SUSTAINABILITY IN DEVELOPMENT TECHNICAL ADVICE NOTE

**Sustainability Checklist for Major Developments**

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| **Application:** |  |

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| **BIODIVERSITY** | | | | |
| **Populations and Habitat** | **Requirements** | **Tick if met** | **Evidence – where/how?** | **Related Policies** |
| Provide a Tree Survey/Arboriculture statement |  |  | NPPF:  Chapter 15: Conserving and enhancing the natural environment  Planning Practice Guidance:  Natural Environment  LPP1 Policies:  CP8: Green Infrastructure  CP10: Natural Environment and Landscape Character.  LPP2 Policies:  DM24:Protection of Biodiversity and Geodiversity  Other:  Biodiversity Net Gain Technical Note |
| Determine if the development is likely to affect biodiversity |  |  |
| Complete a Preliminary Ecological Appraisal (PEA) survey of the site |  |  |
| Retain existing mature trees, hedgerows or other habitats |  |  |
| Indicate geological conservation interests |  |  |
| Consider the Habitat Regulations if the development is within 7km of the Ashdown Forest |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Has an Ecological Impact Assessment been carried out? | Choose an item. |  |
| Does any proposed landscaping prioritise native species? | Choose an item. |  |
| Is it possible that a new habitat could be created on site? | Choose an item. |  |
| Have protected species surveys been carried out or suggested? | Choose an item. |  |
| **Net Gain** | **Requirements** | **Tick if met** | **Evidence – where/how?** |
| Development must demonstrate that there is a Biodiversity NET GAIN of 10% as required by the Biodiversity TAN |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Has the DEFRA metric of the onsite biodiversity been calculated? | Choose an item. |  |
| Will a minimum 10% Biodiversity Net Gain be achieved on site? | Choose an item. |  |
| How is the net gain area going to be managed for the next 30 years? | Choose an item. |  |
| Is there an opportunity for tree planting within the development? | Choose an item. |  |

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| **WATER EFFICIENECY** | | | | |
| **Limit Use and Re-Use** | **Requirements** | **Tick if met** | **Evidence – where/how?** | **Related Policies** |
| Residential units will better a water consumption rate of 110 litres or less per person per day (preferably 100 litres per person per day or less, in line with Southern Water aspirations) |  |  | LPP1 Policies:  CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Have water efficient appliances been considered? | Choose an item. |  |
| Has the [Water Efficiency Calculator](http://www.thewatercalculator.org.uk/) been used for the proposed development to evidence water consumption? | Choose an item. |  |
| Can water recycling systems be implemented on site? | Choose an item. |  |
| Is rainwater harvesting possible on site? | Choose an item. |  |

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| **ENERGY EFFICIENCY** | | | | |
| **Efficiency** | **Requirements** | **Tick if met** | **Evidence – where/how?** | **Related Policies** |
| [Submit the Renewable Energy Scheme checklist](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/277874.pdf) |  |  | NPPF:  Chapter 14:Meeting the challenge of Climate Change, flooding and coastal change  Planning Practice Guidance:  Renewable and low carbon energy  LPP1 Policies:  CP8: Green Infrastructure  CP10: Natural Environment and Landscape Character.  LPP2 Policies:  DM24:Protection of Biodiversity and Geodiversity |
| Seek to limit CO2 production to the minimum possible, be Carbon Neutral or show a dwelling emission rate of less than 0.00 tonnes CO2 / year if possible. |  |  |
| Achieve a greater than 20% reduction in the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Have Energy Efficient Materials been considered for the construction? | Choose an item. |  |
| Commercial elements only: What BREEAM standard will your development achieve?  Residential schemes only: Does the development meet future homes standard? | Choose an item. |  |
| Could the development be equipped with smart meters? | Choose an item. |  |
| If the home/commercial property will have built in appliances, will these be selected with energy efficiency in mind? | Choose an item. |  |
| Will the development produce a positive / high energy rating? | Choose an item. |  |
| **Reduce** | **Requirements** | **Tick if met** | **Evidence – where/how?** |
| Ensure that the development takes every opportunity to reduce the amount of energy required in using the development |  |  |
| Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Does the layout of the proposed construction maximise the natural light, while avoiding overheating? | Choose an item. |  |
| Have light wells and skylights been considered? | Choose an item. |  |
| Are so many artificial light sources necessary? | Choose an item. |  |
| Will locally sourced suppliers be considered / used? | Choose an item. |  |
| **Generation** | **Requirements** | **Tick if met** | **Evidence – where/how?** |
| Have you considered Energy Generating technology on the site? |  |  |
| Consult the Energy Opportunities Map ([available in Appendix 5](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/257159.pdf) of LPP1) |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |  |
| Does the Energy Opportunities Map identify the area to have potential for renewable energy on site? | Choose an item. |  |
| Have these technologies been considered for inclusion in the development?   * Solar water heating systems * Solar photovoltaic systems * Generation from biomass or bio fuels * Wind generated energy * Heat pumps | Choose an item. |  |
| Are there already sources of renewable energy which could be used to power the development? | Choose an item. |  |

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| **DESIGN** | | | | |
| **Location and Layout** | **Requirements** | **Tick if met** | **Evidence – where/how?** | **Related Policies** |
| Provide a Transport report (for 5+ dwelling apps) / Transport Statement (35+dwellings apps) |  |  | NPPF:  Chapter 9 : Promoting Sustainable Transport  Chapter 14: Meeting the challenge of climate change, flooding and coastal change  Planning Practice Guidance:  Flood risk and coastal change  LPP1 Policies:  CP10: Natural Environment and Landscape Character.  CP11: Built and Historic Environment and High Quality Design  CP13: Sustainable Travel  CP14: Renewable and Low Carbon Energy and Sustainable Use of Resources.  LPP2 Policies:  DM26: Refuse and Recycling  Other:  Circular Economy Technical Advice Note  Electric Vehicle Changing Point Technical Note |
| Provide a Travel Plan Required on 35+ dwellings |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Does the location, layout and design of the development allow for ‘Modal Shift’/design out car dependency? | Choose an item. |  |
| Has the Cycle Network been considered when deciding the layout of the proposal? | Choose an item. |  |
| Does the location of the development allow for walking routes, and easy access for local amenities? | Choose an item. |  |
| Does the layout prioritise the needs of pedestrians, cyclists and users of public transport? | Choose an item. |  |
| Have car club vehicles been considered? | Choose an item. |  |
| Does the development provide adequate cycle parking, and include details of location, security and design? | Choose an item. |  |
| **Features** | **Requirements** | **Tick if met** | **Evidence – where/how?** |
| Adequately address the need to reduce resource and energy consumption |  |  |
| Well designed and easy to use waste and recycling facilities |  |  |
| Building for Life 12 or Building for Heathy Life criteria taken into account |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Are electric vehicle charging points proposed at the rate set out in the [Technical Note](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/275421.pdf)? | Choose an item. |  |
| If the development provides above minimum car parking requirements have you submitted a justification for such? | Choose an item. |  |
| Have you submitted the waste and recycling checklist within the [Guidance for Property Developers](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/275794.pdf) | Choose an item. |  |
| Does the design allow for easy maintenance of its constituent parts? | Choose an item. |  |
| Have you considered space for Working from Home? | Choose an item. |  |
| Does the development protect the future amenity of residents? | Choose an item. |  |
| Is amenity space provided within the development? | Choose an item. |  |
| Does the proposal provide space for food growing? | Choose an item. |  |
| Does the landscaping include space for edibles? | Choose an item. |  |
| Is it possible to incorporate green walls or green roofs as part of the development? | Choose an item. |  |
| Do any of the design features require ongoing management? If so is there a maintenance plan? | Choose an item. |  |
| Does your submission set out how your development will maximise social value? | Choose an item. |  |
| **Materials** | **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Does the building fabric exceed the minimum regulations on thermal efficiency? | Choose an item. |  |
| Have you designed with responsibly sourced materials? | Choose an item. |  |
| Are the materials themselves for construction harmful to the environment in any way? | Choose an item. |  |
| **Circular Economy** | **Requirements** | **Tick if met** | **Evidence – where/how?** |
| Provide a Site Waste Management Plan |  |  |
| Consider the Waste Hierarchy |  |  |
| If your proposal is within Newhaven consider the Newhaven Local Employment and Training Technical Guidance Note 2020 |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Does your application set out how your proposal has incorporated Circular Economy principles from the outset? | Choose an item. |  |
| Are there existing buildings on the site? Has their reuse and refurbishment been considered, to prevent any unnecessary demolition? | Choose an item. |  |
| Have you designed for long-term use/recoverability/longevity/adaptability and flexibility? | Choose an item. |  |
| Is the development being carried out in a way which produces the minimum of waste? | Choose an item. |  |
| How will you minimise the quantities of new materials used? | Choose an item. |  |
| Can the demolition material be repurposed for use in the development? | Choose an item. |  |
| Are locally sourced materials used, to reduce the amount of travelling required? | Choose an item. |  |

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| **CLIMATE RESILIENCE** | | | | |
| **Flooding** | **Requirements** | **Tick if met** | **Evidence – where/how?** | **Related Policies** |
| If the site is within Floodzone 2/3 provide a Flood Risk Assessment to be evaluated by the Environment Agency |  |  | NPPF:  Paragraphs 155-165  Planning Practice Guidance:  Climate Change  LPP1 Policies:  CP12: Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability  LPP2 Policies:  DM22: Water Resources and Water Quality  DM27: Landscape Design |
| Ensure there is no increase in surface water runoff from the development |  |  |
| Include a Sustainable drainage system (SuDS) |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Has the impact of flooding on the proposed development been considered? | Choose an item. |  |
| Is there a Sustainable Drainage Scheme, supported by technical reports and details of whole life management and maintenance? | Choose an item. |  |
| Does the proposal ensure there is no more than 20% impermeable surfaces throughout the development | Choose an item. |  |
| **Heat Stress** | **Requirements** | **Tick if met** | **Evidence – where/how?** |
| Assess the risk of overheating and drought |  |  |
| **Additional Sustainability Questions** | **Yes / No / NA** | **Evidence – where/how?** |
| Does the development consider the effect of Global Warming? | Choose an item. |  |
| Does the development ensure there is no increase in surface water run off? | Choose an item. |  |
| Has the development been designed to minimise overheating? | Choose an item. |  |