



SUSTAINABILITY STATEMENT
FOR THE PROPOSED
DEVELOPMENT AT

205 Nine Mile Ride, Wokingham, RG40 3QA

Produced by	Date	Client
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Introduction

This Sustainability Statement has been prepared by A+E Consultancy in support of the planning application (ref: 252676) for the proposed erection of 3 no. dwellings with associated accesses following demolition of the existing dwelling at 205 Nine Mile Road, Wokingham, RG40 3QA. The proposed layout is shown in Figure 1.



Figure 1: Proposed site layout

Using approved calculation methods (SAP10) we can produce predicted carbon reductions above the minimum baseline rates through enhanced building fabric and by exploring the use of low and zero carbon technologies, including potential local decentralised energy projects.

Planning Policies

In this section of the report, National, Regional and Local planning policies and requirements are presented.

The energy and sustainability strategies to meet the policies have also been briefly introduced. The details of how the scheme incorporates these policies have been presented in the body of this report.

National Planning Policy Framework (December 2024)

165. To help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts).
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable, or low-carbon energy supply systems and for co-locating potential heat customers and suppliers.

166. In determining planning applications, local planning authorities should expect new developments to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption.

167. Local planning authorities should also give significant weight to the need to support energy efficiency and low carbon heating improvements to existing buildings, both domestic and non-domestic (including through installation of heat pumps and solar panels where these do not already benefit from permitted development rights).

Wokingham Borough Core Strategy (Adopted January 2010)

CP1 – Sustainable development

Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;
- 2) Minimise the emission of pollutants into the wider environment;
- 3) Limit any adverse effects on water quality (including ground water);
- 4) Ensure the provision of adequate drainage;
- 5) Minimise the consumption and use of resources and provide for recycling;
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;
- 7) Avoid areas of best and most versatile agricultural land;
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);
- 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes;
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and
- 12) Contribute towards the goal of reaching zero-carbon developments 41 as soon as possible by:
 - a) Including appropriate on-site renewable energy features; and
 - b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.

The Sustainable Design and Construction Supplementary Planning Document (SPD) and Companion Document provide an up to date and comprehensive approach to considering sustainable design and construction in new developments. It is a material planning consideration for all planning applications.

The following report will show how this is achieved.

Sustainability Statement

The following sections outline considerations of the passive design and energy efficiency measures that have been proposed for the development.

Energy

The proposed dwellings will benefit from high performance envelope, designed to go beyond building regulations as shown in the table below.

Building Element	Limiting Parameters	Proposed Values
External Walls	0.26 W/m ² K	0.18 W/m ² K
Roofs	0.16 W/m ² K	0.11-0.13 W/m ² K
Floors	0.18 W/m ² K	0.11-0.12 W/m ² K
Windows	1.60 W/m ² K	1.30 W/m ² K
Doors	1.60 W/m ² K	1.30 W/m ² K
Air permeability	8.00 m ³ /m ² h @ 50pa	4.00 m ³ /m ² h @ 50pa
Ψ values (Thermal Bridging)	0.20	0.07

Table 1: Proposed Fabric Specification

Energy demand

Best efforts will be made throughout the proposed new development to reduce the need for energy and heat.

A preliminary Energy Assessment has been carried out to show how it can be improved beyond Part L 2021 requirements.

As the drawings supplied are at planning stage, assumptions were made about the construction, heating, ventilation, and lighting. Therefore, the energy strategy should be taken as a guide for the proposed development.

Maximise use of passive energy

Through the use of passive design measures, the design team will enable the development to require less energy optimising insulation, efficient heating systems and controls, natural cross ventilation, improved windows u-values, higher airtightness, and enhanced thermal bridging.

Increased Energy Efficiency

Although an Energy Assessment is not required at this stage, a SAP calculation has been carried out in order to show how the building will go beyond Building Regulations AD L. The following measures have been considered:

- Highly insulated thermal envelope
- High efficiency heating system and controls
- Renewable Energy systems
- Reduced Air Permeability: 4.00m³/m²h @50Pa.

Renewable Energy Sources

The feasibility of several renewable technologies has been reviewed and show there could be the potential for Photovoltaic panels and/or Air Source Heat Pumps.

At this stage, the preferred renewable energy/low carbon strategy is the Air source heat pump option due to its high efficiency and low CO₂ emissions.

The Energy assessment has shown an improvement in CO₂ emissions over building regulations of 62% using this Low Carbon heating strategy.

SAP Rating:	83 B	CO ₂ Emission:	0.41 t/yr	DER:	3.74 kgCO ₂ /yr/m ²	TER:	9.89 kgCO ₂ /yr/m ²	% DER<TER:	62.18%	Compliance:	See Results
DEPR:	38.98 kWh/m ² /yr	TPER:	51.59 kWh/m ² /yr	DEPR<TPER:	24.45 %	DFEE:	36.97 kWh/m ² /yr	TFEE:	38.73 kWh/m ² /yr	DFEE<TFEE:	4.55 %
COMPLIANCE RESULTS		RECOMMENDATIONS									
Element	Dwelling Value				Minimum Standard				Pass / Fail		
External Wall	0.18				0.26				Pass		
Curtain Wall	N/A				1.6				N/A		
Party Wall	0				0.2				Pass		
Roof	0.11				0.16				Pass		
Floor	0.12				0.18				Pass		
Windows, doors and roof windows	1.29				1.6				Pass		
Roof lights	0				2.2				Pass		
Lighting	81				75				Pass		
Pressure Test	4				8				Pass		

Figure 2: Initial SAP Calculations results

Water

Water consumption

Initial advice from the design team suggest the water savings measures can be incorporated in order to reduce water usage. It has been identified that there is the opportunity to have low flow rates and dual flush toilets.

The Proposed Development would be provided with water efficient fixtures, fittings, and appliances, and include measures to encourage efficient water use.

A preliminary Part G Water Efficiency Calculation was carried out. Table below shows how the proposed development could achieve a water consumption below the aspirational (non-mandatory) target of 105 litres/ person/day.

Installation Type	Unit of Measure	Capacity/Flow Rate	Number	Use Factor	Fixed Use	Litres/Person/Day
WC (single flush)	Flush Volume (litres)			4.42	0	0
WC (dual flush)	Full flush Volume (litres)	6	3	1.46	0	8.76
	Part flush Volume (litres)	3	3	2.96	0	8.88
WC (multiple fittings)	Average effective flushing Volume (litres)			4.42	0	0
Taps (excluding kitchen/utility room taps)	Flow rate (litres/min)	5	3	1.58	1.58	9.48
Bath (where shower also present)	Capacity to overflow(litres)	160	1	0.11	0	17.6
Shower (where bath also present)	Flow rate (litres/min)	8	1	4.37	0	34.96
Bath Only	Capacity to overflow(litres)			0.5	0	
Shower Only	Flow rate (litres/min)			5.6	0	
Kitchen/Utility room sink taps	Flow rate (litres/min)	6	1	0.44	10.36	13
Washing Machine	(Litres/kg dry load)	6.50	1	2.1	0	13.65
Dishwasher	(Litres/place setting)	0.70	1	3.6	0	2.52
Waste disposal unit	(Litres/use)			3.08	0	
Water Softener	(Litres/person/day)			1	0	
	-5	Total Calculated use (litres/person/day) =SUM(column 4)				108.85
	-6	Contribution from grey water (litres/person/day)				0
	-7	Contribution from rainwater (litres/person/day)				0
	-8	Normalisation factor				0.91
	-9	Total water consumption (Code for Sustainable Homes) = [(5)-(6)-(-7)]x(8) (litres/person/day)				99.05
	-10	External water use				5
	-11	Total water consumption (Building Regulation 17.K) =(9)+(10)(litres/person/day)				104.05

Figure 3: Preliminary Water Efficiency Calculation

Reusing water

A preliminary feasibility study of the potential to include rainwater harvesting could be carried out. A rainwater butt could be installed, and to be designed for the watering of the garden.

Greywater is water that has been used in wash basins, showers and baths. The possibility of installing a combined basin and toilet would be explored at detailed design stage.

Metering

Water meters will be provided. During detailed design, consideration will be given to the provision of digital meter with connectivity to a central building management / billing system, rather than standard analogue meters.

Materials and Waste

Design Stage

The contractor and developer will need to design and chose materials that will influence the construction process and the embodied carbon of the development by, specifying materials using the BRE's Green Guide Specification. Ensuring that materials are responsibly sourced from local suppliers, minimising the harmful effects of some materials on human health, ensuring that specified materials are adequate and sensitive to the building type.

It is intended that insulation materials will have an Ozone Depletion Potential (ODP) of 0, and a Global Warming Potential (GWP) below 5. Where specified by the developer, finishes will not contain or emit toxic substances.

Timber will be sourced from an FSC certified supplier.

Construction Stage

The Contractor will need to reduce waste during the construction phase via the hierarchy of, Reduce, Reuse (on site followed by off-site), Recycling (on site followed by off-site), Resource recovery (for energy generation - fuels, heat and power); and lastly Disposal.

A Site Waste Management Plan (SWMP) will be prepared and will include non-hazardous waste, demolition, and excavation waste.

The BRE Smartwaste tool is strongly recommended for Contractor's use.

Storage for Recyclables and Waste

Enough internal and external space will be provided to facilitate recycling, composting and the good management of waste for the building users. The dwellings will be fitted with internal waste storage and facilities for the segregation of recyclable materials, according to BS5096.

The development will incorporate provision for on-site composting and green waste management through the inclusion of dedicated garden areas suitable for compost bins and the segregation of organic waste in accordance with local authority collection requirements. Kitchen layouts will allow for the separation of food waste to support recycling initiatives. Sink macerators are not proposed.

Wokingham Borough Council currently operates domestic waste collection services through which households are able to recycle materials including paper and cardboard, plastic bottles and food containers, tins, glasses and metal foils, together with optional garden waste.

Cyclist Facilities and parking

Cycle storage will be provided for each dwelling in line with the Council's parking standards. Secure facilities will be located within private rear gardens, with convenient access provided via side gates to enable easy and practical cycle movement.

Each dwelling will also include appropriate space within the home for changing and drying, allowing residents to store wet clothing and equipment comfortably and supporting cycling as a practical, year-round mode of transport.

Biodiversity

Protecting Species and Promoting the Protection and planting of Trees.

There are features of ecological significance (trees) next to the proposed constructions which will be retained as much as possible.

Details of the three schedule and explanatory notes can be found in the Arboricultural impact assessment and method statement, dated 23rd February 2026.

A Biodiversity Net Gain Assessment has been carried out concluding that a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units.

Designing development proposals

Efforts will be made to improve the ecological value of the site with planting of native plant species and bird boxes relevant to the native birds in the area.

Developers should adhere to the following hierarchy when considering biodiversity on their development by; firstly, avoiding adverse impact to the biodiversity interest, secondly minimising impact, then seek mitigation, and lastly seek appropriate compensation where the benefits of the proposal clearly outweigh the biodiversity impacts.

Increased Green Cover and Trees

Promoting Urban Greening

To help the country to adapt to future climates, Green infrastructure is a network of mainly vegetated spaces and other environmental features which can promote urban cooling, reduced run off, reduced energy demand, improved air quality, improved biodiversity, enhanced aesthetic and an increased health and well-being. The development will look to encompass ecological features such as native plant species and trees across the site.

Tackling Increased Temperatures and Drought

Preventing developments from overheating

Overheating within buildings can result from either too much heat entering a building and not being released or too much heat being generated within a building and not being released. Therefore, if the internal environment becomes too hot it is likely occupiers will try to find a way to cool their environment.

In order to continue minimising CO₂ emissions, the design team will consider the internal comfort and implemented the following measures to reduce overheating, via cross ventilation, lightly colours external walls, and blinds.

An overheating assessment will be carried out in due course.

Promoting Heat and Drought resistant planting

The UK's water demand is ever increasing. Therefore, it is essential that landscaping does not use excessive amounts of water. The developer will need to ensure the landscaping of the development does not require excessive amounts of water. Consideration will be given to including plant species which are heat and drought resistant. Advice from an ecologist should ideally be sought before any plant species are selected.

Flood Risk Management

Surface Water Flooding

Surface water flooding is the most likely form of flooding that a development may be exposed to. Surface water flooding is likely to increase due to the anticipated increased intensity in rainfall events.

There will be an increase in hard-standing areas and in the peak rates and volumes of surface water run-off. Therefore, advice from a sustainable drainage engineer will be sought.

Flooding Resilience and Resistance

The development site is located in a flood zone 1 area, which is low risk, and smaller than 1 hectare, therefore, there is no need to carry out a flood risk assessment.

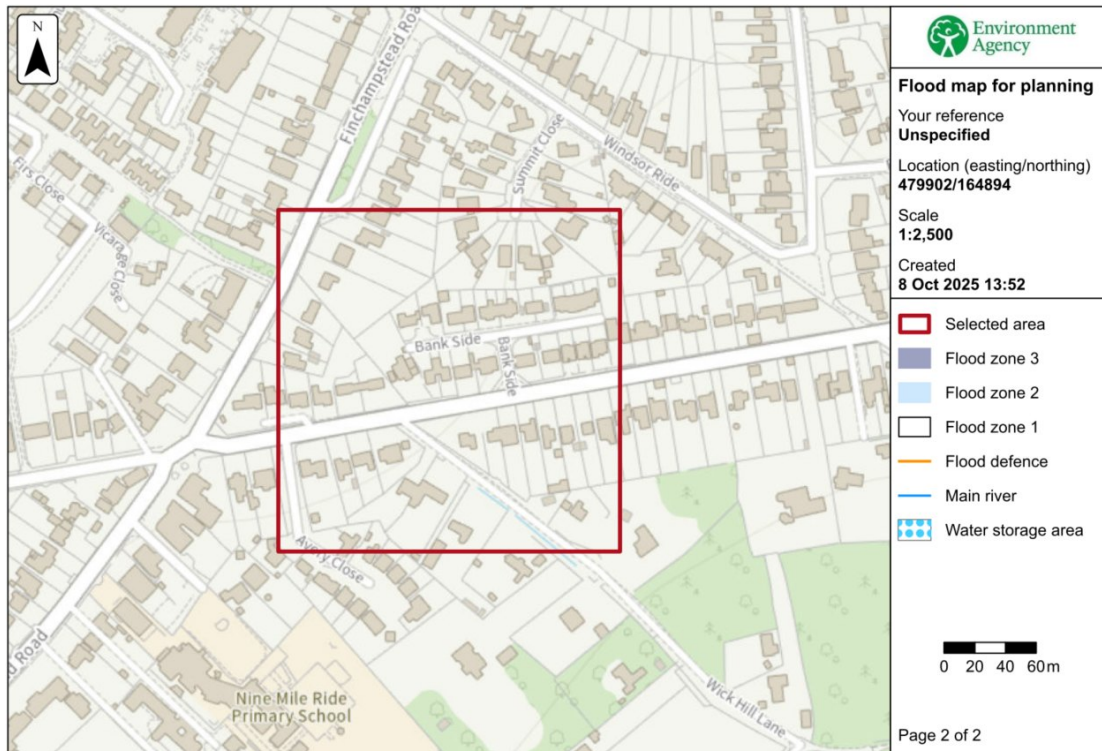


Figure 4: Flood map

Land Contamination

Responsible Person or Organisation

The site is not identified as being contaminated as a result of previous uses.

Bioremediation

Not required in this case

Air Pollution

Assessment Requirements

An assessment of baseline air quality conditions has been undertaken in accordance with relevant guidance from the UK Department for Environment, Food & Rural Affairs and the Institute of Air Quality Management.

The proposed development site is not located within, nor in close proximity to, any declared Air Quality Management Area (AQMA).

Baseline pollutant concentrations have been derived from DEFRA background concentration maps (1 km grid resolution). These indicate that annual mean nitrogen dioxide (NO₂) concentrations are in the range of approximately 14–18 µg/m³, with fine particulate matter (PM_{2.5}) concentrations of approximately 9–11 µg/m³. These values are well below the relevant UK Air Quality Objectives (e.g. 40 µg/m³ for NO₂), indicating that the site is located within an area of comparatively good air quality.

Given the scale and nature of the proposed development (three residential dwellings), the scheme is not expected to result in a significant increase in traffic flows or introduce new point sources of emissions. As such, the potential for significant adverse air quality effects during either construction or operation is considered to be negligible.

The development is therefore considered acceptable in air quality terms and complies with national planning policy requirements, including those set out within the National Planning Policy Framework.

In accordance with IAQM/EPUK guidance, a detailed air quality assessment is not required due to the small scale of the development and the absence of nearby sensitive constraints.

Construction and Demolition

For the proposed development, the contractor will follow advice regarding the control of dust and emissions during the construction process.

Control measures will be implemented by the contractor on site to prevent air and dust pollution. An example of this could be using dust sheets on materials and skips, damping down in waste areas.

Design and Occupation

Ventilation pathways are designed to reduce the build-up of air pollutants through cross ventilation.

In naturally ventilated buildings: openable windows and or ventilators should be over 10m from sources of external pollution.

No pollution sources have been identified around the site.

Noise Pollution

Sources of Noise

The proposed site is located within a low density suburban area, with some agricultural and green spaces in the vicinity. The development is identified as having a low potential for noise pollution.

Mitigation of Noise emitted by the development

Noise attenuation measures will be incorporated on-site where required, to ensure that any noise generated by equipment or services will not generate a source of noise pollution or negatively impact the surrounding area.

The developer will comply with the council's construction noise rules which states what hours of the day the site can work within.

Mitigation of Noise impacts on the development

The proposed development will seek to reduce noise at source and then design noise out of the scheme to reduce the need for mitigation measures.

The following advise should be followed, and best efforts will be made here were possible to avoid impacts of external noise to the dwelling's occupants.

Locate noise sensitive areas/rooms away from the parts of the site most exposed to noises, create setbacks, design the building so its shape and orientation reflect noise and protect the most sensitive uses, position non-occupied uses closer to the noise source; and carefully locate noise generating equipment for the building such as plant and services away from sensitive uses.

Light Pollution

Type of Light Pollution

Light pollution comprises any adverse effect of lighting for building occupiers, including Glare, 'Light Trespass' and 'Sky Glow', and Poor Artificial Lighting.

Potential Effects

Light pollution can have a detrimental impact on the quality of life for the building's users; by significantly changing the character of the locality, altering wildlife and ecological patterns, and wasting energy.

Lighting Design to minimise the impacts

To minimise obtrusive light where applicable, lights will be designed to be used only in appropriate areas, and that upward lighting is minimised, this will help to reduce light pollution and affect the neighbourhood.

Where there is external lighting, it will have to be designed to the following standards.

Firstly, to be energy efficient going beyond Part L of the building regulations, with the aim to achieve no less than 75 lumens per circuit watt.

Secondly, all external lights will be automatically controlled for the prevention of operation during daylight hours and presence detection in areas of intermitted pedestrian traffic. The ILP Guidance for the reduction of obtrusive light, 2001 will be used to design the lighting strategy. All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP's Guidance notes.

Water Pollution

How Sustainable Drainage contributes to water quality

There are no activities on site which lead to pollutants accumulating on hardstanding areas, therefore traditional drainage systems should be sufficient.

Connection of New Developments to the Sewer Network

The site has connection to the main sewer network therefore connection will not be a problem.

Conclusion

The proposed development is to be located at 205 Nine Mile Road, Wokingham, RG40 3QA

The proposal is for the erection of 3 no. dwellings with associated accesses following demolition of the existing dwelling.

The above sustainability statement sets out what the requirements are of the planning policies and what can be achieved for the proposed development.

The main features of the site to meet the building environmental standards are:

- The energy efficiency measures of the building are to go beyond Part L 2021, with a 62% reduction on CO₂ emissions which will include low carbon/renewable technologies.
- The development is to take a fabric first approach, which is to be designed to be highly insulated, with low U-values, good air tightness, high heating efficiency and controls.
- Water efficiency is a big driver of sustainability. Fittings will have water efficiency measures installed such as flow restrictors for the taps and dual flush for the toilets.
- Materials to be used in the proposed development are to consist of having a high Green Guide rating, using the BRE Green Guide for reference. At least 75% of the timber used on site will be sustainably sourced. Where possible recycled aggregates will be used.
- The contractor to be used for this development will need to monitor, record construction site impacts (energy, water, and transport), having policies in place for reducing air and surface water pollution.
- The contractor will need to have a site waste management plan in place from the beginning of construction and use this throughout the construction period. Any demolition waste will be recycled.

Sustainability Checklist

SUBJECT	KEY CONSIDERATIONS	PROPOSED DEVELOPMENT
Measuring and Demonstrating Sustainability, Sustainable Design and Energy Efficiency	Has the development been designed to optimise the use of energy from the sun?	Designed to optimise solar gains and overheating risk
	Has the development been designed to optimise natural ventilation?	North-South crossed ventilation available
	How will the design of the building make efficient use of energy? (e.g. levels of insulation).	Proposed Fabric Efficiency Standards well above Part L 2021 minimum standards
	Has the development met the necessary mandatory Code for Sustainable Homes/ BREEAM level requirements?	Code for Sustainable Homes has been withdrawn and is no longer applicable. BREEAM is not required for this residential development.
	Has the development considered being built to a level above the mandatory Code for Sustainable Homes/ BREEAM requirements? i.e Code Level 4,	The scheme targets improved performance through enhanced fabric efficiency and low-carbon technologies
	For mixed use developments, have you contacted the BRE who could help produce a bespoke assessment?	N/A – Residential only
On-Site Renewable/ Energy Generation	How has the generation of energy from decentralised, renewable or low carbon technologies been considered?	Feasibility appraisal concluding that Air Source Heat Pumps is viable and the preferred technology
	How will the development (where viable) incorporate decentralised, low carbon or renewable energy technologies to satisfy the at least 10% requirement (for major development) of Policy NRM11 of the South East Plan?	Space and water heating will be provided by low carbon technologies (Air Source Heat Pump). This represents over 88% of the regulated energy from renewables.
	Has an energy statement been produced to satisfy the requirements of the Developers Guidance note for the 10% renewable Energy requirement of the South East Plan policy NRM11?	This report includes details of the Energy strategy (p. 7).

SUBJECT	KEY CONSIDERATIONS	PROPOSED DEVELOPMENT
Water Resource Management	How will the development incorporate the use of water saving devices to achieve water efficiency?	Dual flush toilets, low flow rates and water efficient appliances.
	Has the development considered incorporating water efficiency measures to achieve internal potable water consumption of 105 litres per person per day?	Yes, preliminary Part G Water Efficiency Calculation carried out (p. 8)
	How will the development incorporate harvesting and reuse of rainwater?	Rainwater butts could be installed and designed for watering the gardens.
	How will the development incorporate the reuse, collection and treatment of grey water?	Combined basin and toilet option would be explored at detailed design stage.
	Has the design considered the use of SUDs and how will they be incorporated and maintained in the development?	Advise from a sustainable drainage engineer will be sought.
Flood Risk Management	Is the development designed to be resilient to flooding?	Flood zone 1, which is low risk, and smaller than 1 hectare, therefore, there is no need to carry out a flood risk assessment.
	Has the development considered the change in flood risk over the lifetime of development because of climate change?	Yes
	Have all sources of flood risk been considered?	Yes
	Where required, has a FRA or Surface water Drainage Strategy been produced?	Not required
	Has appropriate consideration been given to surface water and drainage issues – including SUDs and green roofs?	Yes
	How will the design ensure that run-off from the site will not increase, or where possible be reduced, as a result of the development?	Rainwater harvesting and permeable paving

SUBJECT	KEY CONSIDERATIONS	PROPOSED DEVELOPMENT
Biodiversity	How have the wildlife habitats and natural features on and adjacent to the site been considered and how will they be retained, protected and enhanced?	Baseline Habitat Condition Assessment (BHCA) carried out by Arbtech dated 25 th Feb 2026. Arboricultural impact assessment and method statement carried out by Barrel Three Consultancy dated 23 rd Feb 2026.
	Has an ecological assessment, where a significant impact on biodiversity is likely or probable, been carried out?	Biodiversity Net Gain Assessment (BNGA) carried out by Arbtech dated 10 th March 2026
Waste, Recycling and Composting facilities	How will the development provide, or have access to appropriate facilities for the storage and collection of waste?	Refuse storage has been incorporated within the site layout. Bins will be stored within private curtilages and presented for collection at the kerbside on collection days
	How will the development incorporate provision for on site composting, green waste and sink macerators?	On-site compost bins proposed in garden areas.
	Has an audit of the materials present on the site been conducted with an assessment of the extent to which materials could be reused?	A pre-demolition audit will be carried out to identify materials on site and assess their suitability for reuse.
	How will the development make the maximum use of construction and demolition waste?	The development will maximise reuse of construction and demolition waste by prioritising on-site reuse (e.g. crushed materials for sub-base) and segregating remaining waste for recycling, minimising landfill disposal.
	How will the development make maximum use of recycled materials?	Opportunities to reuse materials on-site will be considered during construction, and a Site Waste Management Plan will

		be adopted to reduce waste and promote recycling throughout the build process.
	How will provision be made for the storage and recycling of waste for all users of the site?	Enough internal and external space will be provided to facilitate recycling, composting and the good management of waste
Sustainable Transport	Requirement for developments to provide or have existing access to appropriate facilities for secure and covered cycle storage and changing / drying facilities	Secure cycle storage will be provided within rear garden areas for each dwelling in accordance with the Council's parking standards.
Health, Safety and Well-being.	How will the development address issues of air, noise and light pollution to minimise their impact?	The development is identified as having a low potential for air and noise pollution. Light pollution will be minimised by using LED controlled by motion sensors
	Has evidence been provided on the measures that will enable developers to meet their obligations in respect of land affected by contamination?	The site is not identified as being contaminated as a result of previous uses.

SUBJECT	KEY CONSIDERATIONS	PROPOSED DEVELOPMENT
	Has an assessment of existing levels of pollution been produced, where significant impacts from pollution to or from the proposed development is likely or probable?	The site is considered to have a low potential for pollution.
	How has the design and layout incorporated measures to reduce the need to travel, especially by car, and promoted alternative and sustainable modes of transport such as walking, cycling and the use of public transport?	The site is within 100 metres of the nearest bus stop and within 5-10-minute walking distance from local facilities.
Sustainable Construction	Will the development use responsibly sourced and recycled materials?	Sourced from BRE Green Guide
	Will the development use locally sourced materials, preferably within 35 miles?	As much as possible

SUBJECT	KEY CONSIDERATIONS	PROPOSED DEVELOPMENT
	Will the development achieve a minimum target of 25-30% of roads, pavements, public spaces and car parks to be from locally reclaimed or recycled materials in line with good practice?	Yes. The development will seek to achieve 25-30% of pavements and external surfaces using locally sourced reclaimed or recycled materials where feasible, in line with good practice and material availability.
	Will the development ensure that any timber comes from certified sources, with a minimum target of 75% expected to be achieved in line with good practice?	Yes. All timber used in the development will be sourced from certified sustainable sources, with a minimum target of 75% compliance in line with good practice and responsible sourcing standards.
	How will the selected materials help retain local character, ensure long life and ensure a low environmental impact?	Materials will reflect local character through appropriate finishes and detailing, while prioritising durable, low-maintenance products with recycled content and low embodied carbon to ensure long life and reduced environmental impact.
	Has a Site Waste Management Plan been completed, if the estimated cost is greater than £300,000 or over excluding VAT?	A Site Waste Management Plan has not yet been completed, but it will be prepared prior to the commencement of construction.
	If it's major development, how will the development implement a Site Construction Environmental Management Plan and operate under Considerate Constructors Scheme?	N/A

