

Sustainability Checklist

Important: Please read instructions below.

Before you begin, download this form to your computer and complete using Acrobat Reader. **Please do not complete this form within your web browser (i.e. Explorer, Chrome, Firefox) as the information you write on and sign the form cannot be saved.**

How to use the checklist

The sustainable design and construction submission checklist needs to be submitted with applications for all new development (that result in a residential net gain of 1 dwelling and above or an increase in non-residential floorspace) and can also be used as part of the pre-application process.

The purpose of this checklist is to explain and evidence how the proposed development complies with District Plan policies that seek to improve the environmental sustainability of new development. The checklist topics and criteria reflect the sustainable design and construction guidance set out in the **Sustainability Supplementary Planning Document (SPD)**: www.eastherts.gov.uk/sustainabilityspd

The checklist should be used as a tool to provide an overview of how a scheme addresses different aspects of sustainability, although each application will be assessed on its own merit, taking account of local circumstances. It does not replace other application submission requirements, but aims to provide an overarching framework to help facilitate the assessment of different, often overlapping, strands of sustainability.

Applicants should:

- Briefly summarise/ explain how their proposal complies with the relevant criteria, signposting to other relevant statements/ surveys as appropriate (for example, the transport assessment, biodiversity checklist and Sustainable construction, energy and water statement). The checklist does not need to repeat detailed information submitted elsewhere, but should provide an overview of the approach taken in the scheme.
- Ensure answers are explained and justified, not simply 'yes' or 'no' or 'not applicable';
- Use District Plan policies and the relevant sections in the SPD to inform responses;
- Ensure the level of detail submitted is proportionate to the type of application. For outline applications, the relevance of criteria will depend how many matters are reserved. Given the importance of incorporating sustainability measures early into the design process (as outlined in section 2 of the SPD), the Council think it is important that the checklist is considered at the outline stage. However, it is recognised it may not be possible to provide all the information required. In these circumstances, the applicant should demonstrate which checklist criteria are not applicable to their proposal.
- Ensure the level of detail submitted is proportionate to the scale of application. While major applications will require significantly more input than others, it is appropriate that all submissions should consider the sustainable design and construction issues raised and provide a response.
- Refer to the Council's website for further details about the submission requirements of particular applications: <https://www.eastherts.gov.uk/planning-building/make-planning-application>

Site name and reference

Land adjacent St Johns Church, Chapel Lane, Letty Green, SG14 2PA

Details of person responsible for completing checklist

Name

Paul Cavill

Organisation

Hertford Planning Service

Relationship to the proposal (e.g. applicant, agent, consultant)

Agent

With the following questions, please give a summary of the approach you are taking to address the criteria stated in the boxes provided.

Energy and carbon reduction

En.1 Does the Sustainable construction, Energy and Water Statement detail how the proposed development's carbon emissions have been minimised and to what extent?

Have full and reserved matters planning applications also included a carbon reduction template within the statement? (See SPD Section 3.3 and appendix B)

Carbon emissions would be reduced through an improved building fabric over the Part L baseline requirements. It would also be possible to reduce these further via the use of a heat pump and/or a MVHR unit

En.2 How have the site layout and building orientation and form been designed to minimise energy use? E.g. passive solar gain, natural shade, natural ventilation, thermal mass) (See SPD section 3.2.3)

The orientation of the dwelling with the largest area of glazing facing south-east provides solar gain. The use of large openings for natural purge ventilation assists with passive night-time cooling.

En.3 How has the energy hierarchy been applied to prioritise reducing the need for energy and implementing the 'fabric first approach'? (See SPD sections 3.2.2 and 3.2.3)

An improved building fabric would reduce carbon emissions by passive means. The possible use of a heat pump would reduce this further.

En.4 How will you ensure that where renewable/ low carbon technologies have been included to reduce carbon, that these will be successfully integrated into the design of the development? (See SPD sections 3.2.4 and 3.2.5)

The design of any proposed heat pump or under floor systems will be undertaken by the same party (as recommended by the Energy Saving Trust) where proposed the heat pump will be suitably sized for the demand which will be low due to the insulation uplift over Part L 2013 and will be commissioned by a suitable specialist pre-completion.

En.5 How has the energy embodied in construction materials been reduced? (e.g. reuse and recycling/ sustainable materials/ locally sourced) (See SPD section 3.2.6)

There would not be any demolition material in this case. New materials will be sourced locally wherever possible. Materials with a low embodied carbon (timber, low-carbon cement, for example) will be specified wherever possible.

Climate Change Adaptation

CA.1 How has the site layout and buildings been designed to mitigate overheating, giving priority to measures in line with the cooling hierarchy? (See SPD section 4.2.2)

The dual aspect nature allows cross-ventilation and the large sizing of first floor openable windows enables secure night time ventilation with significant air changes per hour.

CA.2 How has overheating been assessed and what measures are proposed to address it?
(See SPD section 4.2.2)

The development's rural location provides significant impact on the overheating risk and an uplift in purge ventilation over the Part F requirement via openable windows which mitigates the remaining risk.

CA.3 What Green Infrastructure is proposed? (See SPD section 4.2.3)

A significant amount of garden planting will minimise the amount of hard surfaces in the development

CA.4 How have existing landscape features such as trees/woodlands and hedgerows been protected and incorporated within a Green Infrastructure network? (See SPD section 4.2.3)

A number of existing trees would be retained and protected during construction this will retain green infrastructure on the site

CA.5 Where feasible and appropriate, have green roofs or walls been included. Please explain your answer? (See SPD section 4.2.3)

Given the proposed design it is not feasible to include either green roofs or walls as part of the development

CA.6 Have measures been included to address surface water runoff? (See SPD section 4.2.4)

The minimisation of hard surfaces and the maintenance of large green areas will keep run-off to a minimum

CA.7 If the application is major development, have details of SUDs been submitted? (See SPD section 4.2.4)

N/A

Water efficiency

WA.1 For new residential proposals, have you demonstrated compliance with the target for mains water consumption to be 110 litres or less per head per day in the Sustainable construction, Energy and Water Statement? (See SPD section 5.2.2)

Water efficient fittings will be specified for this development to ensure that the proposal achieves the required 110 litre per person per day

WA.2 For non-residential development have measures been taken to reduce water consumption in the proposed development? (See SPD section 5.2.3)

N/A

WA.3 Has consideration been given to the using water recycling systems? (See SPD section 5.2.4)

No, these are not considered appropriate for a development of this scale

Pollution-Air Quality

AQ.1 How has the proposal addressed the recommended minimum air quality standards? These apply to all new development as set out in paragraphs 6.1.2.2 of the SPD.

No further assessment is required as this is a minor development and the site is not located in an air quality management area

AQ.2 How does the proposal show consideration of air quality in the design of new development?

Design should address the following principles:

- Building and development layout and design
- Emissions from transport
- Sustainable energy

(See SPD section 6.1.2.4)

The potential use of a heat pump would eliminate the NOx and particulate emissions associated with boilers or biomass. The provision of an electric car charging point would assist in the reduction of emissions associated with transport

AQ.3 How has emissions mitigation been incorporated into the proposal? (See SPD section 6.1.2.5)

The potential use of a heat pump and the retention of green infrastructure would minimise any emissions locally to the site

AQ.4 How will emissions be minimised through the construction and demolition phase of the development? Measures should follow the national guidance set out in section 6.1.2.7 of this SPD.

Dust sheets and damping down will be used to reduce dust during construction. Site deliveries will be combined where possible to minimise the number of vehicles and journeys involved in delivering to site. Low emissions plant will be used on site and engines will not be left running when not in use

AQ.5 Has an Emissions Assessment been carried out as part of the Air Quality Neutral Requirement? The assessment should utilise the Damage Cost Approach.

No, the development is minor and not located in an air quality management area

AQ.6 Has an Air Quality Impact Assessment been submitted? This must be submitted if the proposal meets any of the criteria listed in paragraphs 6.1.3 of the SPD.

No, the development is minor and not located in an air quality management area

AQ.7 Has an Air Quality Neutral Assessment been submitted? This must be submitted if the proposal meets the criteria listed in paragraphs 6.1.3 of this SPD.

No, the development is minor and not located in an air quality management area

Pollution: Light Pollution

- LP.1** Does the proposal materially alter light levels outside the development and/or have the potential to adversely affect the neighbouring uses or amenity of residents and road users or impact on local ecology? (See SPD section 6.2.2)

No, the proposed development will only provide low levels of lighting appropriate for a single dwelling

- LP.2** Is the proposed light design the minimum required for security and operational purposes? (See SPD section 6.2.2)

Yes only localised security lighting will be provided

LP.3 Does the proposal minimise potential glare and spillage? Please detail the design measures adopted to ensure this. (See SPD section 6.2.2)

Yes, the majority of external lighting will be located around the house which would be screened from surrounding properties by existing/proposed landscaping

Biodiversity

Bio.1 Have you submitted East Herts biodiversity checklist? (See SPD section 7.3)

Yes

Bio.2 In accordance with the Biodiversity checklist, does the proposal affect a protected species or habitat? (See SPD section 7.2.4 and 7.3)

No

Bio.3 If a protected species or habitat has been identified, has an ecological survey, with sufficient information been undertaken? (See SPD section 7.2.4 and 7.3)

N/A

Bio.4 If relevant, has an ecological survey, with sufficient information been undertaken to assess the likely ecological impact of the development?

Yes

Bio.5 Has the mitigation hierarchy been applied undertaken, to demonstrate an adverse impact on biodiversity has been avoided? If this is not possible, has the impact been mitigated and then subsequently compensated? (See SPD section 7.2. and 7.3)

N/A

Bio.6 Has a net gain been achieved using a locally approved biodiversity metric?
(See SPD section 7.2.5)

Biodiversity net gain could be achieved via the installation of bat/bird boxes and the planting of additional soft landscaping

Bio.7 Has a suitable biodiversity management and monitoring strategy for the site been proposed?

N/A

Sustainable Transport

- T.1** Have you demonstrated that the development includes measures that reduce the overall need to travel, and particularly by private car? (See SPD section 8.2.2)

The development includes a dedicated space for home working which will reduce the need to travel

- T.2** Have you demonstrated how, as first principles of design; the scheme's proposals prioritise walking and cycling within the development and link with existing networks beyond the development to deliver healthy and walkable neighbourhoods? (See SPD section 8.2.3)

THE DEVELOPMENT IS FOR A SINGLE DWELLING IN A RURAL LOCATION SO THERE IS LIMITED SCOPE FOR PRIORITISING WALKING AND CYCLING FOR ANYTHING OTHER THAN RECREATIONAL PURPOSES.

T.3 Where cycling facilities and any bus stops and/or transport hubs are to be provided, have you demonstrated that they accessible and attractive for all users and offer appropriate shelter? (See SPD section 8.2.3)

N/A

T.4 Have you included measures (traditional and/or innovative) to encourage uptake of more sustainable modes of transport and engender modal shift from the outset of development? (See SPD section 8.2.2 and 8.2.3)

AN ELECTRIC CAR CHARGING POINT WOULD BE PROVIDED AS PART OF THE DEVELOPMENT, THIS WILL ENCOURAGE THE USE OF ELECTRIC VEHICLES AND REDUCE EMISSIONS (CO₂ AND PARTICULATE).

T.5 Have you developed and submitted to Herts County Council an appropriate Travel Plan, Transport Assessment and/or Statement (as appropriate)? (See SPD section 8.2.4)

No, the scale of the development does not warrant this

T.6 Where car parking is to be provided, have you provided justification for the number of spaces proposed and made provision for electric vehicle charging in accordance with the Vehicle Parking Provision at New Developments SPD?

PARKING IS PROVIDED RELATIVE TO THE SCALE OF THE DEVELOPMENT (SINGLE DWELLING) AND ELECTRIC CAR CHARGING WILL BE PROVIDED.

Waste Management

W.1 Have measures been proposed to reduce, re-use and recycle construction and demolition waste? (See SPD Sections 9.2.2 and 9.2.3)

These issues will be dealt with by the contractor in their construction management plan

W.2 How has the internal and external design of the development factored in effective sustainable waste management measures? Has sufficient detail been submitted with the application? (See SPD Section 9.2.4)

The proposed kitchen and front/rear garden areas are large enough to accommodate recycling storage facilities

W.3 Have all the relevant criteria identified in table 13 of the SPD been addressed?
(See SPD Section 9.2.4)

Yes

Data Protection Clause

In accordance with the Data Protection Act 2018 the information you supply the Council will be used to process the planning application or any subsequent appeal and retained as per our published corporate data protection privacy policy which may be found here. Your details and comments will be shown on the website and this information may be shared with other Council departments and/or outside partners.

I agree (Please tick this box to confirm your agreement).

If you are happy with the information contained in this checklist, please save the PDF and submit with your planning application.

