

Sustainability and Energy Statement

Land East of Walnut Tree Road, Pirton

August 2025



Contents

Contents 2

1. Introduction 4

2. Policy and Guidance 6

3. Sustainability at Land East of Walnut Tree Road 11

4. Conclusion 23

Appendix 1: Sustainability SPD Checklist 25

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1. Introduction

This Sustainability and Energy Statement has been prepared to demonstrate the sustainability performance of the proposed development at Land East of Walnut Tree Road, Pirton.

1.1 Introduction

This Sustainability and Energy Statement has been prepared by Turley Sustainability, on behalf of Blakeney Estates ('the applicant') to support an Outline Application to North Herts Council (NHDC) for the development of up to 50 dwellings at Land East of Walnut Tree Road, Pirton.

This statement provides a summary of the sustainable design measures incorporated into the proposals to ensure suitable levels of sustainability performance in accordance with local and national planning policy.

1.2 Site Context

The site currently comprises two agricultural fields outside of the Pirton Village Boundary within the Rural Area Beyond the Green Belt. The site is bound by mature vegetation consisting of trees and hedgerows. The site is neighboured to the north and west by existing residential development, and to the south by the Pirton Recreation Ground. To the east is open arable countryside.

The site is in Flood Zone 1, an area with the lowest probability of flooding from rivers.

Pirton is a medium sized village in the north-west of the District, on the border with Central Bedfordshire. The village is defined within the Council's Local Plan as a Category Aap village where general development will be allowed.

1.3 Proposed Development

The application is for the construction of up to 50 residential units, with associated access and landscaping.

The planning description of the development is as follows:

"Outline planning application with all matters reserved except for vehicular access for a high quality, sustainable scheme comprising up to 50 new homes, including affordable housing, together with amenity space, landscaping and all associated infrastructure and works"

This is an outline application with all matters reserved except for access. Details pertaining to layout, scale, appearance and landscape are matters reserved for future consideration.

The Concept Plan and Illustrative Site Layout are shown in **Figure 1 and 2** overleaf.

1.4 Document Structure

Chapter 2 of this report provides an overview of relevant national and local legislation, planning policy, and guidance.

Chapter 3 provides detail of the sustainability and energy strategy of the proposed development.

Please note, the terms "carbon", carbon dioxide (CO₂)" and "greenhouse gas (GHG)" are used interchangeably in this statement depending on the terminology of referenced documents.

Figure 1: Concept Plan (Source: DCA Architects)



Figure 2: Illustrative site layout (Source: DCA Architects)



2. Policy and Guidance

This chapter provides an overview of the relevant sustainability planning policy and guidance from a national and local perspective.

2.1 National Policy

This section sets out a summary of current national guidance and policy in relation to sustainable development.

2.1.1 National Planning Policy Framework

The National Planning Policy Framework¹ (NPPF) provides a framework for the development of locally prepared plans and the government's planning policies for England and how these are expected to be applied.

Paragraph 8 outlines the environmental objective of the Framework which includes mitigating and adapting to climate change and moving to a low carbon economy.

Paragraph 161 similarly confirms that the planning system should support the transition to a low carbon future in a changing climate, including providing support to proposals which contribute to radical reductions in greenhouse gas emissions and encourage the reuse of existing resources, as well as the development of low carbon energy.

Paragraph 164 expects new development to be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change, ensuring that suitable adaptation measures are provided where development is located in a vulnerable area.

Paragraph 166 of the Framework states that new development should:

- Comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Paragraph 167 states that LPAs should prioritise supporting energy efficiency and low-carbon heating improvements, such as installing heat pumps and solar panels, for both domestic and non-domestic buildings.

The NPPF recognises the role planning has to play in support of the UK's pursuit of the United Nations Sustainable Development Goals (UNSDGs) **(Figure 3)** which address social progress, economic wellbeing and environmental protection².

¹ [UK Government | NPPF](#)

² [UNSDGs](#)

Figure 3: Example UN Sustainable Development Goals



2.1.2 Building Regulations

Whilst not planning policy, the Building Regulations (and specifically Approved Document Part L: Conservation of Fuel and Power) set out the requirements for energy and carbon performance in new buildings. Periodic updates to these national regulations will drive energy efficiency and carbon reduction improvements.

Part L, Conservation of Fuel and Power - On 15th June 2022, the Building Regulations were updated as an interim step towards part of the roadmap to the 'full' Future Homes Standard.

In December 2023, the Government published the Future Homes Standard (FHS) consultation. The standard, which is expected to be published in full autumn 2025, will require homes and buildings to achieve a c.75-80% reduction in carbon emissions beyond Part L 2013. Homes will be 'zero-carbon ready', meaning that they will need no retrofitting to produce zero carbon emissions as the electricity grid decarbonises.

For dwellings, two options were consulted on:

- **Option 1:** High efficiency solar PV panels covering 40% of ground floor area (equiv.), airtightness of 4 m³/m².h @ 50Pa, wastewater heat recovery, and decentralised mechanical extract ventilation (dMEV).
- **Option 2:** No renewable energy, airtightness of 4 m³/m².h @ 50Pa, no wastewater heat recovery, and natural ventilation with intermittent extract fans.

On the 6th of June 2025, the Government further announced that solar panels will be included in the FHS³, leading to installation of Solar PV on the vast majority of new build homes, suggesting Option 1 is favoured. The announcement confirmed the FHS will be launched in Autumn 2025, and it is anticipated this will then come into force in 2026, subject to transitional arrangements.

Part S, Infrastructure for Charging Electric Vehicles - Part S sets out guidance for electric vehicle (EV) charging infrastructure. For residential development, EV charge points must be provided for each dwelling (or where the total number of parking spaces is less than each dwelling, all spaces

³ [Rooftop solar for new builds to save people money - GOV.UK](https://www.gov.uk/government/news/rooftop-solar-for-new-builds-to-save-people-money)

should be provided with an active EV charging point). Any remaining spaces must have cable routes for charge points to be installed.

Part O, Overheating - Part O sets out new requirements for mitigating overheating in residential buildings, specifying that residential developments must limit unwanted solar gains in the summer and provide means to remove heat. Compliance with Part O can be demonstrated using two methods, either following a simplified prescribed glazing and free area ratio or using Dynamic Simulation Modelling to demonstrate the risk of overheating from rising summer temperatures has been mitigated.

2.2 Local Planning Policy

2.2.1 North Herts District Council

NHDC declared a climate emergency in May 2019 and set targets to achieve Net Zero in council operations by 2030, and for North Herts to be net zero by 2040. The council have developed Climate Change Strategy 2022-2027⁴, which sets out climate mitigation and adaptation priorities. This includes providing supplementary planning guidance to encourage sustainable development, work towards carbon neutrality and promoting the use of sustainable transport.

2.2.2 North Herts Local Plan 2011-2031

The North Herts Local Plan¹, adopted in November 2022, contains a number of sustainability-related requirements for new development.

Strategic Policy SP1: Sustainable development in North Hertfordshire – States that the Council support the principles of sustainable development within North Hertfordshire.

Policy D1: Sustainable design – Planning permission will be granted provided that development proposals:

- Respond positively to the site's local context;

- Take all reasonable opportunities, consistent with the nature and scale of the scheme, to:
 - create or enhance public realm;
 - optimise the potential of the site by incorporating Sustainable Drainage Systems (SuDS);
 - reduce energy consumption and waste;
 - retain existing vegetation and propose appropriate new planting;
 - maximise accessibility, legibility and physical and social connectivity both internally and with neighbouring areas
 - future proof for changes in technology and lifestyle;
 - design-out opportunities for crime and anti-social behaviour; and
 - minimise the visual impact of street furniture and parking provision;
- Have regard to the Design SPD, and any other relevant guidance.
- Meet or exceed the nationally described space standards and optional water efficiency standards.

Policy T1: Assessment of transport matters – Major developments must demonstrate that the proposed scheme would be served by public transport, provide safe, direct and convenient routes for pedestrians and cyclists, and secure comprehensive integration into the existing pedestrian and cycle, public transport and road networks.

Policy T2: Parking – Parking for residential development must be provided in accordance with the Council's minimum standards. This includes provision of at least 1 secure covered cycle parking space per dwelling (or a garage or secure area provided within curtilage of dwelling). Where no garage or secure area is provided then 1 covered and secure space per dwelling should be provided for visitors in a communal area.

⁴ [NHDC-811 NHDC Climate change Strategy 2022-27 V3.pdf \(north-herts.gov.uk\)](#)

Policy HS2: Affordable housing – Sites of 25 or more dwellings should provide 40% affordable dwellings. The Council expects 65% of the affordable housing to be rented, and 35% other forms of affordable housing.

Policy HS3: Housing mix – Requires an appropriate range of house types and sizes to be provided.

Policy HS5: Accessible and adaptable housing – Major development should demonstrate that at least 50% of homes can be built to the M4(2) Accessible and Adaptable standard, and on schemes where 10 or more affordable units will be delivered, 10% can additionally be built to the M4(3) wheelchair user standard.

Policy D4: Air quality – Requires development to consider impact on local air quality, both during the demolition/ construction and operational phases of development.

Policy NE1: Strategic green infrastructure – Requires new development to protect, conserve and enhance strategic green infrastructure.

Policy NE4: Biodiversity and geological sites – Requires new development to protect, enhance and manage biodiversity. This includes delivering measurable net gains for biodiversity and geodiversity.

Policy NE6: New and improved open space – Permission will be granted for development proposals that make provision for new and/or improved open space which have regard to the Council's open space standards and other guidance. On-site provision must include a long-term maintenance and management plan.

Policy NE7: Reducing flood risk – Sets out requirements for new development to mitigate flood risk, including directing development to areas at lowest flood risk and considering climate change within flood risk assessments.

Policy NE8: Sustainable drainage systems – Requires the most appropriate sustainable drainage solution to be used to reduce the risk of surface water

flooding, enhance biodiversity, water quality and provide amenity benefits. Drainage solutions should follow the SuDS hierarchy and mimic natural drainage patterns and processes as far as possible.

2.2.3 Sustainability Supplementary Planning Document (SPD)

The Council's Sustainability Supplementary Planning Document (SPD) was adopted on the 23rd of September 2024. The SPD offers good practice guidance and provides information regarding the Council's sustainability expectations. The SPD does not form part of the Development Plan and so cannot introduce new planning policies or add unnecessary financial burdens on development.

The SPD sets three standards of sustainability: bronze, silver, and gold. Applicants are not expected to achieve the highest standards (gold) across all themes but are expected to select individual themes in which to excel depending on site context, type, and scale of development.

The SPD covers numerous sustainability topics broadly split into the following eight themes:

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

Further detail on the requirements of the SPD and how the proposed development performs against them is set out in **Appendix 1** of this report.

2.2.4 Planning Validation Requirements

North Herts Council validation requirements⁵ state that a 'Sustainability Appraisal' will be required in

⁵ [Matrix North Herts District Council validation requirements.xls \(north-herts.gov.uk\)](#)

most circumstances for residential development of 10+ units.

2.2.5 Hertfordshire Waste Local Plan

Hertfordshire's Waste Core Strategy sets out policies for waste planning in Hertfordshire. Policy 12: Sustainable Design, Construction and Demolition, encourages the use of Site Waste Management Plans (SWMPs) to encourage sustainable waste management and reduce the amount of waste produced on a development site. SWMPs should include the types of waste removed from the site and where that waste is taken to.

Requirements for proposals include:

- Construction and demolition methods that minimise waste generation and re-use/recycle materials and buildings, as far as practicable on site;
- Design principles and construction methods that minimise the use of primary aggregates, use of water are consistent with the energy hierarchy and encourage the use of high quality building materials made from recycled and secondary sources;

- Design and layout principles that allows for the effective sorting, recycling and composting of waste.

2.3 Planning Policy Summary

Both local and national policy aims to ensure the delivery of sustainable and well-designed homes and other buildings which mitigate and adapt to the impacts of climate change.

Latest national planning policy and guidance confirms the Government's approach to sustainable development is being driven through updates to the Building Regulations in the form of the FHS, to ensure that new buildings reduce emissions in line with the UK's national carbon targets.

The Council's Local Plan demonstrates the NHDC's commitment to the creation of sustainable new developments in the District, bolstered by the Climate Emergency declaration and Sustainability SPD.

The following sections of this Sustainability and Energy Statement set out the measures incorporated into the design of the development to ensure the delivery of a sustainable development in line with the requirements of local and national policy.

3. Sustainability at Land East of Walnut Tree Road

This section summarises the sustainability and energy strategy for the proposed development at Land East of Walnut Tree Road.

This section of the report outlines the sustainability and energy strategy for the proposed development at Land East of Walnut Tree Road, demonstrating how the development responds to both national and local planning policy, including the NPPF.

In this context the sustainable design measures incorporated into the development masterplan and design of homes at this stage are set out under the following headings which reflect the themes of the council's sustainability SPD.

3.1 Climate Change Mitigation and Reducing Carbon Emissions

3.2 Circular Economy and Waste Management

3.3 Healthy Placemaking

3.4 Promoting Biodiversity

3.5 Sustainable Travel

3.6 Climate Change Adaptation and Resilience

3.1 Climate Change Mitigation and Reducing Carbon Emissions

Minimising carbon emissions is key to mitigating the effects of development on climate change.

The Government is committed to tackling climate change and in 2019 set out an ambition to extend the UK Carbon reduction target to reduce carbon emissions by 100% by 2050. NHDC have also set the target to be Net Zero in council operations by 2030, and for North Herts to be net zero by 2040.

The following sections of this report outline the key climate change mitigation measures considered appropriate for this development. The strategy is presented in terms of addressing the two largest sources of carbon emissions in new development; the carbon associated with the construction of the buildings (embodied), and that associated with the use of the buildings (operational).

3.1.1 Mitigating Climate Change – Reducing operational carbon emissions.

Developing energy efficient, low carbon homes is a key objective of national policy, and recent changes to the Building Regulations support the reduction of energy demand through efficient building design to reduce carbon emissions.

The development at Land East of Walnut Tree Road will be designed in line with the FHS, which will require homes to achieve at least a 75% reduction in carbon emissions over Part L 2013, and deliver homes which are **Net Zero Ready**, meaning they will be all-electric and need no further work to achieve net zero as the electricity grid decarbonises.

To meet the FHS, homes will be designed in accordance with the energy hierarchy, as shown in **Figure 4**, which aims to reduce energy demand through passive design measures and a fabric first

approach before utilising low carbon energy and the production of on-site renewable energy.

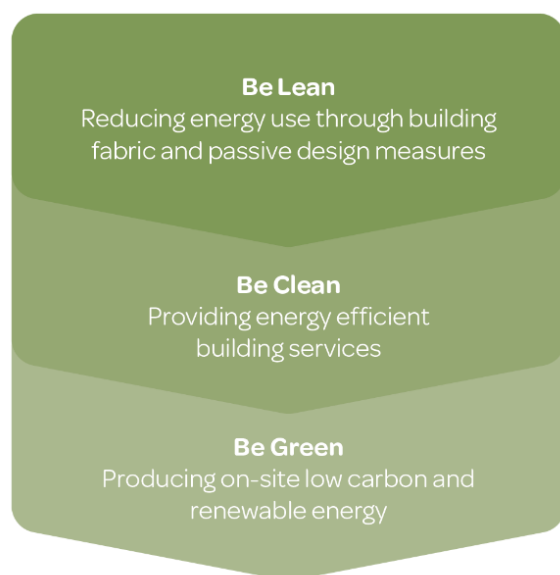


Figure 4: The Energy Hierarchy

The following sections set out the measures included to deliver an energy efficient, low carbon development.

Be Lean – Reducing Energy Use

Traditionally, there has been support for the ‘Fabric First’ principle which recognises the most effective way of minimising carbon emissions is to reduce the demand for heat and power through a well-insulated, energy efficient building fabric and services.

Reducing the primary energy demand of a building through the use of an efficient fabric and services is traditionally regarded as best practice and is the first step to reducing carbon emissions.

Fabric Efficiency Measures – The design of new buildings will aim to reduce thermal energy demand by targeting improved air leakage and fabric u-values. These are likely to be in line with the proposed values set out in the Government’s December 2023 consultation, as shown in the table below.

Table 1: Proposed FHS air leakage and fabric u-values

Building element	FHS 2025
Wall (W/m ² K)	0.18

Roof (W/m ² K)	0.11
Floor (W/m ² K)	0.13
Windows (W/m ² K)	1.2
Airtightness (m ³ /h. m ² @50Pa)	4 - 5

In addition to an enhanced fabric specification, a range of other measures to reduce energy use and carbon emissions will be considered in the detailed design of individual buildings:

- Design to promote passive solar gains, maximise natural daylight, sunlight and ventilation;
- Design which aims to optimise natural daylight, reducing the energy demand from artificial lighting;
- Incorporating high efficiency lighting targeting 100% of all light fittings as low energy lighting;
- Use of high efficiency heating systems appropriate to the building use to reduce energy consumption;
- Mechanical Ventilation and Heat Recovery;
- Waste Water Heat Recovery systems; and
- Where appropriate, specification of high energy efficient equipment that use less energy and water.

Through these measures it is anticipated the development will significantly reduce energy demand and carbon emissions.

Be Clean – Efficient Energy

The next stage of the Energy Hierarchy is the efficient supply of heat and energy. This means connecting into an existing District Heating Network (referred to as “DHN” hereafter) where possible or providing an on-site communal heat network or individual systems.

District Heating Networks (DHN) comprise a centralised heat generator, typically a gas fired Combined Heat and Power (CHP) engine. The continued decarbonisation of the national electricity network and changes to the Building Regulations mean that the carbon emission benefits of traditional CHP systems have reversed and are

now much higher carbon emissions than even standard gas boilers.

DHNs are suited to development with high thermal demand, typically provided by sufficient density or a large anchor load, i.e. high-density flats, leisure centres and industrial process. Due to the high thermal efficiency and the relatively low heating and hot water demand of the proposed development, individual heat pumps are considered to be a more efficient and lower carbon option for the development.

Be Green – Low Carbon Renewable Energy

The final stage of the Energy Hierarchy is the generation of low carbon and/or renewable energy. Details of the specific renewable technologies that will be incorporated on site will be subject to a future reserved matters application. However, the following section provides a review of the potential low carbon renewable energy technologies which may be suitable for inclusion during the detailed design of the development.

Solar Photovoltaics (PV) - Solar photovoltaic (PV) systems generate zero carbon electricity from sunlight and are well suited to dwellings with unobstructed southeast to southwest facing roof space. Excess power is exported to the grid or can be harnessed using battery storage. Maintenance requirements are typically minimal.

The government's consultation on the 2025 FHS indicates two options, one which includes the use of high efficiency solar PV panels covering equivalent of 40% of ground floor area. On the 6th of June, the Government further announced that solar panels will be included in the FHS⁶, leading to installation of Solar PV on the vast majority of new build homes.

The detailed design of the development will ensure that each home has a roof space suitable for the provision of Solar PV, where possible.

Solar Thermal - Solar thermal systems generate zero carbon hot water from sunlight in a similar manner

to Solar PV. They require insulated tanks to store the hot water and have greater maintenance demands than solar PV given the need to ensure anti-freeze in the pipework is topped up every few years. They can be a highly cost-effective technology particularly where mains gas supplies are not available, however in energy efficient new homes, their benefit can be limited, and they are not anticipated to be considered further in the design.

Heat Pumps - Heat pumps provide low carbon heat sourced either from the ground (Ground Source Heat Pumps) or air (Air Source Heat Pumps). This type of system is suited to thermally efficient buildings. They require main electricity to operate but typically generate at around three units of heat for every unit of electricity that is consumed. Being all-electric, they emit no air pollution and enable the transition to net zero, decarbonising as the electrical grid does so.

The 2025 FHS consultation is based on the use of a notional high-efficiency air source heat pump (equivalent to ErP A++) to provide low carbon heat.

Biomass - Biomass provides useable heat from a range of solid fuels including wood and straw. The installation of a biomass boiler, flue and associated fuel store require significant space. Biomass burning can also have significant impacts on local air quality and is therefore not considered appropriate for the development.

Low Carbon Renewable Energy Summary – At this stage, the most suitable renewable energy technologies for the scheme are considered to be ASHPs and Solar PV. These are noted within the FHS as the most likely technologies to be used to meet the FHS carbon reduction target.

Operational Energy Strategy Summary

The proposed dwellings at Land East of Walnut Tree Road will achieve a minimum 75% reduction in carbon emissions compared to Part L 2013 through

⁶ [Rooftop solar for new builds to save people money - GOV.UK](https://www.gov.uk/government/news/rooftop-solar-for-new-builds-to-save-people-money)

a combined fabric, energy efficiency and low carbon renewable energy approach, this may include:

- Design to optimise passive solar gain through orientation and form where feasible;
- Enhanced u-values, for example windows with a u-value of $<1.2 \text{ W/m}^2\text{K}$;
- Use of a range of energy efficiency measures such as low energy lighting and potentially MVHR and WWHR; and
- Renewable energy in the form of AHSP and Solar PV.

This strategy will deliver homes which are all-electric and 'Net Zero Ready', meaning they will require no further work to achieve net zero as the electricity grid decarbonises. The UK government is

aiming to "fully decarbonise" Great Britain's electricity grid by 2035. Residents will also be able to purchase certified renewable electricity to allow them to operate as net zero from the outset.

Table 2 shows an estimate of the operational carbon emissions of the proposed development compared to the current standard (Part L 2021) and previous regulations (Part L 2013).

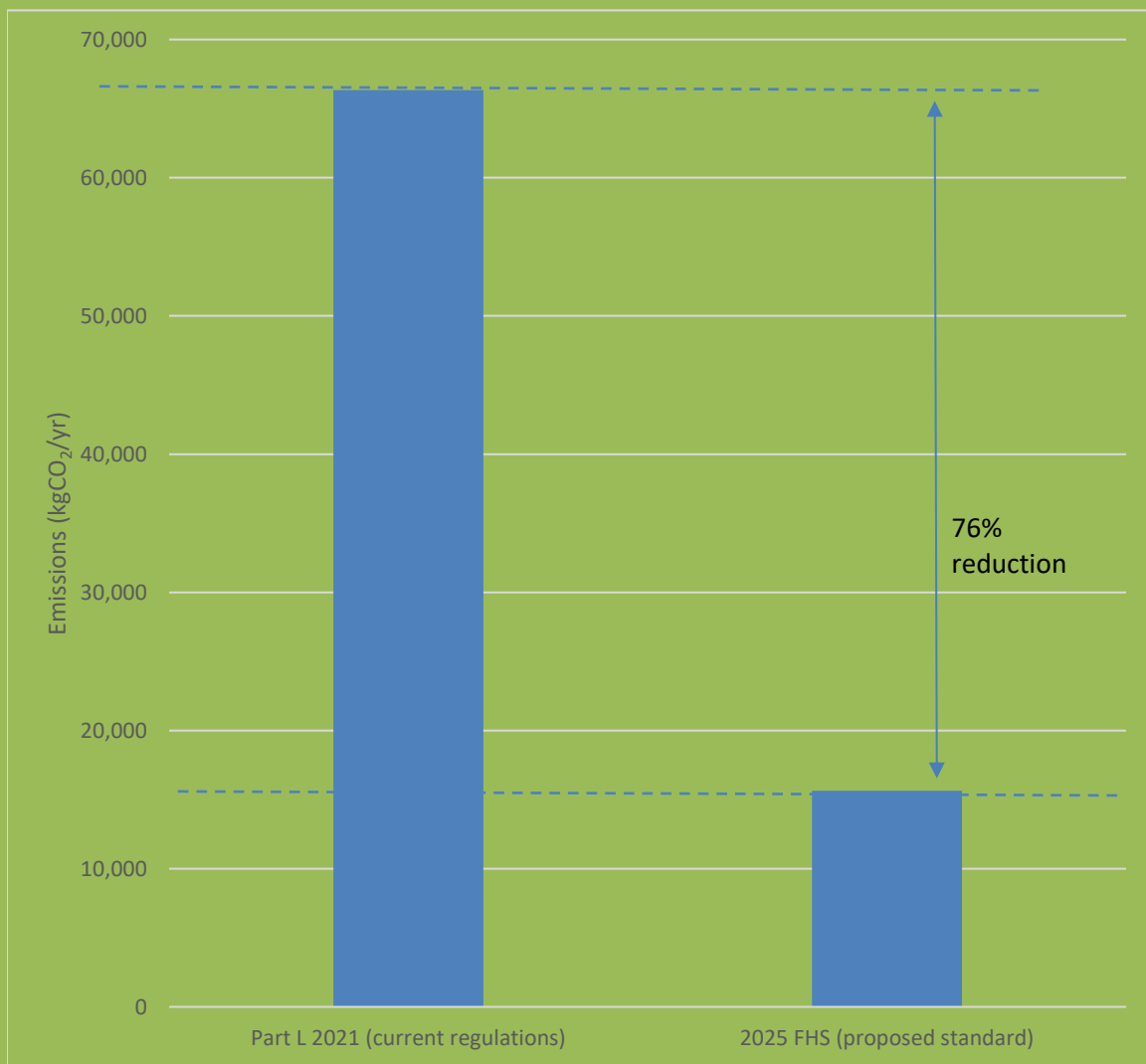
The final specification of homes, including details of fabric specification, energy efficiency measures and low carbon renewable energy installed will be subject to the detailed design of individual homes.

Table 2 - Estimated reduction in carbon emissions compared to Part L 2021.

	Total Emissions (kgCO ₂ /yr)	CO ₂ Emissions Reduction (kgCO ₂ /yr)	Cumulative % Reduction in CO ₂ Emissions
Part L 2021 (current regulations)	66,340		
2025 FHS (proposed standard)	15,639	50,700	76%

What are the carbon emissions of Land East of Walnut Tree Road?

The graph below shows the estimated carbon emissions of the proposed development demonstrating how homes reduce carbon emissions in line with the FHS and deliver **Net Zero Ready** homes.



3.1.2 Mitigating Climate Change – Embodied Carbon

As the operational efficiency of buildings continues to increase, the relative proportion of embodied carbon within a building's lifetime emissions increases. This is recognised by NHDC's Sustainability SPD, which encourages developers to consider Whole Life Carbon (WLC) and methods for reducing emissions during the technical design stages.

The proposed development at Land East of Walnut Tree Road will incorporate a number of measures to minimise embodied carbon associated with materials and construction. Measures to be considered during the detailed design of homes will include:

- Lean design to minimise materials use;
- Specification of locally sourced or lightweight materials wherever possible to reduce emissions from transport to site;
- Specification of low carbon materials, for example steel and concrete with recycled materials content where feasible;
- Use of natural materials which sequester carbon, such as timber;
- Specification of sustainably sourced timber from the Forest Stewardship Council (FSC) or equivalent certified sources;
- Use of durable and resilient materials;
- Delivery of a proportion of homes using modern methods of construction;
- Use of materials such as bricks that can be reused and recycled at the end of their life; and/or
- Material from construction/excavation to be re-used on site in the first instance where feasible.

Through consideration of these measures the development will aim to reduce the embodied carbon of the proposed homes.

3.2 Circular Economy and Waste Management

A circular economy is one where materials are retained in use at their highest value for as long as possible and are then re-used or recycled, leaving a minimum of residual waste. A Circular Economy moves away from the current 'linear economy', where materials are mined, manufactured, used and thrown away, to a circular economy where resources are kept in use and their value is retained.

The proposed development at Land East of Walnut Tree Road will implement a range of measures to support a circular economy and the sustainable management of waste throughout the lifetime of the development.

Waste and materials will be managed in accordance with the Waste Hierarchy which prioritises waste prevention, followed by re-use, recycling, then energy recovery and disposal as a last resort.



Figure 5: The Waste Hierarchy

Measures to prevent waste and maximise reuse and recycling will be incorporated throughout construction and operation of the proposed development.

3.2.1 Construction Materials and Waste

Prior to the start of construction, the main contractor will be required to prepare a Site Waste Management Plan (SWMP), setting out measures that will be implemented to minimise waste and

maximise reuse and recycling during the construction phases of the development in line with Policy 12 of Hertfordshire's Waste Core Strategy.

The reduction, reuse and recycling of construction waste is to be prioritised through measures such as avoidance of over-ordering, supervision of deliveries, use of secure materials storage facilities and reuse of materials onsite where feasible. Inert waste that cannot be reused or recycled on-site should be diverted off-site for recycling and/or beneficial uses where possible.

In line with NHDC's Sustainability SPD, the SWMP will include targets for a minimum 80% of excavation and construction waste to be diverted from landfill.

3.2.2 Operational Materials and Waste

At detailed design, full consideration will be given to the Council's waste management infrastructure and services to ensure that the residents have the necessary infrastructure to participate in any kerbside recycling services.

The development will make provision for the storage of non-recyclable waste and recyclable waste with reference to NHDC's waste and recycling guidance for developers⁷.

Refuse storage areas will be designed to be easily accessible for both occupants and refuse vehicles.

Upon occupation, residents will be provided with an information pack containing links to the Council's waste collection services website, and 'Recycle Right' guidance⁸.

3.3 Healthy Placemaking

Creating a high-quality development that promotes health and wellbeing and community cohesion for residents and local people is a key aim of the scheme.

The design incorporates a number of features to enhance the health and wellbeing of residents and local people, including:

- High quality landscaping, tree planting, publicly accessible green space and footpaths, allowing residents and the community to enjoy the health benefits of green spaces and outdoor physical activity.
- Provision of 0.99ha of public open space and a Local Area of Play, providing opportunities for play and social interaction.
- A transport strategy that aims to promote sustainable forms of travel such as walking and cycling, and location of a development within close proximity to a range of services and facilities, accessible on foot, by bike, or by bus, helping to maximise potential for healthy and active travel, in line with **Policy T1**.
- Provision of up to 50 homes comprising a mix of house types and tenure, including 40% affordable housing in line with the requirements of **Policy HS5**, helping to meet the need for market and affordable housing in the local area and the wider District. Homes will be designed to be energy efficient, helping to further reduce energy bills and operating costs for the occupiers.
- Strong connections to Pirton Recreation Ground to the south of the site, which offers football pitches, tennis courts and an equipped play area.
- Cass Allen is undertaking a noise assessment to assess potential noise impacts on the proposed development and the surrounding environment.
- An Air Quality Assessment will also be conducted as part of future reserved matters application to consider impact on local air quality, both during the demolition/construction and operational phases of development in line with **Policy D4**.

In addition to the above masterplan measures, the detailed design of new homes will consider

⁷ [Waste and recycling provision | North Herts Council](#)

⁸ [Recycle right | North Herts Council](#)

measures to promote health and wellbeing including:

- Designed to reduce the risk of overheating in line with Part O of the building regulations;
- Ensuring good levels of ventilation to secure good internal air quality;
- Prioritising natural light and views of nature; and
- Utilisation of materials and services that have low emission rates and pollutants.

More information on how the development has incorporated healthy living opportunities is contained within the DAS which accompanies the application.

3.4 Promoting Biodiversity

The Proposed Development will incorporate a range of measures to conserve and enhance the natural environment through the consideration of existing site ecology.

A Preliminary Ecological Assessment (PEA) has been prepared by MKA Ecology to consider the likely ecological implications of the proposed development at Land East of Walnut Tree Road.

The site comprises modified grassland, tall ruderal vegetation to the west of the southern field, some areas of bramble scrub, rubble piles, piles of pallets, log piles, scattered trees, and native species-rich hedgerows. The Site is located within an amber Natural England Impact Risk Zone for great crested newt and is connected to wider habitat that is suitable for great crested newts. The site contains potentially suitable habitats for reptiles, breeding bird species, roosting commuting and foraging bats, brown hare, and hedgehog. The neighbouring fields also contain badger sett building habitat.

In order to protect the site habitats and species, a number of mitigation and enhancement measures have been recommended as part of the PEA. These include:

3.4.1 Mitigation Measures

- Retention of existing species-rich native hedgerows with trees where possible, with measures for their protection to be detailed within a Construction Ecological Management Plan (CEcMP);
- Carry out eDNA surveys on all ponds within 500m of the Site, or acquire a District Level License for great crested newts from Natural England for the duration of the works to protect potential populations of Great Crested Newts;
- Include wildlife kerbs on new access roads and streets to allow amphibians to safely bypass roadside gullies;
- Carry out a reptile survey during the active season to determine the presence/likely absence of reptiles onsite;
- Schedule vegetation and building clearance works between the months of September and February inclusive to avoid impacts on breeding birds. Where not feasible, works should be preceded by a nesting bird check undertaken by a suitably qualified ornithologist;
- Undertake a Preliminary Roost Assessment to ascertain the potential for the barn and shed within the northern field to support roosting bats, and complete surveys to identify the species utilising the Site and key foraging areas and commuting routes;
- Developing a sensitive lighting scheme to allow for suitable roosting and foraging areas for bats within the site both during and after the construction phase;
- Undertake a pre-commencement badger check and adopt badger-sensitive construction practices during the construction phase;
- Undertake vegetation clearance in a directional manner to enable brown hares and hedgehogs to disperse, with regular checks for these species during the process; and
- Maintain habitat connectivity for hedgehog through the installation of at least one 13cm x

13cm hole at the bottom of each boundary fence.

3.4.2 Enhancement Measures

- Enhancement of the modified grassland to neutral grassland;
- Creation of other habitats including ponds, native scrub and tree planting;
- Production of a Habitat Management and Monitoring Plan post-planning permission outlining the means of delivery of the net gain proposals developed within a 30-year management plan;
- Incorporation of simple biodiversity enhancement such as the provision of hedgehog nest boxes and deadwood features;
- Installation of at least 40 bird boxes, including 25 swift boxes, 10 generalist boxes with a 32mm entrance hole, and 5 generalist boxes with a 26mm hole;
- Incorporation of bat boxes; and
- Production of a full Ecological Impact Assessment (EclA) once all further ecological survey work has been completed.

3.4.3 Biodiversity Net Gain

Through implementation of the proposed habitat protection and enhancement measures, the development is capable of delivering net benefits for wildlife and biodiversity in line with **Policy NE4**. Based on the Illustrative Masterplan at this stage, the Biodiversity Net Gain (BNG) assessment shows the proposals are capable of delivering a total net gain of 10% required by the Environment Act and referred to within BBC's Emerging Local Plan Regulation 18 Issues and Options Consultation. This will require the procurement of 3.26 habitat units.

For further information on ecology and biodiversity please see the PEA and BNG assessment submitted with the outline planning application.

3.5 Sustainable Travel

The use of petrol and diesel vehicles makes up approximately 26% of Hertfordshire's carbon emissions, with cars being the biggest source (55% of emissions)⁹. Therefore, one of the single biggest impacts new developments can make to reducing carbon emissions is to ensure it is in a sustainable location and provides the infrastructure for residents to use an alternative to a private car. This is recognised by **Policy T1**, which requires development to demonstrate that it is suitably served by public transport, provides safe, direct and convenient routes for pedestrians and cyclists, and secures comprehensive integration into the existing pedestrian, cycle, public transport, and road networks.

A Transport Assessment has been prepared by Transport Planning Associates (TPA), summarising the existing conditions in the vicinity of the site, the accessibility of the site relative to local facilities and services and outlines the development proposal for the site. This section of the report provides a summary of the sustainable access and transport measures available and incorporated into the development.

Local Services and Amenities – The site is located a short walk from Pirton village which offers a number of key local facilities such as:

- **Education** - Pirton school and preschool;
- **Groceries** - Ancell Village Store;
- **Leisure and recreation opportunities** – The Bury park and garden, Pirton sports and social club, Pirton tennis club, The Fox and the motte & Bailey public houses, and Pirton Village Hall.

A number of further services and amenities such as supermarkets, doctors' surgeries, pharmacies, schools, and a library can be accessed within Hitchin, which is located within cycling distance of the site.

Walking/Cycling Infrastructure – The site benefits from a 1.5m wide footway along the eastern side of Walnut Tree Road, providing a connection to Pirton

⁹ [HCCSP Strategic Action Plan for Transport 2023](#)

high street. The local road network is subject to 30mph speed limits and is considered to be conducive to cycling. There are a number of public rights of way, bridleways and cycle trails in the vicinity of the site, including the Icknield Way Cycle Trail which connects to Thetford, Letchworth and the Chilterns; and The Chiltern cycleway which connects to Barton-le-Clay and Stevenage.

The proposals include a site access which provides pedestrian priority over oncoming vehicle movements to accommodate the crossing of the established Footpath 5. An additional access is also proposed to the north of the site leading on to Hambridge Way and the established bridleway. This access will be reserved for pedestrians and cyclists, and emergency vehicles.

A number of off-site measures are proposed to improve the connectivity of the site for pedestrians and cyclists. Proposed measures include improvements to the pedestrian facilities at the Hambridge Way / Royal Oak Lane crossroads, improvements to the crossroads junction, and a contribution of £30,000 for surface improvements to Bridleway 21 to the north of the site.

Cycle parking will be provided within the site in line with Hertfordshire County Council parking standards and Local Plan **Policy T2**.

Bus Services – The closest bus stop to the site is located on Royal Oak Lane. This stop is served by the 89-bus service which runs between Hitchin and Henlow Camp. Seven services pass through the village in each direction on a weekday between the hours of 06:55 and 18:57.

The proposals include a potential contribution to enhance the 89 service. This proposal would benefit the wider community as well as new residents of the proposed development.

Electric Vehicle Charging – Electric Vehicle (EV) charging will be provided in accordance with the requirements of the Building Regulations and any other standards in place at the time of reserved matters applications. All new residential building with associated parking will have access to electric

vehicle charge points to encourage the uptake of low emission vehicles.

Sustainable Transport Summary

The site at Land East of Walnut Tree Road benefits from being in a good location, with foot and cycle connections to local services and amenities, and public transport connections. The proposals include provision of enhanced walking and cycling infrastructure to improve general accessibility and permeability of the site for future residents and visitors, promoting sustainable transport in line with the requirements of Local Plan **Policy T1**.

Further detailed information on transportation issues and targets can be found in the Transport Assessment which accompanies the application.

3.6 Climate Change Adaptation and Resilience

The UKCP18 projections demonstrate that over time the UK will experience increased summer and winter temperatures, significantly increased maximum temperatures, reduced summer rainfall, increased winter rainfall, and an increase in extreme weather events. Adapting to this changing climate will impact on the design, construction, location, cost and operation of all new buildings.

The UK Climate Change Risk Assessment, updated in 2021, identifies key risks associated with the effects of climate change. In relation to the built environment and the proposed development, these include reduce summer water availability, increased winter rainfall and increased summer temperatures.

The need to adapt to a changing climate is recognised by NHDC's Local Plan and Sustainability SPD, which requires new development to consider water efficiency and sustainable drainage measures to increase resilience to the effects of climate change.

This section identifies key measures which will be incorporated into the design of new homes and the proposed development to adapt to climate change.

3.6.1 Water Efficiency

Potable water is an increasingly important natural resource. The site at Land East of Walnut Tree Road is served by Affinity Water, which is classed as being in an area of serious water stress¹⁰. This is recognised by **Policy D1**, and the Council's Sustainability SPD which require new development to limit water consumption to 110 litres/person/day.

At detailed design, homes will be designed to reduce water consumption, target a water consumption rate of 110 litres/person/day, through a range of water efficiency measures such as:

- Dual flush WCs;
- Water meters;
- Low flow fittings; and
- Where appropriate, water efficient equipment.

Where suitable, homes will also be provided with water butts to allow for rainwater harvesting for garden use.

3.6.2 Flood Risk and Drainage

Stomor Ltd. has prepared a Flood Risk Assessment (FRA) & Drainage Strategy to accompany the outline application. The site is within Flood Zone 1. This is defined as being low risk, comprising land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%). The site is considered to be at low risk of flooding from fluvial, sewers and artificial sources, and at medium risk of groundwater flooding. Overland flow routes will be considered in the design of levels to direct any potential flows away from buildings.

The majority of the site is at very low risk from surface water flooding with a small area at high risk during the climate change event. The proposed surface water drainage strategy for the site will be designed to provide sufficient storage to avoid flooding within the site during the 1 in 100-year storm event + 40% allowance for climate change, in line with **Policy NE7**.

In line with **Policy NE8**, a variety of SuDS features will be implemented as the primary storm water management scheme. At this stage, the Indicative Drainage Strategy comprises a detention basin and permeable paving. The proposed SuDS features will provide multifunctional water quality benefits through the removal of pollutants, and biodiversity benefits through the provision of new floral and faunal habitats across the site.

Further information on the site's flood risk and the proposed surface water management system can be viewed in the FRA which accompanies the application.

3.6.3 Overheating

With rising summer temperatures there is an increasing risk of overheating in buildings which could adversely affect building occupants and users.

All homes will be designed in accordance with the new Building Regulations Part O, which requires development to demonstrate that the risk of overheating has been mitigated.

The proposed dwellings will be designed in accordance with the cooling hierarchy, as shown in **Figure 6**, which aims to reduce any potential overheating in buildings using passive design measures in the first instance. Incorporating the cooling hierarchy into the design process means buildings will be better equipped to manage their cooling needs and to adapt to and mitigate climate change.

¹⁰ [Water stressed areas – 2021 classification - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/statistics/water-stressed-areas-2021-classification)

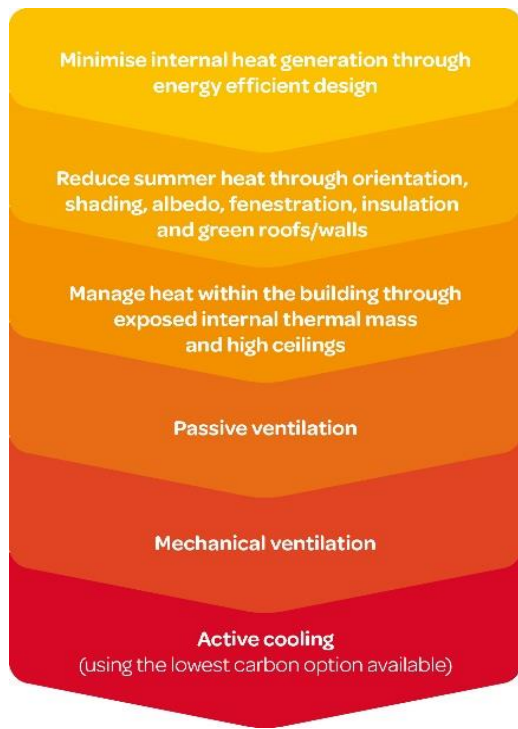


Figure 6: The Cooling Hierarchy

The provision of extensive green and blue infrastructure throughout the site will also help to reduce the risk of overheating through providing a cooling effect.

4. Conclusion

This Sustainability and Energy Statement has been prepared to demonstrate how the proposed development at Land East of Walnut Tree Road aligns with national and local sustainability requirements.

The proposed development has been designed to meet the requirements of national and local sustainability policy, incorporating measures to deliver social and economic benefits, mitigate and adapt to the effects of climate change, and to protect and enhance the natural environment.

The Sustainability and Energy Statement has set out key sustainable design measures incorporated into the design at this stage, and to be considered during the detailed design of homes. Below is a short summary of the key sustainable design features.

Climate Change Mitigation and Reducing Carbon Emissions

- The detailed design of homes will reduce operational carbon emissions in accordance with FHS. This will be achieved through a fabric first approach to design to reduce energy demand followed by the use of on-site renewable energy generation such as ASHP and potentially Solar PV.
- Homes will be all-electric and net zero ready meaning they will achieve net zero operationally with the decarbonisation of the grid.
- Homes will be designed to reduce embodied carbon at detailed design through prioritising

the use of sustainable materials and building techniques with a lower embodied carbon impact.

Circular Economy and Waste Management

- Detailed design of homes to promote the specification of sustainable materials to reduce environmental impacts of construction.
- Measures to minimise waste and encourage recycling throughout construction and operation of the site.

Healthy Placemaking

- A site plan that encourages outdoor activity through the provision of infrastructure to support active travel, 0.99ha of open space, and a Local Area of Play.
- High quality landscaping, tree planting, and open space, allowing residents and visitors to enjoy the health and wellbeing benefits associated with green space.
- Homes which will be designed to create healthy living environments which are flexible for the future.
- Provision of 50 new dwellings comprising a mix of house types and tenure, including 40% affordable housing, helping to meet the need for market and affordable housing for local people.

Promoting Biodiversity

- Provision of measures to protect and enhance on-site ecology. Proposals will deliver a total biodiversity net gain of 10%;
- The use of SuDS in the form of a detention basin and permeable paving to deliver multifunctional biodiversity, pollutant removal, and water quality benefits.

Sustainable Travel

- Development in a sustainable location accompanied by measures which aim to promote transport by active and sustainable means, and to reduce emissions associated with private car travel.

Climate Change Adaptation and Resilience

- Specification of water efficient fittings to reduce water consumption, aiming to limit water consumption to 110 litres per person per day;
- Provision of a surface water drainage strategy designed to accommodate stormwater for all storm events up to the 1 in 100-year event plus a 40% allowance for climate change; and
- Homes designed to consider increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.

Blakeney Estates Ltd are committed to the delivery of sustainable homes which include measures to secure economic and social benefits, to protect and enhance the natural environment, as well as to mitigate and adapt to the long-term effects of climate change.

Appendix 1: Sustainability SPD Checklist

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
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	☑ 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	Bronze/ silver. New homes are currently likely to achieve an EPC of A or B under the current methodology, however the methodology for calculating EPC ratings is due to change with the introduction of the FHS/FBS and the Home Energy Model (HEM). Therefore, EPC ratings will need to be confirmed once further detail on the HEM is available. All homes will be built to the FHS which will require a minimum 75% reduction in carbon emissions over Part L 2013, and deliver homes which are Net Zero Ready, meaning they will be all-

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
		Regulations Part L (including at least 10% reductions through fabric first measures) (inclusive of MHVR) • Energy Use Intensity (EUI) $\leq$ 60 kWh/m²/yr (inclusive of estimated unregulated energy) (RIBA 2025) • Space Heating Demand (SHD) $\leq$ 30 kWh/m²/yr (Passivhaus low energy building) or $\leq$ 40 kWh/m²/yr (AECB/ Energiesprong new build)	• assessment of the development using CIBSE TM54 or alternative operational energy modelling software and confirms compliance with LETI or RIBA 2030 standards: EUI $\leq$ 35 kWh/m²/yr o SHD $\leq$ 15 kWh/m²/yr	electric and need no further work to achieve net zero as the electricity grid decarbonises. All homes will benefit from heat pumps as a lower carbon alternative to gas boilers. Detail on the SHD and EUI are not available at the outline stage, however estimated operational energy consumption of a home built to Option 2 of the FHS (worst case) is anticipated to be around 59-69 kWh/m²/yr* (for both regulated and unregulated energy). Further detail is set out in Section 3.1.1.
Achieving Low Carbon Energy				
Residential development	☑ Ensure development is Policy & Building Regulations compliant ☑ Larger schemes (>10 dwellings) are encouraged to submit a Feasibility Study	☑ Show that 75% or more of dwellings energy demand is supplied from onsite renewable technology such as PV (assuming low carbon	In addition to silver level requirements: ☑ 100% dwelling's energy demand is supplied from onsite renewable technology such as PV (assuming low	Bronze/ silver. Section 3.1.1 contains a review of the most appropriate low/zero carbon technologies. At this stage, the most suitable renewable energy

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
	from an Energy Specialist showing how the most appropriate Low/Zero Carbon technology will be implemented on site.	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)	carbon heating/ hot water technology is used such as ASHPs)	technologies for the scheme are considered to be ASHPs and Solar PV. These are noted within the FHS as the most likely technologies to be used to meet the FHS carbon reduction target. Roof shape and orientation will be optimised to maximise solar PV outputs whilst maintaining a balance with good urban design.
Minimising carbon footprint				
Whole life carbon	☑ 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	☑ 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 pre-occupation (Stage5/6) ensuring alignment with the targets	In addition to silver level requirements: ☑ Ensure the scheme achieves the following (kgCO2e/m2GIA) scores: • A1 - A5 score <500 • B1 - 5, C1 - 4 (incl. sequestration) <300 Or • LETI Band C	Bronze. The development will comply with all Policy and Building Regulations. Section 3.1.2 contains a review of measures that will be considered at the detailed design stage to reduce the embodied carbon impact of the development.

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
	for reducing emissions during the technical design stages	☒ Ensure the scheme achieves the following (kgCO ₂ e/m ² GIA) 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 • LETI Band D		
Circular Economy	☒ 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 landfill for reuse/ recycling or recovery • 100% of excavation waste materials are diverted from landfill for reuse	Bronze/ silver. A range of measures will be implemented to support a circular economy throughout construction and operation. The site has not been previously developed therefore targets in relation to pre-demolition audits, pre-redevelopment audits, and demolition waste are not relevant. A SWMP will be produced setting out measures that will be implemented to

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
		• 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	• 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	minimise waste and maximise reuse and recycling during the construction phases. This will include targets for 80% of excavation and construction waste to be diverted from landfill. The detailed design of homes will consider the specification of materials with high recycled content where feasible, and those sourced from ethical and responsible supply chains such as sustainably sourced timber from the Forest Stewardship Council (FSC). Please see Section 3.2 for further information.
Healthy placemaking				
Green & Blue Infrastructure & NHS Health into Place Principles	☒ 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	In addition to silver level requirements ☒ Locations of play areas, amenity and food growing areas should be mapped, and character areas defined.	Bronze/ silver. The proposals comply with policy requirements and open space standards. The proposals include 0.99 ha of open space which includes a formal/informal parcel of

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
		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	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	recreational public open space on the eastern side of the development, and a local area of play. A landscape strategy has been prepared by greenlight setting out opportunities and constraints, design considerations, and guidance in relation to access and circulation, hard landscaping, landscape and tree planting, and ecology. An Air Quality Assessment will also be conducted as part of future reserved matters application to consider impact on local air quality, both during the demolition/ construction and operational phases of development. All homes will be designed in accordance with Part O of the Building Regulations, which requires development to demonstrate that the risk of overheating has been mitigated.

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
		☑ 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.		Please see Section 3.3 for further information.
Urban Greening Factor (UGF)	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'	Bronze. UGF tends to be more applicable to urban development. Land East of Walnut Tree Road is a greenfield site therefore UGF is not considered to be applicable. 0.99 hectares of open space is proposed including formal/informal parcel of recreational public open space on the eastern side of the development.
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	In addition to bronze level requirements: ☑ Ensure surveys include a review of existing sources of	In addition to silver level requirements: ☑ Ensure habitats are evidenced in photographs,	Gold. An EclA has been undertaken by MKS Ecology including a review of Multi-

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
	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	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	and the local context of the site is shown in relation to features beyond the site / wider ecological networks / LNRS	agency Geographic Information for the Countryside (MAGIC) and Herts Environmental Records Centre (HERC). Habitats are demonstrated in photographs within Appendix 3 of the Preliminary Ecological Appraisal, and the site has been considered within the context of Local Nature Recovery Networks. Please see the Preliminary Ecological Appraisal for more information.
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	Silver. A full tree survey has been undertaken in accordance with the BS5837:2012 'Trees in Relation to Design, Demolition and Construction'. The masterplan has been designed to avoid/minimise losses to existing trees wherever possible, with

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
				particular regard to any high/moderate value trees. The site plan includes buffers to existing trees. Tree and hedgerow protection measures will be detailed in a CEcMP.
Biodiversity Net Gain (BNG)	☑ 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 how BNG significant habitats are to be managed and monitored	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)	Silver. A BNG assessment has been completed by MKA Ecology. It shows that at this stage the proposals are capable of delivering a BNG of 10% with the procurement of 3.26 habitat units from a habitat bank, in line with Policy NE4. Please see the BNG Assessment for further information.

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
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	Gold. Suitable ecological buffers have been provided to ecological features, including a buffer to existing trees and a biodiversity enhancement area alongside existing tree belt to the north of the site. A number of habitat enhancement measures are proposed to positively contribute to existing habitats, these include enhancement of modified grassland to neutral grassland and the creation of other habitats including ponds, native scrub and tree planting. Please see Section 3.4 for further information.
Sustainable Travel				
Transport statements, assessments and travel plans	☑ Submit a Transport statement and travel plan clearly demonstrating how the scheme will facilitate	In addition to bronze level requirements: ☑ Ensure the transport statement/ travel plan seeks to achieve 50% of local trips	In addition to silver level requirements: ☑ Ensure the transport statement/ travel plan seeks to achieve 50% of all trips by	Bronze. A Transport Assessment has been produced by TPA and have been submitted with the planning application.

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
	sustainable transport and encourage active travel ☑ Ensure the scheme includes segregated cycle ways, pedestrian paths away from traffic and integrated with green infrastructure	(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	sustainable modes, by including, for example: • Car clubs • Ride sharing schemes • Community transport schemes • Cycle hire schemes	Proposed off-site upgrades to walking and cycling infrastructure include improvements to the pedestrian facilities at the Hambridge Way / Royal Oak Lane crossroads, improvements to the crossroads junction, and a contribution of £30,000 for surface improvements to Bridleway 21. The proposals also include a potential contribution to enhance the 89 service. Please see Section 3.5 of this statement for further information.
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	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	Bronze. One Active EV Charger will be provided per dwelling with an associated parking space as required by Building Regulations Part S, these are likely to be 7.4kW chargers. The development is not of a sufficient scale to justify the provision of

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
		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)		additional EV charging stations throughout the site. See Section 3.5 of this statement for further information.
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. All homes will aim to limit water consumption to 110 l/p/d in line with Policy D1. This will be achieved through a range of water efficiency measures such as dual flush WCs, Low flow fittings, water meters, and water efficient equipment where appropriate. See Section 3.6 of this statement for further information.
Incorporating Sustainable Drainage				
SuDS scheme	☒ Submit a SuDS strategy and maintenance plan approved by SAB ensuring that surface water run-off is	In addition to bronze level requirements	In addition to silver level requirements:	Silver.

	Bronze	Silver	Gold	Land East of Walnut Tree Road- Expected Performance
	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	☑ 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	☑ 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.	Stomor Ltd. has prepared a Flood Risk Assessment and Indicative Drainage Strategy Surface water runoff will be managed as close to source as possible and in accordance with the drainage hierarchy. It is anticipated that the underlying geology is suitable for the discharge of surface water runoff via infiltration. The Indicative Drainage Strategy demonstrates that the proposed SuDS features could provide sufficient storage to avoid flooding during the 1 in 100-year storm event plus 40% allowance for climate change. As this is a residential development BREEAM is not relevant. See Section 3.6 of this statement and the FRA for further information.

Turley

Brownlow Yard,
12 Roger St,
London
WC1N 2JU

T 020 7851 4010



Turley
Sustainability