

Created	21/02/2024	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	Simon
Agent's last name	Bareham
Agent's email address	simon.bareham@lewisplanning.co.uk
Agent's company name	Lewis and Co Planning
Applicant's first name	Sam
Applicant's last name	Stevens

Development details

Full address of development	Garages to the rear of 14-29 Broomfield Drive
Portslade	BN41 2YU
Type of project	New build
Size of project	Medium

New build - CO2 emissions

Is the development residential or non-residential?	Residential
Will each new dwelling achieve a reduction in carbon emissions of 19% against 2013 Part L Building Regulations requirements?	Yes
Gross residential internal floorspace of the development (sqm):	323
Will post-occupancy evaluation be used to assess energy performance against design targets?	No

Conversion - CO2 emissions

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

Which of the following building fabric measures are proposed?

Efficient thermal fabric that exceeds the requirements of Part L Building Regulations

Materials

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

Re-used or recycled materials

Materials locally derived from sources within 50 km

Materials that have low embodied energy

Materials that offer enhanced durability

Timber from certified sustainable sources

New build - Passive design

Have passive design measures been incorporated into the design proposals?

Yes

Orientation and layout

The most inhabited rooms are placed on the southern side of the building (e.g. in the home: kitchen, living room)

Roof designed to facilitate installation of integrated solar technologies (flush)

Glazing/daylight and thermal mass

The majority of windows face south or within +/- 30 degrees of north-south axis

All rooms have natural light

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?

Yes

What is the total roof area covered (sqm)?

120

What kind of green roof is proposed?

Sedum

How many trees will be added to the development site?

2

Water

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

Yes

Does the development include proposals to:

Incorporate rainwater butts

New build - Building standards

Is the development residential or non-residential?

Residential

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

City Plan policy CP8 requirements - to be controlled by planning conditino

Number of units

4

Do you want to add a Use?

No

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



Biomass or biodiesel boiler



Biomass or biodiesel CHP



Efficient gas boiler



Gas Micro CHP



Gas CHP



Solar photovoltaics



kWp (enter a number)

5

Array area (sqm)

32

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?

No, built footprint of the site including hard surfaces will not be increased

Sustainable drainage systems incorporated into the development

✓

Sustainable drainage systems incorporated beyond development area

✗

Growing food

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

Yes

Where is it located?

Other, please specify

Other Location food growing

Private garden areas provided

Will introduced soil be prepared to BS Top Soil Standard?

Yes

Will fruit trees be planted away from busy roads?

No

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

Residential garden - Sqm lost

0

Residential garden - Sqm created

150

Other type?

✗

Biodiversity

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

No

Does the development avoid damage to biodiversity?

Yes

Open water (ponds, small lakes) habitat(s) lost (sqm)

0

Open water (ponds, small lakes) habitats created (sqm)

0

Chalk/flower rich grassland habitat(s) lost (sqm)

0

Chalk/flower rich grassland habitat(s) created (sqm)

0

Woodland habitat(s) lost (sqm)

0

Woodland habitat(s) created (sqm)

0

Vegetated shingle habitat(s) lost (sqm)

0

Vegetated shingle habitat(s) created (sqm)

0

Bird boxes lost (number of boxes)

0

Bird boxes created (number of boxes)

4

Bat boxes lost (number of boxes)

0

Bat boxes created (number of boxes)

0

Other type?

✘

Parking

Cycle parking

8

Residential units that are car free

0

Disabled parking

0

Mobility scooters

0

Allocated Car Club bays

0

Car parking spaces

6

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?

No

Access

Is the development within 500 metres from the following?

Doctors surgery

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 Transport Assessment