

## Appendix 4: Sustainability Checklist Template

Applicant's Name	BIRDWORLD LTD AND HASKINS GARDEN CENTRE LTD,
Agent's Name	Mary Davidson. MDAssociates
Site Address	Forest Lodge, Farnham Road, Holt Pound, GU10 4LD
Description of Proposal	Improvements to, and new facilities at Birdworld including a new Entrance Building, Play Barn, Conservation and Breeding facility and an external Adventure Play Area. The re-development of Forest Lodge Garden Centre to include the demolition of the existing garden centre and the adjoining Garden Style structures to create a new garden centre (with covered and open sales areas, restaurant, plant, and warehouse). New service areas and car parking for both operations, accessed from a new roundabout on the A235. The closure and removal of the existing Forest Lodge access. Enhanced landscaping throughout.
Date Checklist Completed	26 <sup>th</sup> January 2024

ID	Energy Carbon Reduction and On-site Low Carbon Energy	Yes / No / N/A	Minimum policy Requirement (marked with ✓)	Development Type	Summary of approach Please also state which document this information is available i.e. Design & Access Statement including paragraph/page/plan reference
<b>Energy Efficient Residential Development</b>					
ER1	Do all the units in the scheme achieve a minimum of 31% carbon reduction Dwelling Emission Rate above the Target Emission Rate?  Has the Carbon Reduction Statement (Appendix 5) been submitted with the application?	N/A		Minor Residential Major Residential	
<b>Energy Efficient Non-residential Development</b>					
ER2	Have you carried out a BREEAM pre-assessment and met the mandatory energy requirements for BREEAM 'excellent'?	Yes	✓	Minor Non-residential Major Non-residential	Birdworld Haskins Forest Lodge - BREEAM Pre-Assessment – Page 7 confirms that all minimum standards required for an Excellent rating have been achieved including Ene 01 Energy.
<b>Renewable Energy</b>					
ER3	Please set out how at least 10% of the development's energy needs be met using renewable technologies.	Yes	✓	Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – LZC Report (P1) – Page 5, Table 1. 22-009 Birdworld Play Barn & Entrance Building – LZC Report (P1) – Page 5 Table 1.
ER4	To contribute to the reductions in carbon emissions and/or energy reductions, have a variety of energy saving and/or renewable energy measures been considered (such as those set out in this document)?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – LZC Report (P1) – Page 18. 22-009 Birdworld Play Barn & Entrance Building – LZC Report (P1) – Page 18.
ER5	Has the scope for connection of larger developments schemes to an existing District Heat and Cooling System, or CHP system been assessed? Has reference been made to the government's CHP Focus site assessment tools?) Or has the incorporation of a new CHP system been considered?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – LZC Report (P1) – Page 15. 22-009 Birdworld Play Barn & Entrance Building – LZC Report (P1) – Page 17.

ER6	Have biomass energy sources been considered where this could have sustainability benefits?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – LZC Report (P1) – Page 14.  22-009 Birdworld Play Barn & Entrance Building – LZC Report (P1) – Page 16.
ER7	Have renewables technologies such as solar/PV or wind turbines been considered for the scheme, possibly in combination with other technologies such as those for storage of energy?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – LZC Report (P1) – Page 11 & 12.  22-009 Birdworld Play Barn & Entrance Building – LZC Report (P1) – Page 13 & 14.
ER8	Where solar panels are being incorporated have you considered the impacts of shadowing on the panels and how it could affect their power output and has the visual impact been minimised?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest lodge Garden Centre – Stage 2 Report (P1) – Page 25 Appendix A shows modelling outputs for PV calculations.  22-009 Birdworld Play Barn & Entrance Building – Stage 2 Report (P1) – Page 28 & 29 Appendix A shows modelling outputs for PV calculations.
ER9	How has the energy hierarchy been considered to prioritise reducing the need for energy and implementing the ‘fabric first approach’?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest lodge Garden Centre – Stage 2 Report (P1) – Page 12 & 13 shows the building fabric far exceeding the notional and Part L values.  22-009 Birdworld Play Barn & Entrance Building – Stage 2 Report (P1) – Page 13 & 14 shows the building fabric far exceeding the notional and Part L values.  22-009 Haskins Forest Lodge Garden Centre – Passive Design Report (P1) – Page 7, section 2.5 ‘Passive Design Strategy’, & Page 12, section 5.5 ‘Building Fabric’.  22-009 Birdworld Entrance Building – Passive Design Report (P1) – Page 7, section 2.5 ‘Passive Design Strategy’, & Page 12, section 5.5 ‘Building Fabric’.  22-009 Birdworld Play Barn – Passive Design Report (P1) – Page 7, section 2.5 ‘Passive Design Strategy’, & Page 13, section 5.5 ‘Building Fabric’.
ER10	Have ASHP/GSHP technologies been considered, particularly where there is available space?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – LZC Report (P1) – Page 13 & 16.  22-009 Birdworld Play Barn & Entrance Building – LZC Report (P1) – Page 15 & 18.
ER11	For all listed technologies, has consideration been given to the ecological/and or design requirements and suitability, and have air quality issues been assessed where this is an issue?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – LZC Report (P1) – Page 10 – 17 (see summary tables at the end of each page).  22-009 Birdworld Play Barn & Entrance Building – LZC Report (P1) – Page 12 & 19 (see summary tables at the end of each page).

ID	Site Layout, landscaping, urban form and building design	Yes / No / N/A	Minimum policy Requirement (marked with ✓)	Development Type	Summary of approach Please also state which document this information is available i.e. Design & Access Statement including paragraph/page/plan reference
<b>Site layout, landscaping, urban form</b>					
SL1	Does the layout utilise design to minimise shadowing, and gain heating efficiencies?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – Passive Design Report (P1) – Page 7, section 2.5 ‘Passive Design Strategy’.  22-009 Birdworld Entrance Building – Passive Design Report (P1) – Page 7, section 2.5 ‘Passive Design Strategy’.  22-009 Birdworld Play Barn – Passive Design Report (P1) – Page 7, section 2.5 ‘Passive Design Strategy’.
SL2	Has the planting of shrubs been considered for cooling the outside of buildings?	No		Minor Residential Major Residential Minor Non-residential Major Non-residential	
SL3	How have mature or large trees on the site been retained and incorporated into the design of the new proposal?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Where feasible the proposed layout has been designed to incorporate existing trees on site. For instance, the woodland and scrub around the southern boundary would be retained. The car park has been designed to enable existing B grade trees to be retained and the Birdworld service yard has been designed around existing trees that form a backdrop to the Penguin enclosure to the north.  Existing woodland to the north and west of the proposed play barn would be retained and enhanced under the proposals, including the removal of poor quality, close grown and suppressed cypress trees to enable the planting of more appropriate native broadleaved tree species.  Some tree removal would be required to accommodate the development proposals, albeit extensive tree planting is proposed which would mitigate for those trees that would be removed.
<b>Building Design</b>					
SL4	Does the proposed site layout and building orientation demonstrate a consideration of passive design principles?	No		Minor Residential Major Residential Minor Non-residential Major Non-residential	The buildings have been designed to meet the client’s needs, however consideration has been given to the roof pitches to incorporate PV panels.
SL5	How has the design and layout maximised natural light?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest Lodge Garden Centre – Passive Design Report (P1) – Page 12, section 5.7 ‘Daylighting Strategy’.  22-009 Birdworld Entrance Building – Passive Design Report (P1) – Page 12, section 5.7 ‘Daylighting Strategy’.  22-009 Birdworld Play Barn – Passive Design Report (P1) – Page 13, section 5.7 ‘Daylighting Strategy’.

ID	Water Resources	Yes / No / N/A	Minimum policy Requirement (marked with ✓)	Development Type	Summary of approach  Please also state which document this information is available i.e. Design & Access Statement including paragraph/page/plan reference
<b>Water Efficiency</b>					
WR1	Does the proposal comply as a minimum with Building Regulations water usage requirements limit of 110 litres per day, per person?  Please submit evidence of water calculations using the <a href="http://www.thewatercalculator.org.uk/">http://www.thewatercalculator.org.uk/</a> or equivalent tool.	N/A	✓	Minor Residential Major Residential	
WR2	For non-residential development have you included information to demonstrate that your proposal will be able to meet the requirement for achievement of 5 credits from Wat01 of the BREEAM assessment?	N/A	✓	Minor Non-residential Major Non-residential	The development will achieve 2 credits.
<b>Water Saving Measures – construction</b>					
WR3	Will the development require water-intensive processes for construction and, if so, have water-saving measures been proposed to reduce this?	No		Minor Residential Major Residential Minor Non-residential Major Non-residential	
<b>Rainwater Harvesting / Greywater Re-use</b>					
WR4	For water-intensive developments, has the storage of water been considered, for avoidance of drawing on public water supplies (e.g., golf courses)?	Yes		Minor Non-residential Major Non-residential	22-009 Haskins Forest lodge Garden Centre – Stage 2 Report (P1) – Page 18, section 6.6 ‘Domestic Cold Water’ demonstrates that a break tank will be installed to provide hydraulic separation between the site and the public water supplies, furthermore a buried rainwater harvesting tank will be installed to assist in the irrigation of the plants.  22-009 Birdworld Play Barn & Entrance Building – Stage 2 Report (P1) – Page 20, section 6.6 ‘Domestic Cold Water’ demonstrates that a break tank will be installed to provide hydraulic separation between the site and the public water supplies, furthermore a buried rainwater harvesting tank will be installed to assist in the irrigation of the plants.
	Have measures been included into the scheme to reduce the amount of treated/purified water that would need to be pumped to the site, for example through measures to allow the harvest/recycling of rain, or ‘grey’ water (for example for gardens and other non-drinking water uses such as flushing toilets or possibly washing)?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest lodge Garden Centre – Stage 2 Report (P1) – Page 18, section 6.6 ‘Domestic Cold Water’ demonstrates that a break tank will be installed to provide hydraulic separation between the site and the public water supplies, furthermore a buried rainwater harvesting tank will be installed to assist in the irrigation of the plants.
<b>Flood-risk, water run-off and Sustainable Drainage Systems (SuDS)</b>					
WR5	Have you designed-in measures to minimise surface water run-off, e.g., minimising paved areas and impermeable surfaces, or including soak-aways?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	As part of the design we have worked closely with the Architect, and the Landscape Architect to develop a site that utilises SuDS methods alongside careful site layout planning, such that for example existing trees are maintained where possible. Permeable pavings have been incorporated where appropriate. Soakaways are not viable due to low infiltration and high water tables. Please refer to SWH FRA and Drainage Strategy Report - 303708-SWH-ZZ-01-DR-RP-0001
WR6	Where paved surfacing is used, can it be permeable and enable enhanced water-storage?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	All parking bays are permeable allowing all water from the car parks to infiltrate. The sub-bases are used to attenuate and control the discharge from the Car Park areas. Other areas flow to attenuation tanks or ponds. Please refer to SWH FRA and Drainage Strategy Report - 303708-SWH-ZZ-01-DR-RP-0001

WR7	What measures have been included to address flood risk/rainwater attenuation? (For example, for landscaped areas, the inclusion of ponds or rainwater gardens, or for developments without landscaping possible green walls or roofs.)	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	All areas flow to SUDS features and attenuation devices. These include attenuation tanks, permeable sub-bases, swales, detention ponds. Please refer to SWH FRA and Drainage Strategy Report - 303708-SWH-ZZ-01-DR-RP-0001
WR8	Have you considered incorporating sustainable urban drainage (SuDS) into your development proposal?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	SUDS measures have been considered. Please refer to SWH FRA and Drainage Strategy Report - 303708-SWH-ZZ-01-DR-RP-0001
WR9	Have you defined maintenance responsibilities for any proposed SuDS?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	The Client will have responsibility for the maintenance of the devices. A maintenance schedule can be located in appendix M of the SWH FRA and Drainage Strategy Report - 303708-SWH-ZZ-01-DR-RP-0001

ID	Green Infrastructure	Yes / No / N/A	Minimum policy Requirement (marked with ✓)	Development Type	Summary of approach Please also state which document this information is available i.e. Design & Access Statement including paragraph/page/plan reference
	<b>Greening for carbon capture and cleaner air (sequestration)</b>				
G11	For developments on or close to roads, have trees or planting been considered for carbon capture and/or sequestration of air pollution (particles, etc)?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	The proposed car parking layout has been designed to enable tree planting between the parking bays. The proposed access road would be tree lined and space has been created in the layout to enable the planting of large stature long lived tree species.  Tree planting is also proposed along the A325 within land under the client's control and tree planting is proposed within the proposed roundabout which would be adopted by the Highways authority.
	<b>Cooling/shading - greenspace and tree canopy</b>				
G12	For denser urban developments, has greenery been included in some form - for cooling surrounds and buildings?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	As noted above, the proposed car parks have been designed to enable tree planting between the parking bays, either within crates or in planting beds in alternate rows This would provide shading and contribute towards mitigating the urban heat island effect of what would otherwise be a large expanse of hard surfacing.
G13	Have evergreen trees been considered in designs, to allow for carbon capture (and capture of air pollution) in the autumn/winter months?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Native evergreen tree species such as holly and Scot's pine are included within the tree planting palette. Pre-grown ivy panels are proposed to clad the retaining walls which would also provide a source of evergreen carbon capture.
	<b>Cooling buildings and their local environments</b>				
G14	Does the scheme incorporate green roofs/walls?  In denser developments, have green roofs/walls been included to allow for linkages between habitats for birds and invertebrates, for example through measures such as living pillars?	No (see comments on green retaining walls)		Minor Residential Major Residential Minor Non-residential Major Non-residential	As noted above, green/living retaining walls are proposed around the southern and south-eastern extents of the proposed car park. These would comprise sand and soil filled geotextile bags, planted with ivy, which would provide nesting opportunities, a late winter food source for birds and an important pollen and nectar source for pollinators.
	<b>Adaptation to climate changes – habitats, planting, and landscapes</b>				
G15	Does the proposed scheme incorporate green infrastructure for increased resilience and adaptation to potential changes in climate?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Ancient woodland adjoins the site to the west and woodland is also present to the east, separated from the site by the A325. The site itself is well treed with small woodlands and individual trees, some of which are protected by a TPO.  The proposed layout has been developed to incorporate green verges that extend into the site either side of the proposed entrance road. These provide links back to the existing woodland and scrub vegetation which wraps around the south of the site and to existing woodland to the north of the proposed play barn. Proposed tree planting alongside the coach parking area would complete an east-west lateral link of tree canopies across the site to the ancient woodland to the west.  Planting beds within the parking bays provide additional green infrastructure throughout the core of the site.  The proposed extensive network of tree planting through the site would strengthen green infrastructure linkages to the wider GI assets surrounding the site.



GI6	Will the proposal deliver a minimum of 10% in Biodiversity Net Gain, on and/or off-site?  Please complete the Biodiversity Net Gain metric (currently Version 3)	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	A Biodiversity Net Gain Assessment and Metric accompanies the application. The assessment sets out the following results: <ul style="list-style-type: none"> <li>• A net gain in habitat units of +12.36%.</li> <li>• A net gain in hedgerow units of +27.41%.</li> <li>• A net gain in watercourse units (ditches) of +74.65%.</li> </ul>
GI7	Where there is landscaping in schemes have native tree/planting species been considered for inclusion, and are they suitable for a changing climate?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Native tree planting is included within the proposed tree planting palette. Other non-native species are also included. The species selected are capable of tolerating a wide range of conditions so would be resilient to a changing climate.  There would be an emphasis on native species tree planting within the Birdworld car park, in screen planting, around the SuDS basin along the southern boundary and within the existing woodland enhancements to the north of the play barn.  The proposals ensure that the proposed tree planting would have adequate access to rooting zone to enable them to continue to thrive through challenging seasonal conditions.
<b>Water Drainage / Storage</b>					
GI8	Does the scheme incorporate any green infrastructure measures to assist with water attenuation?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	All areas flow to SUDS features and attenuation devices. These include attenuation tanks, permeable sub-bases, swales, detention ponds. Please refer to SWH FRA and Drainage Strategy Report - 303708-SWH-ZZ-01-DR-RP-0001
GI9	Have measures to conserve, enhance and/or restore biodiversity (including to assist pollinators) in and around the development been considered, including to compensate for habitats lost through development of brownfield land, or through changes to the climate?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	As noted at GI6, the scheme will deliver a biodiversity net gain in excess of 10%. The landscape strategy and planting palette offers a range of habitats for wildlife, including pollinators. As previously stated, this offers resilience to climate change. On the point of development of brownfield land, it is expected that the site will continue to offer opportunities for a similar range of wildlife on completion of development.
GI10	Where there are flood-risks and /or rainwater attenuation issues, have Sustainable Drainage Systems (SuDS) been considered – which can also assist in the enhancement/maintenance of wildlife habitats and eco-systems?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	All areas flow to or through SUDS features and attenuation devices. These include attenuation tanks, permeable sub-bases, swales, detention ponds. Please refer to SWH FRA and Drainage Strategy Report - 303708-SWH-ZZ-01-DR-RP-0001
GI11	Have you considered how green and blue spaces within the development will be connected to the wider green infrastructure assets of the district?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Please see GI5
GI12	How will you be protecting existing ecological features from damage during site preparation and completion of construction works where practicable?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Where existing habitats and features are to be retained, they will be safeguarded using appropriate approved and standard measures, such as fencing, signage and toolbox talks. It is expected that a Construction Environment Management Plan (CEMP) would be required by condition. This would be prepared by the construction contractor, with input from the project ecologist, landscape architect, arboricultural consultant and drainage engineer as necessary. Where habitats are to be removed, this will be done according to best practice, for example with respect to the bird nesting season, with Natural England licences in place where required.
GI13	Does the proposal provide for on-going management of green and blue spaces, including biodiversity habitats?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	We would anticipate the LPA would condition the provision of a LEMP where appropriate and proportional.

ID	Development location and measures that enable sustainable lifestyles	Yes / No / N/A	Minimum policy Requirement (marked with ✓)	Development Type	Summary of approach Please also state which document this information is available i.e. Design & Access Statement including paragraph/page/plan reference
DL1	Have you developed and submitted to HCC an appropriate Travel Plan, Transport Assessment and/or Statement (as appropriate)?	Yes	✓	Minor Residential Major Residential Minor Non-residential Major Non-residential	Transport Assessment (report reference: ITB16329-013 R)  Forest Lodge Travel Plan (report reference: ITB16329-014 R)  Birdworld Travel Plan (report reference: ITB16329-015 R)
<b>Accessibility to local services and public transport</b>					
DL2	Does the location of the proposed development minimise distances to the main employment centres, shops, recreation and community facilities, and schools?	N/A		Minor Residential Major Residential	Not applicable for the type of development proposed, however details on proximity to services / facilities are set out at Section 3.8 of the Transport Assessment (page 20).
DL3	Have you demonstrated how the development proposals give priority for walking and cycling over cars, linking the development with the surrounding walking and cycling network including planned projects?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Section 5 of the Transport Assessment (page 34) sets out a comprehensive sustainable transport strategy including improved walking/cycling connections, upgraded bus stops and the implementation of Travel Plans at Birdworld/Forest Lodge.
DL4	Does the proposal provide appropriate levels and standards of car parking in accordance with local guidance?	Yes	✓	Minor Residential Major Residential Minor Non-residential Major Non-residential	Car parking detailed on the site plan (drawing 9868-RL-XX-ZZ-DR-A-2000) and at Section 4.7 of the Transport Assessment (page 29). It is in accordance with local standards and is demonstrated to be appropriate by an additional parking assessment (see Section 8 of the Transport Assessment – page 69).
DL5	Will the development incorporate electric vehicle charging points (that are unobtrusive and avoid street clutter)?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	22-009 Haskins Forest lodge Garden Centre – Stage 2 Report (P1) – Page 24, section 7.26 'Electric Car Charging'.  22-009 Birdworld Play Barn & Entrance Building – Stage 2 Report (P1) – Page 27, section 7.26 'Electric Car Charging'.  Refer to Site Plan, drawing 9868-RL-XX-ZZ-DR-A-2000, for car charger locations.
<b>Bicycle parking and storage</b>					
DL6	Does the proposal provide appropriate levels of, and secure facilities for, cycle parking/storage?	Yes	✓	Minor Residential Major Residential Minor Non-residential Major Non-residential	Cycle parking and storage detailed at paragraphs 4.7.8 and 4.7.9 of the Transport Assessment (page 30), as well as on the site plan (drawing 9868-RL-XX-ZZ-DR-A-2000).
<b>Recycling Storage</b>					
DL7	Has consideration been given to internal/external recycling storage space?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	Designated space has been provided within service yards to accommodate recycling.
<b>Community Food Growing</b>					
DL8	For major residential development of 100 dwellings or more, is there provision for allotments or opportunities for rooftop gardens?	N/A		Major Residential (schemes of 100 dwellings and above)	



ID	Resources, materials and waste	Yes / No / N/A	Minimum policy Requirement (marked with ✓)	Development Type	Summary of approach Please also state which document this information is available i.e. Design & Access Statement including paragraph/page/plan reference
	<b>Sustainable Sourcing of Materials &amp; Durability</b>				
RMW1	Can the scheme demonstrate that the selection of materials has incorporated locally recycled or produced materials where possible?	No		Minor Residential Major Residential Minor Non-residential Major Non-residential	
RMW2	Has a framework or certification scheme been used to establish the responsible sourcing of materials for the scheme? Or is there a clear rationale for the materials selected?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	The project is not currently at the detailed specification stage, but consideration will be given to responsible sourcing going forward, as appropriate.
	<b>Embodied Carbon and Energy</b>				
RMW3	Has consideration been given to embodied carbon, and/or the submission of an embodied carbon assessment?	No		Minor Residential Major Residential Minor Non-residential Major Non-residential	
	<b>Demolition and reclamation of building materials (and waste stream management)</b>				
RMW4	Where site demolition will be necessary, have procedures for the salvage of building materials been put in place (including any natural materials on site)  Has regard been had to the Institution of Civil Engineers (ICE) demolition protocol?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	The main area of demolition will be the existing farm buildings and the existing garden centre. It is proposed that where possible and appropriate, brickwork and concrete will be crushed to required specifications to provide sub-bases and capping layers. We are not aware of any natural minerals on site.  We would also confirm that assessment of the current site has been undertaken to date, and this will continue to develop during the next design stages. This will all be in accordance with good demolition processes, and have regard to the ICE Demolition Protocol.
RMW5	Has consideration been given to whether any of the salvage could be recycled back into the proposed development? Or how materials can be sustainably recycled?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	The main area of demolition will be the existing farm buildings and the existing garden centre. It is proposed that where possible and appropriate, brickwork and concrete will be crushed to required specifications to provide sub-bases and capping layers. A reputable demolition contractor will also be appointed to ensure compliance.
RMW6	Where viable mineral resources are available, has consideration been given the prior extraction and use of these mineral resources?	No		Major Residential Major Non-residential	This has not been considered as no minerals have been identified.
	<b>Construction operations</b>				
RMW7	Have you set out how construction will be undertaken and submitted a Construction Environment Management Statement or equivalent information?  Is the construction company(ies) delivering the scheme part of a Considerate Constructors Scheme?	Yes		Minor Residential Major Residential Minor Non-residential Major Non-residential	We are yet to appoint a contractor, but once at that this stage they will be encouraged to adopt these policies.