

Created	22/11/2023	Assigned to	Planning Sustainability
Case Status	Review	Watched By	Planning Sustainability
Due Date		Assigned to Staff	

Contact details

I am the:	
Agent	
Agent's first name	Christopher
Agent's last name	Turner
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Agent's company name	Miller Bourne Architects
Applicant's first name	Nick
Applicant's last name	Fishlock

Development details

Full address of development	Portslade Village Centre, 3 Courthope Close Portslade BN41 2LZ 22004874
Type of project	New build
Size of project	Major

New build - CO2 emissions

Is the development residential or non-residential?	Both
Will each new dwelling achieve a reduction in carbon emissions of 19% against 2013 Part L Building Regulations requirements?	Yes
SAP rating (SAP 2009)	86 B
DER (KgCO2/m2)	3.62
TER (KgCO2/m2)	11.73
Gross residential internal floorspace of the development (sqm):	1927

Is the predicted energy performance of the non residential development known?

Yes

Use (please specify)

Community Centre

EPC rating

TBC

BER (KgCO2/m2)

2.85

TER (KgCO2/m2)

2.91

Gross non-residential floorspace of the development (sqm):

391.2

Will post-occupancy evaluation be used to assess energy performance against design targets?

Yes

Conversion - CO2 emissions

Is the existing or predicted energy performance of the building known?

Building fabric

Which of the following building fabric measures are proposed?

Efficient thermal fabric that exceeds the requirements of Part L Building Regulations
Mechanical Ventilation with Heat Recovery (MVHR)

Materials

Which of the following will be specified for construction of the development?*

Re-used or recycled materials
Materials that have low embodied energy
Materials that offer enhanced durability
Timber from certified sustainable sources

Would you like to tell us about any other construction materials specified for their environmental performance?

Panelised structural timber frame with low embodied carbon

New build - Passive design

Have passive design measures been incorporated into the design proposals?

Yes

Orientation and layout

The rooms with low heating and lighting demand are placed on the north side of the building(s)

Glazing/daylight and thermal mass

All rooms have natural light
Walls, floors and/or ceilings will be constructed of heavyweight materials (e.g. concrete) that are exposed internally in order to absorb heat and keep the building cool

External shading is present on the:

Southerly face
Westerly face
Easterly face

Ventilation measures include:

Cross ventilation

Other passive design measures, please specify:

all flats are dual aspect
simplified shape and form to minimise exposed surface area for heat loss
simplified construction junctions
balconies are mostly external and double-up for solar shading across large glazing elements
greater thermal mass for the community centre enables it to absorb and retain heat for longer periods

Conversion - Passive design

Will passive design measures be incorporated into the development?

Greening

Does the development include green walls?

No

Does the development include green roofs?

No

How many trees will be added to the development site?

31

Water

Will every dwelling achieve a water efficiency standard of 110litres/person/day?

Yes

Does the development include proposals to:

none

New build - Building standards

Is the development residential or non-residential?

Both

No Certification scheme will be used

✘

Home Quality Mark one star

✘

Home Quality Mark two star

✘

Home Quality Mark three star

✘

Home Quality Mark four star

✘

Home Quality Mark five star

✘

PassivHaus

✘

Other, please specify

✔

Type of scheme

RIBA Climate Challenge 2025

Number of units

28

Do you want to add a Use?

Yes

Use

Community Centre F2

BREEAM Type

New Construction

BREEAM Standard

Very Good

Do you want to add a second Use?

No

Please specify what building types will be certified PassivHaus?

n/a

Conversion - Building standards

Will improvements be made to the building fabric beyond the minimum thermal values required by Part L Building Regulations?

Technologies

Are any low and zero carbon (LZC) technologies proposed?

Yes

Solar hot water

✗

Air source heat pumps

✗

Ground source heat pump

✓

kW (enter a number)

84

Biomass or biodiesel boiler

✗

Biomass or biodiesel CHP

✗

Efficient gas boiler

✗

Gas Micro CHP

✗

Gas CHP

✗

Solar photovoltaics

✓

kWp (enter a number)

68

Array area (sqm)

270

Wind turbine(s)

✗

Other, please specify

✗

Is the onsite heating provided through a site-wide or communal system or network?

No

Does the installed technology supply heat to development off-site?

No

Flood risk

Is the development site in an area of high flood risk from rivers or sea?

No, it is not in Flood Zone 2 or 3

Is the development site in an area indicated as being at high, medium or low risk of surface water flooding?

No, it is not identified at risk

Will a site-specific flood risk assessment/drainage assessment be submitted as part of the application?

Yes, built footprint of the site including hard surfaces will be increased

Sequential approach applied to locate most vulnerable uses in parts of the site with lowest flooding probability

✗

Sustainable drainage systems incorporated into the development

✓

Sustainable drainage systems incorporated beyond development area

✗

Internal flood resilience measures incorporated into the development

✗

Safe dry access route out of flood risk area

✗

Flood defences will be constructed or existing defences improved

✗

Multi-purpose open space will be provided for amenity, wildlife, and flood storage uses

✗

Flood warning and evacuation plan for the development

✗

Growing food

Is there provision for food growing included on the development site?

Yes

Where is it located?

Ground level

Raised beds (sqm)

8

Other, please specify

area which includes raised beds amounts to 65m2 for residential growing use

Will introduced soil be prepared to BS Top Soil Standard?

Yes

Will there be a gardener to oversee these facilities?

No

Open space and recreation

Is open space created and/or lost as a result of the development?

Yes

Children's informal playspace - Sqm lost

660m2 (restricted access)

Children's informal playspace - Sqm created

310m2

(Public) Amenity greenspace - Sqm lost

2580m2 (of which 2287m2 is restricted access)

(Public) Amenity greenspace - Sqm created

2670m2 open to all

Other type?

✗

If open space is lost, what mitigation measures are proposed?

Better public access to remaining open space
Significant enhancements to remaining open space

In the case of major residential developments, is the open space created sufficient to meet local policy requirements?

No, but the following mitigation measures are proposed:

Measures proposed

Community Centre external space reduced to be proportionate to user needs, quality of spaces and landscaping is enhanced and now fully accessible to users. Extensive high-quality and species rich public realm created, which can now be accessed by all members of public, with areas for seating growing, and playing woven throughout the site. The site is well located close to many public amenities and recreation spaces, offering allotments, green spaces and parks, and playspaces.

Biodiversity

Does the Biodiversity Checklist indicate that a Biodiversity Report is required?

Yes

Does the development avoid damage to biodiversity?

No, but mitigation is provided

Other type?



Name of other type

refer to ecology appraisal, BNG and landscape proposal for the existing and proposed types of habitats and planting.

Parking

Cycle parking

52

Residential units that are car free

15

Disabled parking

7

Mobility scooters

3

Car parking spaces

23

Electric vehicle parking with charging/generation

14

Waste

Will a Site Waste Management Plan be submitted with the application?

No

Will a storage and separation area be provided for domestic recyclables and waste in housing development?

Yes

Will composting facilities will be provided?

No

Is business use proposed?

Yes

Will a storage and separation area be provided for Business waste?

Yes

Access

Is the development within 500 metres from the following?

An area of existing accessible open space
A bus stop, rail station or both
An infant, junior or primary school

An area of retail provision

Is a Travel Plan document submitted with measures to promote sustainable forms of travel to and from the development?

A Travel Plan Document

A Transport Assessment

Transport Issues are outlined in the Planning Statement