impact Assessment sets out how the statutory requirement for a 10% net gain will be achieved by securing off-site habitat as mitigation, with the statutory condition to be attached to the planning permission for the scheme
- The HMMP will be prepared in partnership with the third party which will manage the off-site habitat, with details to be agreed through a condition attached to the planning permission.

7. Sustainable Travel

A Transport Assessment was prepared summarising the existing conditions in the vicinity of the site, the accessibility of the site relative to local facilities, and the public transport proposals for the development. This section of the report provides a summary of sustainable transport measures that provide and improve infrastructure for active travel and other sustainable transport modes.

The existing opportunities for, and levels of, walking, cycling and other modes of sustainable movement are retained and enhanced by providing the following:

- **Public transport:** safe access route from the development to the two existing bus stations (Burford Way- 1 min to 4 services and Milestone Road – 7 min to 1 service).
- **Active travel:** bike paths marked by marshals within the development and a bike shed with two cycle hoops provided to every dwelling and cycle storage for block A and B.
- **Transition of vehicular trips to electric mobility:** providing EV, rated 7kW (minimum) charging station to every dwelling (78% parking spaces are dedicated to EV stations- see schematic below),
- **Opportunities to walk:** by incorporating and enhancing movement routes, providing pedestrian paths along the roads, landscaping and an open leisure space nearby the community.
- A travel plan will be implemented at the site that seeks to achieve 50% of local trips (under 5 miles) by including:
 - Sustainable travel vouchers (to an agreed value) to fund purchase of bicycles, cycle equipment and/or public transport tickets.
 - Travel Welcome Packs to provide details of sustainable transport options in bus routes and timetables, key walking and cycling routes and local car sharing opportunities (eg liftshare).
- One EV charging point rated 7kW (minimum) will be provided for a car club / disabled visitor / and other visitor use.



8. Conserving Water

North Herts District is within an area of 'serious water stress'. This implies that water demand is high compared to available water resources.

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. The following table is an illustrative list of specifications which typically achieve this standard:

Element	Unit	Specification
Showers	Liters per minute	11
Kitchen Taps	Liters per minute	6
Other Taps	Liters per minute	4
WC Flush	Litres per flush	4 / 2.6 dual flush
Bath Capacity	Litres (to overflow)	140
Washing Machine	Litres per kg dry load	8.17 (default when not provided)
Dishwasher	Litres per place setting	1.25 (default when not provided)

A completed "water efficiency calculator for new dwellings" worksheet that accords with Part G of the Building Regulations Approved Documents will be provided prior to occupation. The calculation will demonstrate that the new dwellings will achieve a maximum water usage of 110 litres per person per day.

In relation to the SPD the scheme has been shown to secure a Bronze standard.

9. Incorporating Sustainable Drainage

A Sustainable Drainage Systems (SuDS) will be prepared to address the following.

Sustainable Drainage Systems (SuDS) demonstrates that the development can achieve a greenfield run-off rate as required and manage water as close to its source as possible. At the development permeable surfaces will be used wherever possible, and sustainable drainage systems (SuDS)- attenuation point will retain additional run off volume, limiting peak rate of run-off to the green-field levels.

Appendix A. NHDC Sustainability Checklist

Development Type	Bronze	Silver	Gold	Proposed Performance
Checklist 1: Optimising Passive Design & Fabric Performance				
Residential applications of 10-99 dwellings	Achieve an EPC rating of at least C on all dwellings Submit a Sustainability & 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)	Achieve 80% EPC ratings of at least B and 20% rating of at least C Submit a Sustainability & Energy Statement from a qualified body 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 Building Regulations Part L (including at least 10% reductions through fabric first measures) (inclusive of MHVR) - EUI ≤ 60 kWh/m²/yr (inclusive of estimated unregulated energy) (RIBA 2025) - SHD ≤ 30 kWh/m²/yr (Passivhaus low energy building) or ≤ 40 kWh/m²/yr (AECB/ Energiesprong new build)	Achieve an EPC rating of at least B on all dwellings Submit a Sustainability & Energy Statement from a qualified body showing: - on-site reductions of 75%(minimum) in CO₂ emissions over and above Building Regs Part L (including at least 10% reductions through fabric first measures) - commitment to achieve Passivhaus certification and site assessment at planning stage using Passive House Planning Package (PHPP) to confirm compliance against Passivhaus Classic, Plus or Premium. Or - assessment of the development using CIBSE TM54 or alternative operational energy modelling software and confirms compliance with LETI or RIBA 2030 standards: - EUI ≤ 35 kWh/m²/yr - SHD ≤ 15 kWh/m²/y	Bronze +

Development Type	Bronze	Silver	Gold	Proposed Performance
Checklist 2 - Achieving Low Carbon Energy				
Residential development	Ensure development is Policy & Building Regulations compliant 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	Show that 75% or more of dwellings energy demand is supplied from onsite renewable technology such as PV (assuming low carbon heating/hot water technology is used such as ASHPs) Show that roof shape and orientation is optimised 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)	In addition to silver level requirements: 100% dwelling's energy demand is supplied from onsite renewable technology such as PV (assuming low carbon heating/ hot water technology is used such as ASHPs)	Bronze

Development Type	Bronze	Silver	Gold	Proposed Performance
Checklist 3 - Minimising Carbon Footprint				
Whole life carbon assessment: All residential development	Ensure compliance with Policy and Building Regulations including Part Z, 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	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) and preoccupation (Stage5/6) ensuring alignment with the targets Ensure the scheme achieves the following (kgCO₂e/m²GIA) scores: ● Embodied Carbon – Product & construction (A1 - A5) score =675 ● Embodied Carbon – maintenance, replacement repair and end of life (B1 - 5, C1 - 4, sequestration) score =325 Or ● LEI Band D	In addition to silver level requirements Ensure the scheme achieves the following (kgCO₂e/m²GIA) scores: ● A1 - A5 score <500 ● B1 - 5, C1 (incl. sequestration) <300 Or ● LEI Band C	Bronze
Circular Economy Principles (Major residential and non-residential developments)	Ensure compliance with Policy and Building Regulations	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. re-used/recycled). Submit a Circular Economy Statement showing a waste hierarchy approach with:	In addition to silver level requirements the Circular Economy Statement should also show: ● 50% of construction materials being of re-used materials ● 80% of materials used are designed for re-use ● 100% of demolition waste materials (non-hazardous) are diverted from	Bronze



		● A minimum of 30% of construction materials being of re-used 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 ● 80% of materials are sourced from ethical and responsible supply chains: 80% (LETI)	landfill for reuse/ recycling or recovery ● 100% of excavation waste materials are diverted from landfill for reuse ● 100% of construction waste materials are diverted from landfill for reuse, recycling, or recovery ● 100% of materials are sourced from ethical and responsible supply chains ● 80% of materials used are reusable i.e. they can be disassembled and reused in future buildings (LETI)	
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Development Type	Bronze	Silver	Gold	Proposed Performance
Checklist 4 - Healthy Placemaking				
Green & Blue Infrastructure & NHS Health into Place Principles Residential development	Ensure compliance with Policy requirements and open space standards	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. Green Infrastructure design should follow Natural England's Green Infrastructure Principles 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)	In addition to silver level requirements Locations of play areas, amenity and food growing areas should be mapped, and character areas defined. Strategies should be included for play / food / active frontages. Ensure any Green Infrastructure provision links to strategic Green Infrastructure to compliment the Nature Recovery Network (where appropriate) Ensure schemes embed key aspects of healthy placemaking as outlined in the NHS Putting Health into Place guidance. Ensure 100% of flat roofs are green or blue roofs. Ensure that the air quality assessment demonstrates air quality positive	Silver

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		Ensure the development scheme includes community allotments.		
Urban Greening Factor (UGF) Major residential and non-residential schemes	Not applicable	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 Ensure the green space attains a Green Flag score of 'Very Good'	Ensure schemes include a multifunctional UGF calculation achieving a minimum of 0.6 (residential) or 0.5 (commercial) UGF along with a maintenance and management plan Ensure the green space attains a Green Flag score of 'Outstanding'	N/A

Development Type	Bronze	Silver	Gold	Proposed Performance
Checklist 5 - Promoting Biodiversity				
Ecological surveys & assessments	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	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	In addition to silver level requirements: Ensure habitats are evidenced in photographs, and the local context of the site is shown in relation to features beyond the site / wider ecological networks / LNRS	Gold
Arboriculture Assessment (where trees are impacted by the proposal)	Submit a survey of all trees on site, identifying trees of value and potential impacts on offsite trees	In addition to bronze level requirements: Retain any high value trees onsite (Category A/B or other highest value trees)	In addition to silver level requirements: Retain all existing trees on site	Bronze
Biodiversity Net Gain (BNG) (all development except BNG exempt developments)	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. (see North Herts Developer Contributions SPD) Submit a Habitat Management and Monitoring Plan (HMMP) showing	In addition to bronze standard 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.)	In addition to silver standard requirements: Submit a plan showing that 20% BNG is achieved, either all onsite or 10% onsite plus 10% offsite (e.g. contributing to the Hertfordshire LNRS)	Bronze

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	how BNG significant habitats are to be managed and monitored			
Ecological buffers	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	In addition to bronze standard requirements Ensure the scheme includes a 12m buffer adjacent to LWS and species rich hedgerows	In addition to silver standard requirements Ensure the scheme includes enhancements to national and/or local sites and other habitats seeking to limit impacts of development and positively contribute to existing habitats	Silver

Development Type	Bronze	Silver	Gold	Proposed Performance
<i>Checklist 6 - Sustainable Travel</i>				
Transport statements, assessments 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	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	In addition to silver level requirements Ensure the transport statement/ travel plan seeks to achieve 50% of all trips by sustainable modes, by including, for example: ● Car clubs ● Ride sharing schemes ● Community transport schemes ● Cycle hire schemes	Silver
EV Charging	Ensure compliance with Policy and the Building Regs Part S	In addition to bronze level requirements 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)	In addition to silver level requirements Ensure EV charging points at mobility hubs and destination locations are rated 22kW or higher Ensure passive provision for an additional EV charging point per 200 dwellings for car clubs and visitor use	Silver



Development Type	Bronze	Silver	Gold	Proposed Performance
Checklist 7 - Conserving Water				
Residential development	Ensure compliance with Policy requirements of 110 lpppd	Ensure that water consumption can meet the target of < 95 lpppd (RIBA 2025 Climate Challenge)	Ensure that water consumption can meet the target of < 75 lpppd (RIBA 2030 Climate Challenge)	Bronze

Development Type	Bronze	Silver	Gold	Proposed Performance
<i>Checklist 8 - Incorporating Sustainable Drainage</i>				
SuDS scheme All development	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	In addition to bronze level requirements 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	In addition to silver level requirements Ensure the scheme achieves better than greenfield (pre-development) runoff rates Ensure that the scheme does not discharge to combined sewers Ensure the scheme achieves Wst 05 Exemplary BREEAM credit.	Bronze