



Sustainability Statement

Copsey's Nursery & Manor Farm, Havant

Iceni Projects Limited

On behalf of Generator Group & Barratt David Wilson

Ref: 12-S042-003v3

15 November 2012

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Prepared for
Generator Group & Barratt David Wilson

Sustainability Statement
Copsey's Nursery & Manor Farm, Havant

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Contents

1. Introduction	3
2. Planning Context	4
3. Other Considerations	9
4. Sustainable Design	11
5. Sustainable Construction	14
6. Sustainable Communities	16
7. Summary	18

Appendices

- A. Site Layout Plan
- B. Code for Sustainable Homes Pre-Assessment
- C. Building for Life Indicative Assessment
- D. General Notes

1. Introduction

- 1.1 Icen Projects Ltd was commissioned by the Generator Group to produce a Sustainability Statement for a proposed scheme at Copsey's Nursery and Manor Farm, Denvilles, Havant. Reliance on this report is also extended to Barratt David Wilson.
- 1.2 The application site is located in the eastern part of Denvilles and within an existing residential area. Land uses in the immediate vicinity include residential land to the northwest and west; with agricultural land in all other directions.
- 1.3 It is proposed to develop the site to comprise 191 residential units; of which 67 will be affordable homes.

Report Objective

- 1.4 The objective of the Sustainability Statement is to outline how sustainability has been considered and incorporated into the preferred design of the proposed scheme.

Methodology

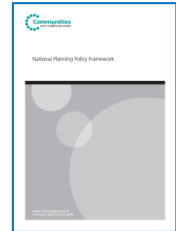
- 1.5 The report therefore commences with a review of the planning policies relevant to sustainable design; this is detailed in Section 2. Other considerations (including the Code for Sustainable Homes) are addressed in Section 3.
- 1.6 Section 4 considers sustainable design; Section 5 considers sustainable construction and Section 6 addresses sustainable communities.
- 1.7 A summary of the key findings and an overview of the predicted Code assessment score are presented in Section 7.

2. Planning Context

- 2.1 National, regional and local planning policy relevant to sustainable development is considered in detail below:

National Planning Policy Framework

- 2.2 The Department for Communities and Local Government determines national policies on different aspects of planning and the rules that govern the operation of the system. The planning system is currently being reformed and the National Planning Policy Framework (NPPF) was published on 27 March 2012; setting out the Government's planning policies for England and replacing the previous series of Planning Policy Statements (PPS).



- 2.3 The NPPF states that the purpose of the planning system is to contribute to the achievement of 'sustainable development'. This term is defined under paragraph 6 of the NPPF as follows:

6. The purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

- 2.4 Furthermore, the NPPF introduces a 'presumption in favour of sustainable development' in relation to plan-making and decision-taking as follows:

*14. At the heart of the National Planning Policy Framework is a **presumption in favour of sustainable development**, which should be seen as a golden thread running through both plan-making and decision-taking.*

*For **plan-making** this means that:*

- *Local planning authorities should positively seek opportunities to meet the development needs of their area;*
- *Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.*

*For **decision-taking** this means:*

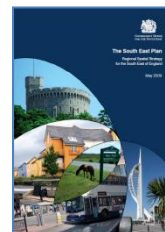
- *Approving development proposals that accord with the development plan without delay; and*
- *Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
 - *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*
 - *Specific policies in this Framework indicate development should be restricted.*

Regional Planning Policy Framework

- 2.5 The Government has announced its intention to formerly abolish the Regional Spatial Strategies (RSSs) under the provisions of the 'Localism Act'.
- 2.6 The Localism Act received Royal Assent in November 2011 and it is expected that the RSSs will be revoked in 2012. However, for the interim, the Regional Spatial Strategy (The South East Plan) remains part of the development plan; albeit the intention to abolish the RSS remains a material consideration.

The South East Plan (Draft Revision Version)

- 2.7 The South East Plan was published by the Secretary of State for Communities and Local Government in May 2009, setting out the long term spatial planning framework for the region over the years 2006-2026. The document sets out the spatial context within which Local Development Plans and Local Transport Plans need to be prepared.



- 2.8 Sustainable development is addressed within the Plan as follows:

Policy CC1: Sustainable Development

The principal objective of the Plan is to achieve and to maintain sustainable development in the region. Sustainable development priorities for the South East are identified as:

- i) Achieving sustainable levels of resource use;*
- ii) Ensuring the physical and natural environment of the South East is conserved and enhanced;*
- iii) Reducing greenhouse gas emissions associated with the region;*
- iv) Ensuring that the South East is prepared for the inevitable impacts of climate change;*
- v) Achieving safe, secure and socially inclusive communities across the region, and ensuring that the most deprived people also have an equal opportunity to benefit from and contribute to a better quality of life.*

All authorities, agencies and individuals responsible for delivering the policies in this Plan shall ensure that their actions contribute to meeting the objectives set out in this policy and in the Regional Sustainability Framework.

Policy CC2: Climate Change

Measures to mitigate and adapt to current and forecast effects of climate change will be implemented through application of local planning policy and other mechanisms. Behavioural change will be essential in implementing this policy and the measures identified.

In addition, and in respect of carbon dioxide emissions regional and local authorities, agencies and others will include policies and proposals in their plans, strategies and investment programmes to help reduce the region's carbon dioxide emissions by at least 20% below 1990 levels by 2010, by at least 25% below 1990 levels by 2015 and by 80% by 2050. A target for 2026 will be developed and incorporated in the first review of the Plan. Adaption to risks and opportunities will be achieved through:

- i) Guiding strategic development to locations offering greater protection from impacts such as flooding, erosion, storms, water shortages and subsidence.*
- ii) Ensuring new and existing building stock is more resilient to climate change impacts.*
- iii) Incorporating sustainable drainage measures and high standards of water efficiency in new and existing building stock.*
- iv) Increasing flood storage capacity and developing sustainable new water resources.*
- v) Ensuring that opportunities and options for sustainable flood management and migration of habitats and species are actively promoted.*

Policy CC3: Resource Use

A sustained programme of action to help stabilise the South East's ecological footprint by 2016 and reduce it by 2026 should be incorporated into plans and programmes. Such actions will include:

- i) Increased efficiency of resource use in new development.*
- ii) Adaption of existing development to reduce its use of energy, water and other resources.*
- iii) Changes in behaviour by organisations and by individuals.*

Policy CC4: Sustainable Design and Construction

The design and construction of all new development, and the redevelopment and refurbishment of existing building stock will be expected to adopt and incorporate sustainable construction standards and techniques. This will include:

- i) Consideration of how all aspects of development form can contribute to securing high standards of sustainable development including aspects such as energy, water efficiency and biodiversity gain.*
- ii) Designing to increase the use of natural lighting, heat and ventilation, and for a proportion of the energy supply of new development to be secured from decentralised and renewable or low-carbon sources.*
- iii) Securing reduction and increased recycling of construction and demolition waste and procurement of low-impact materials.*
- iv) Designing for flexible use and adaptation to reflect changing lifestyles and needs and the principle of 'whole life costing'.*

Local planning policies will promote best practice in sustainable construction and help to achieve the national timetable for reducing carbon emissions from residential and non-residential buildings. There will be situations where it could be appropriate for local planning authorities to anticipate levels of building sustainability in advance of those set out nationally, for identified development area of site-specific opportunities. When proposing any local requirements for sustainable buildings, local planning authorities must be able to demonstrate clearly the local circumstances that warrant and allow this and set them out in development plan documents.

Policy CC6: Sustainable Communities and Character of the Environment

Actions and decisions associated with the development and use of land will actively promote the creation of sustainable and distinctive communities. This will be achieved by developing and implementing a local shared vision which:

- i) Respects, and where appropriate enhances, the character and distinctiveness of settlements and landscapes throughout the region.*
- ii) Uses innovative design processes to create a high quality built environment which promotes a sense of place. This will include consideration of accessibility, social inclusion, the need for environmentally sensitive development and crime reduction.*

Policy W2: Sustainable Design, Construction and Demolition

Development plan documents will require development design, construction and demolition which minimises waste production and associated impacts through:

- i) The re-use of construction and demolition materials.*
- ii) The promotion of layouts and designs that provide adequate space to facilitate storage, re-use, recycling and composting.*

In particular, development in the region's strategic Growth Areas, Growth Points and strategic development areas should demonstrate and employ best practice in design and construction for waste minimisation and recycling.

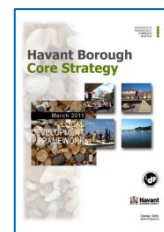
Policy M1: Sustainable Construction

The regional planning body, the South East England Development Agency, the construction industry, and other stakeholders will work to encourage the development of sustainable construction practices, and to promote good practice, reduce wastage and overcome technical and financial constraints, including identifying sustainable supply routes and seeking to reduce delivery distances. The long-term aspiration is that annual consumption of primary aggregates will not grow from the 2016 level in subsequent years.

Local Planning Framework

Havant Borough Council Core Strategy (March 2011)

- 2.9 The relevant planning authority for the proposed scheme is Havant Borough Council. The Havant Borough Core Strategy is the principal document of the Council's Local Plan. It covers the borough of Havant, setting out what services, facilities and infrastructure such as green spaces, shops and community services are needed and when and how they will be delivered.



- 2.10 Policy CS14 *Efficient Use of Resources*, Policy CS15 *Flood & Coastal Erosion Risk* and Policy CS16 *High Quality Design* relate to issues relevant to sustainable development. These are detailed below:

Policy CS14: Efficient Use of Resources

Planning permission will be granted for development that:

- 1) *Provides adequate land or funding for waste management infrastructure*
- 2) *Locally contributes to the delivery of the PUSH target of 100MW of renewable energy production by 2020 for the whole of the PUSH area. Major areas of development must ensure that their on-site renewable energy production is maximised and resource efficiency is maximised.*
- 3) *On completion, unless proven to be financially or technically unviable, meets the following standards:*
 - a. *Residential development – Level 3 of the Code for Sustainable Homes*
 - b. *Multi occupation homes and non-residential development over 500sqm – BREEAM 'Very Good'*
 - c. *Improvements to these standards throughout the plan will be encouraged*
 - d. *Particular attention should be paid to water efficiency measures*
- 4) *Allowable Solutions may be used to achieve higher levels of carbon reduction where on-site proposals are not feasible or viable.*

Policy CS15: Flood & Coastal Erosion Risk [Extract]

All development will be required to ensure that there is not net increase in surface water run-off. Priority should be given to incorporating Sustainable Drainage Systems (SuDS) to manage surface water drainage, unless it is proven that SuDS are not appropriate. Where SuDS are provided arrangements must be put in place for their whole life management and maintenance.

Policy CS16: High Quality Design

Planning permission will be granted for development that is designed to a high standard which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

- 1) *Responds to, draws inspiration from and respects local context and:*
 - a. *Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
 - b. *Integrates with existing local landscape features, promotes wildlife and biodiversity and / or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
 - c. *Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing building lines, plot widths and depths, materials and proportions of windows and doors;*
 - d. *Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
 - e. *The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

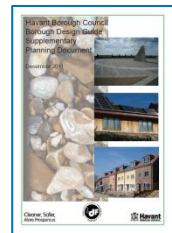
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Policy CS16: High Quality Design [continued]

- 2) Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
 - a. The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for management and maintenance of development;
 - b. New streets are not dominated by vehicular traffic;
 - c. The layout of the development is legible, meaning it is easy to orientate oneself and move through
- 3) Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using high quality hard and soft land scape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.
- 4) Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blend design to minimise social exclusion and promote social integration.
- 5) Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
- 6) Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
- 7) Adapts to the changing needs of the users and the changing climate over the lifespan of the building.

Design Guide Supplementary Planning Document (December 2011)

- 2.11 The Borough Design Guide SPD supplements Policy CS16 of the Core Strategy and aims to raise the standard of design across the borough; setting out the Council's design expectations with regards to new development. Adaptability and sustainability comprises the seventh of the listed 'Key Principles of Good Design' and the guidance states that:



New places should be designed so they can adapt over time to changing circumstances, like ageing residents and climate change and are built sustainably through construction techniques and the inclusion of energy and water efficiency measures.

3. Other Considerations

Code for Sustainable Homes

- 3.1 The Code for Sustainable Homes ("the Code") was introduced in England in April 2007 as a voluntary standard to improve the overall sustainability of new homes. It measures sustainability against nine categories rating the home according to the cumulative performance in all categories. The design categories are:



- Energy & CO₂ Emissions;
- Water;
- Materials;
- Surface Water Run-off;
- Waste;
- Pollution;
- Health & Wellbeing;
- Management; and
- Ecology

- 3.2 The Code uses a rating system to communicate the extent to which performance has been achieved. There are six levels where 'Level 1' represents a standard slight in excess of the Building Regulations, 'Level 6' reflects an exemplar development in sustainability terms.
- 3.3 For the proposed scheme at Copsey's Nursery and Manor Farm, it is proposed to design and construct according to Code for Sustainable Homes 'Level 3'. This is on the basis that this represents a high level of performance, well in excess of the requirements of the Building Regulations.
- 3.4 An indicative Code assessment has been undertaken to demonstrate how 'Level 3' ratings might be attained and this is presented in the appendices to this report (Appendix B).

'Building for Life' Standard

- 3.5 Paragraph 7.50 of the Core Strategy, in the text beneath Policy CS16 *High Quality Design*, encourages all new residential development to achieve the Building for Life Standard by fulfilling at least 14 out of the 20 criteria.
- 3.6 Building for Life was set up by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation with Design for Homes.

3.7 It is a national standard for homes and neighbourhoods and 20 sustainability criteria have been established to assess the quality of the design. Building for Life assessments review the design quality against the criteria and whilst informal assessments can be undertaken by anyone, formal assessments require a qualified assessor. Building for Life assessors work in local authorities and therefore whilst this report includes consideration of the 20 criteria, it is not intended as a formal assessment.

3.8 The 20 criteria are intended to embody a vision of functional, attractive and sustainable housing. They are broadly grouped under the headings of:

- Environment and community;
- Character;
- Streets, parking and pedestrianisation; and
- Design and construction.

3.9 Each of the criteria can receive one of three scores:

- (1) – There is sufficient evidence that the design meets the criteria;
- (0.5) – A specific part of the project meets the criteria by another does not;
- (0) – There is not enough evidence that the design meets the criteria, or the evidence shows that the design does not meet the criteria.

Where one of the criteria is not relevant, it is scored as a zero.

4. Sustainable Design

- 4.1 Environmentally sustainable design seeks to reduce the negative environmental impacts associated with development through considerate design. It is therefore proposed to create a development with an intrinsically low environmental impact.
- 4.2 The proposed scheme will be constructed in accordance with a 'Level 3' rating under the Code for Sustainable Homes on the basis that it represents a high level of performance, in excess of the requirements of the Building Regulations. A predictive Code assessment is located at Appendix B.

Energy & Carbon Dioxide Emissions

- 4.3 Energy has been separately addressed within the Energy Statement (Iceni Projects Ltd; ref: 12-042-002) and fuller detail of the energy strategy can be found in this document. The approach taken for the proposed scheme follows the Energy Hierarchy:
- Be Lean – use less energy;
 - Be Clean – use low carbon technologies;
 - Be Green – use renewable technologies.
- 4.4 A priority has been given to efficient design on the basis that it is preferable to reduce carbon emissions by reducing energy demand. A highly efficient building envelope will be incorporated with highly efficient conventional gas-fired boilers for the space and hot water heating; and grid electricity for power. Low carbon and renewables systems are not proposed on the basis of financial viability and that an efficiency-first approach will deliver the required carbon savings in a more economical manner.
- 4.5 The layout of the buildings will be designed so that 'living space' (areas of the buildings used during daytime hours) will be located in the southern part wherever feasible and practical to do so. This will enable these spaces to positively gain from improved natural daylight via the glazed areas.
- 4.6 Building elements will be energy efficient and will include the use of materials with low 'U-Values' (thermal transmittance factors). This will benefit the units by providing spaces that maintain their heat for longer and therefore require less energy from the heating system.
- 4.7 Ventilation will be predominantly natural with mechanical extract only considered in areas with potential for moisture build up. Air tightness will be low to reduce the rate at which energy is leaked to the external environment. All lighting will be low energy.

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- 4.8 On the basis of the proposed mix and type of properties, annual regulated carbon emissions are expected to be circa 434 tonnes.

Water Use & Surface Water Run-off

- 4.9 According to the Environment Agency, the average person in England and Wales uses 150 litres of water a day; most of which is used for toilet flushing. For the proposed scheme at Copsey's Nursery & Manor Farm, it is proposed to reduce water consumption rates to less than 105 litres per person per day; significantly below the national average.
- 4.10 To achieve this level of reduction, a combination of the following measures will be included in the dwellings:
- Flow restrictors – these devices contain precision-made holes or filters to restrict water flow and reduce the outlet flow and pressure. Typically, they will be fitted to taps or shower heads;
 - Low flush / dual flush WCs – low flush WCs are designed to operate with a reduced volume of water. Dual flush systems enable a reduced flush volume for liquids;
 - Reduced volume baths – lower volume baths can be shaped for a better fit and lower water wastage;
 - White goods – where white goods are to be provided across the site, those with lower water consumption can be selected.
- 4.11 Sustainable Urban Drainage SUDS are proposed for the site; however, it is noted that British Geological Survey data suggest local ground conditions to be River Terrace Deposits (comprising Sand, Silt and Clay) over London Clay Formation (comprising Clay, Silt and Sand). These strata are relatively impermeable, which may reduce the potential for certain source control systems.
- 4.12 It is therefore envisaged that permeable block paving will be used to drain development roads with overflow outfalls into infiltration swales located on the boundary of the development.

Materials

- 4.13 Materials will be selected in consideration of the Green Guide to Specification. The Green Guide presents a review of an extensive list of building materials according to their environmental impact. Environmental performance is rated on a scale of A+ to E, where A+ represents the best performance. For the proposed scheme at Copsey's Nursery and Manor Farm, it is intended to use predominantly materials with either an A+ or A rating.

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- 4.14 Timber will be selected and purchased in consideration of sustainability certification. It is intended that all structural timber elements will be sustainably sourced.
- 4.15 In addition to the above, efforts will be made to source materials from suppliers that operate Environmental Management Systems (e.g. ISO14001) on the basis that companies certified to these standards are likely to better manage their environmental impacts.
- 4.16 In order to promote the reduction of emissions of gases with high Global Warming Potential (GWP), materials will be selected which have a low GWP associated with their manufacture, installation, use and disposal.

Ecology

- 4.17 An ecological survey of the site was undertaken in 2011; which included a detailed site survey and assessment of protected species. A low population of slow worm was recorded on the site, and a number of commoner forager bats were also identified (although no evidence of roosting was found).
- 4.18 Ecological mitigation and enhancement measures are to include:
- Retention of boundary features;
 - Measure to protect nesting birds;
 - Safe felling of trees not retained;
 - Provision of bat and bird boxes;
 - Consideration of lighting schemes on wildlife and open space areas;
 - Relocation of the small reptile population to suitable habitats within the wider site;
 - Management of parts of the open space areas to be created as part of the scheme for wildlife.

Operational Waste

- 4.19 With regards to waste generated through the occupation of the dwellings, ultimately the fundamental basis for waste management will be one of 'producer responsibility'. The proposed scheme will; however, encourage occupants to reduce volumes of material to landfill by providing dedicated space for recyclable materials. Furthermore, composting areas will be provided in gardens to enable biodegradable material to be productively reused.

5. Sustainable Construction

- 5.1 It is recognised that the construction industry has the potential to cause environmental impacts through resource use, waste generation and pollution. It is therefore proposed to manage the construction phase in a sustainable manner to ensure that these impacts are reduced.

Responsible Construction Practices

- 5.2 The Considerate Constructors Scheme is a national initiative set up to encourage best practice on sites and principally concerns potential impacts on the general public, the workforce and the environment.
- 5.3 It is intended that the construction phase of the scheme will be assessed under the Considerate Constructors Scheme (CSS) with a target of achieving a score of at least 32 out of 40; and with a minimum score of four under the following eight sections:
- Considerate;
 - Environment;
 - Appearance;
 - Good Neighbour;
 - Respectful;
 - Safety;
 - Responsible & Accountable.

- 5.4 This represents a high level of performance and a commitment to responsibly manage construction activities.

Construction Site Impacts

- 5.5 In addition to the above, the following will also be monitored and targets will be set to reduce the associated impacts:
- Energy consumption;
 - Water consumption;
 - Transport of construction materials & waste;
 - Timber procurement

Construction Waste

- 5.6 During the construction phase, the principal contractor will be required to develop and implement a Construction Environmental Management Plan (CEMP) that will indicate how the environmental commitments will be met.
- 5.7 The CEMP will incorporate a Site Waste Management Plan (SWMP) which will detail who will be responsible for resource management, what types of waste will be generated, how the waste will be managed (e.g. reduced, reused or recycled), which contractors will be used and how the quantity of waste generated by the project will be measured.

6. Sustainable Communities

- 6.1 'Sustainable development' has been variously and extensively described and defined; including within the National Planning Policy Framework (NPPF) where reference is made to the 'three dimensions' of sustainable development: economic, social and environmental; and the widely-cited Bruntland definition of *development that meets the needs of the present without compromising the ability of future generations to meet their own needs*.
- 6.2 The Egan Review *Skills for Sustainable Communities*, undertaken in 2004 on behalf of the Office for the Deputy Prime Minister (now the Department for Communities & Local Government) defined sustainable communities as being those which *meet the diverse needs of existing and future residents, their children and other users, contribute to a high quality of life and provide opportunity and choice. They achieve this in ways that make effective use of natural resources, enhance the environment, promote social cohesion and inclusions and strengthen economic prosperity*.
- 6.3 As a housing development, the scheme would contribute towards rebalancing economic and social sustainability by increasing the number and availability of housing stock and improving the affordability for prospective home owners.
- 6.4 The proposed extent of social housing would further aid people with limited means to meet their housing requirements.

Site Location

- 6.5 The site is located in the eastern part of Denvilles and within an existing residential area. The continuation of a residential land use is therefore well suited to this location.
- 6.6 The site also benefits from its proximity to Warbington railway station (located approximately 150m to the southwest) and is also located in close proximity to the No.27 bus route on Southleigh Road (approximately 150m to the west).

Crime Prevention

- 6.7 It is intended that the proposed scheme will accommodate the principles of Secured by Design; a police initiative to encourage the building industry to adopt crime prevention measures in the design of developments. This will assist with reducing the opportunity for crime and the fear of crime, creating a safer and more secure environment.

Building for Life

- 6.8 In line with paragraph 7.50 of the Core Strategy, consideration has been given to the Building for Life standard and an indicative assessment has been undertaken (see Appendix C). This demonstrates that the scheme would likely achieve a score of 15.5 out of the 20 criteria; equating to a 'Silver' standard.

7. Summary

- 7.1 Sustainability is a broad concept and covers a range of environmental, social and economic considerations. This Sustainability Statement provides an overview as to how sustainable design and construction principles have been considered and incorporated into the proposed scheme.
- 7.2 A review of Havant Borough Council's planning policy requirements has identified a number of policies relating to the efficient use of resources; the use of Sustainable Urban Drainage Systems (SUDS) and the promotion of adaptability and sustainability through high quality design. Residential developments are expected to achieve 'Level 3' of the Code for Sustainable Homes.
- 7.3 The proposed scheme is for the redevelopment of a site in the eastern part of Denvilles, Havant to 191 residential units with 67 affordable homes.
- 7.4 A range of sustainability measures are proposed and it is intended to assess the development against the Code for Sustainable Homes, with a target of achieving a 'Level 3' rating. A full breakdown of the expected scoring is detailed in Appendix B.
- 7.5 When compared against the 'Building for Life' criteria, the indicative appraisal undertaken as part of this assessment indicates a score of 15.5, equating to a 'Silver' standard.
- 7.6 Design features are detailed in Section 5 of this report and include:
- Highly efficient building fabric;
 - Low flow / flush water system;
 - Materials with an inherently low environmental impact;
 - SUDS;
 - Dedicated space for recyclable waste;
 - Low NO_x boilers;
- 7.7 Overall, the proposals for the scheme are considered to be in line with the principles of sustainable development and are consistent with the policy requirements of the planning authority.

Appendix A

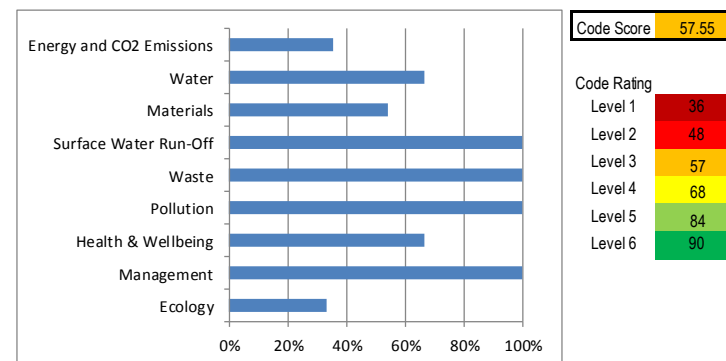


Appendix B

Code for Sustainable Homes ("Level 3" Indicative Assessment)

Issue ID	Description	Available Credits	Predicted Credits	Weighted Potential	Weighted Score (%)
Energy and CO2 Emissions				36.40%	
Ene 1	Dwelling Emission Rate	10	0	11.74	0.00
Ene 2	Building Fabric	9	4	10.57	4.70
Ene 3	Energy Display Devices	2	1	2.35	1.17
Ene 4	Drying Space	1	1	1.17	1.17
Ene 5	Energy Labelled White Goods	2	1	2.35	1.17
Ene 6	External Lighting	2	2	2.35	2.35
Ene 7	Low and Zero Carbon Technologies	2	0	2.35	0.00
Ene 8	Cycle Storage	2	2	2.35	2.35
Ene 9	Home Office	1	0	1.17	0.00
		31		36.40	12.92
Water				9.00%	
Wat 1	Indoor Water Use	5	3	7.50	4.50
Wat 2	External Potable Water Use	1	1	1.50	1.50
		6		9.00	6.00
Materials				7.20%	
Mat 1	Environmental Impact of Materials	15	10	4.50	3.00
Mat 2	Responsible Sourcing of Materials: Basic	6	2	1.80	0.60
Mat 3	Responsible Sourcing of Materials: Finishing	3	1	0.90	0.30
		24		7.20	3.90
Surface Water Run-Off				2.20%	
Sur 1	Management of Surface Water Run-Off	2	2	1.10	1.10
Sur 2	Flood Risk	2	2	1.10	1.10
		4		2.20	2.20
Waste				6.40%	
Was 1	Storage of Recyclable Household Waste	4	4	3.20	3.20
Was 2	Construction Site Waste Management	3	3	2.40	2.40
Was 3	Composting	1	1	0.80	0.80
		8		6.40	6.40
Pollution				2.80%	
Pol 1	Global Warming Potential (GWP) of Insulants	1	1	0.70	0.70
Pol 2	NOx Emissions	3	3	2.10	2.10
		4		2.80	2.80

Issue ID	Description	Available Credits	Predicted Credits	Weighted Potential	Weighted Score (%)
Health & Wellbeing				14.00%	
Hea 1	Daylighting	3	3	3.50	3.50
Hea 2	Sound Insulation	4	4	4.67	4.67
Hea 3	Private Space	1	1	1.17	1.17
Hea 4	Lifetime Homes	4	0	4.67	0.00
		12		14.00	9.33
Management				10.00%	
Man 1	Home User Guide	3	3	3.33	3.33
Man 2	Considerate Constructors	2	2	2.22	2.22
Man 3	Construction Site Impacts	2	2	2.22	2.22
Man 4	Security	2	2	2.22	2.22
		9		10.00	10.00
Ecology				12.00%	
Eco 1	Ecological Value of Site	1	1	1.33	1.33
Eco 2	Ecological Enhancement	1	1	1.33	1.33
Eco 3	Protection of Ecological Features	1	0	1.33	0.00
Eco 4	Change of Ecological Value of Site	4	1	5.33	1.33
Eco 5	Building Footprint	2	0	2.67	0.00
		9		12.00	4.00



Appendix C

Building for Life Indicative Assessment

Ref.	Criteria	Score
	Environment	
1	<i>Does the development provide community facilities, such as a school, parks, play areas, shops, pubs or cafes?</i>	0
2	<i>Is there an accommodation mix that reflects the needs and aspirations of the local community?</i>	1
3	<i>Is there a tenure mix that reflects the needs of the local community?</i>	0.5
4	<i>Does the development have easy access to public transport?</i>	0.5
5	<i>Does the development have any features that reduce its environmental impact?</i>	1
	Character	
6	<i>Is the design specific to the scheme?</i>	1
7	<i>Does the scheme exploit existing buildings landscape or topography?</i>	0.5
8	<i>Does the scheme feel like a place with a distinctive character?</i>	1
9	<i>Do the buildings and layout make it easy to find your way around?</i>	1
10	<i>Are streets defined by a well-structured building layout?</i>	1
	Streets, Parking and Pedestrianisation	
11	<i>Does the building layout take priority over the streets and car parking, so that the highways do not dominate?</i>	1
12	<i>Is the car parking well integrated and situated so that it supports the street scene?</i>	1
13	<i>Are the streets pedestrian, cycle and vehicle friendly?</i>	1
14	<i>Does the scheme integrate with existing streets, paths and surrounding development?</i>	1
15	<i>Are public spaces and pedestrian routes overlooked and do they feel safe?</i>	0.5
	Design and Construction	
16	<i>Is public space well designed and does it have suitable management arrangements in place?</i>	0.5
17	<i>Does the building exhibit architectural quality?</i>	1
18	<i>Do internal spaces and layout allow for adaptation, conversion or extension?</i>	1
19	<i>Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?</i>	0.5
20	<i>Do buildings or spaces outperform statutory minima, such as building regulations?</i>	0.5
TOTAL		15.5

Appendix D

General Notes

1. The report is based on information available at the time of the writing and discussions with the client during any project meetings. Where any data supplied by the client or from other sources have been used it has been assumed that the information is correct. No responsibility can be accepted by Icení Projects Ltd for inaccuracies in the data supplied by any other party.
2. The review of planning policy and other requirements does not constitute a detailed review. Its purpose is as a guide to provide the context for the development and to determine the likely requirements of the Local Authority.
3. No site visits have been carried out, unless otherwise specified.
4. This report is prepared and written in the context of an agreed scope of work and should not be used in a different context. Furthermore, new information, improved practices and changes in guidance may necessitate a re-interpretation of the report in whole or in part after its original submission.
5. The copyright in the written materials shall remain the property of Icení Projects Ltd but with a royalty-free perpetual licence to the client deemed to be granted on payment in full to Icení Projects Ltd by the client of the outstanding amounts.
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