Sustainability Statement

Land south of Burford Road, Minster Lovell

April 2023

Turley Sustainability

Contents

Client

Catesby Strategic Land Limited

Turley Reference

CATZ3041

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1. Introduction

This Sustainability Statement has been prepared to demonstrate the sustainability credentials of the development proposals for the Land south of Burford Road, Minster Lovell.

1.1 Introduction

This Sustainability Statement has been prepared by Turley Sustainability, on behalf of Catesby Strategic Land Limited (the applicant, referred to hereafter as 'Catesby'), to support an outline planning application to West Oxfordshire District Council for the development of up to 134 residential dwellings.

It provides a summary of the sustainable design measures incorporated into the proposals to ensure suitable levels of sustainability performance in accordance with local and national planning policy.

1.2 Site Context

The development site is located within the western area of Minster Lovell and extends to approximately 8.54ha. The north of the site is bound by the B4047 Burford Road, and to the east is bound by the residential construction site and extends round to the existing residential area. The southern boundary consists of agricultural fields enclosed by intermittent hedgerows and occasional trees, and to the west by White Hall Cottages and Repeater House.

1.3 Proposed Development

The proposed development comprises the construction of up to 134 residential dwellings.

The development aims to deliver low carbon housing, committing to meeting the requirements of the 2025 Future Homes Standard before they come into force, delivering homes which achieve a 75% carbon reduction beyond the current regulations, which are **Net Zero Ready**, enabling residents to live net zero.

The official site description is as follows:

'Outline planning permission for the development of up to 134 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved'.

The illustrative masterplan is shown in **Figure 1** overleaf.

1.4 Document Structure

Chapter 2 of this report provides an overview of relevant national and local legislation, planning policy and guidance.

Chapter 3 provides detail of the sustainability and energy strategy of the proposed development, in line with local Planning Policy.

Please note, the terms "carbon", carbon dioxide (CO_2)" and "greenhouse gas (GHG)" are used interchangeably in this statement depending on the terminology of referenced documents.

Figur: Illustrative Masterplan (Source: Edge Urban Design)

2. Policy Context

This chapter provides an overview of the relevant sustainability planning policy and guidance from a national and local perspective.

2.1 Introduction

This chapter sets out the planning policy context relating to sustainable design and construction at the national and local authority level.

2.2 National Policy

This section sets out a summary of current national guidance and policy in relation to sustainable development.

2.2.1 National Planning Policy Framework

The National Planning Policy Framework[1] (NPPF) provides a framework for the development of locally-prepared plans and the government's planning policies for England and how these are expected to be applied.

Paragraph 7 of the NPPF states that: 'the purpose of the planning system is to contribute to the achievement of sustainable development'.

It states clearly that in order to deliver sustainable development, the planning system must perform three distinct objectives, aligned to the three pillars of sustainability, which must not be taken in isolation and should be pursued jointly:

An **economic** objective to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.

A **social** objective supporting strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

An **environmental** objective contributing to protecting and enhancing our natural, built and historic environment; including, making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

These objectives are key to the development of plans and the NPPF sets out a number of key themes for consideration which guide the preparation of local plans and policies, ensuring the delivery of sustainable development.

The NPPF recognises the role planning has to play in support of the UK's pursuit of the United Nations Sustainable Development Goals (UNSDGs) which address social progress, economic wellbeing and

[1] UK Government | NPPF

environmental protection[2]. Example UNSDGs are presented in **Figure 2**.

Figure 2: Example UN Sustainable Development Goals

2.2.2 Planning Practice Guidance

Planning Practice Guidance (PPG) provides further advice on various planning issues associated with development, including those linked to sustainability and renewable energy and underpins the policies within the NPPF.

PPG is a material consideration in planning decisions and should generally be followed unless there are clear reasons not to. It sets out how local authorities should include polices that protect the local environment and strategies to mitigate and adapt to climate change and supports developments that are functional and adaptable for the future.

2.2.3 National Design Guide

The National Design Guide published in October 2019 and is based on the national planning policy practice guidance and objective for good design as set out in the NPPF. The Guide introduces ten characteristics of well-designed places which work together to create developments Character and Community, while positively addressing environmental issues affecting climate.

2.2.4 Building Regulations

Part L, Conservation of Fuel and Power - Whilst not planning policy, the Building Regulations (and specifically Approved Document Part L: Conservation of Fuel and Power) set out the requirements for energy and carbon performance in new buildings.

Periodic updates to these national regulations will drive energy efficiency and carbon reduction improvements. Government has stated that developers will continue to have flexibility in how they meet carbon reduction targets; but that the emphasis is on using a "fabric first" approach.

On 15th June 2022, the Building Regulations were updated as an interim step towards part of the roadmap to the 'full' Future Homes and Buildings Standard, which comes into effect in 2025. The regulations aim to deliver buildings that are of a higher quality, with lower energy bills and reduce GHG emissions by around 30% for new homes and 27% for non-domestic buildings. Further consultation on the final requirements of the 2025 FHS is expected in 2023.

In addition, the UK government has announced two new Building Regulations also due to take effect in June 2022, Part S and Part O. As of 15th June 2022, these standards are now in place.

Part S, Infrastructure for Charging Electric Vehicles - New approved document Part S sets out guidance for electric vehicle (EV) charging infrastructure and specifies that EV charge points must be provided for each dwelling (or where the total number of parking spaces is less than each dwelling, all spaces should be provided with an active EV charging point). Any remaining spaces must have cable routes for charge points to be installed. For non-residential car parks with more than 10 spaces, at least one active EV charge point must be provided, with cabling to the remaining 20% of spaces.

Part O, Overheating - Part O sets out new requirements for mitigating overheating, specifying that residential developments must limit unwanted

[2] UN Sustainable Development Goals

solar gains in the summer and provide means to remove heat. Compliance with Part O can be demonstrated using two methods to demonstrate the risk of overheating from rising summer temperatures has been mitigated following a simplified prescribed glazing and free area ratio; or, use of a Dynamic Simulation Modelling.

2.3 Local Planning Policy

2.3.1 West Oxfordshire District Council Climate Emergency

West Oxfordshire District Council declared a climate and ecological emergency in June 2019 with the ambition to become a carbon neutral council by 2030. The Council developed a Carbon Action Plan[3] and Climate Change Strategy[4] to support the delivery of this commitment.

2.3.2 West Oxfordshire Local Plan 2031

The West Oxfordshire Local Plan 2031 was adopted in September 2018, and sets out the vision for West Oxfordshire to be sustainable, innovative and have high quality design developments. This is embedded into the following strategic policy objectives:

Policy OS3 Prudent use of natural resources – All development proposals (including new buildings, conversions and the refurbishment of existing building stock) will be required to show consideration of the efficient and prudent use and management of natural resources, including:

- Delivering development that seeks to minimise the need to travel;
- Minimising use of non-renewable resources, including land and energy, and maximising opportunities for travel by sustainable means;
- Minimising energy demands and energy loss through design, layout, orientation, landscaping, materials and the use of technology;
- Minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency and reuse of materials;
- Maximising resource efficiency, including water. All new residential development will be expected to achieve the optional building regulations requirement for water efficiency of 110 litres/person/day;
- Minimising risk of flooding;
- Making use of appropriate sustainable drainage systems;
- Using recycled and energy efficient materials;
- Minimising waste and making adequate provision for the re-use and recycling of waste; and causing no deterioration and, where possible, achieving improvements in water or air quality.

Policy OS4 High quality design – High design quality is central to the strategy for West Oxfordshire. New development should:

- Demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced;
- Demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and
- Enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.

Policy T1 Sustainable transport – Priority will be given to locating new development in areas with

[3] Our route to carbon neutral - West Oxfordshire District Council (westoxon.gov.uk)
[4] Climate Change Strategy (westoxon.gov.uk)

convenient access to a good range of services and facilities and where the need to travel by private car can be minimised, due to opportunities for walking, cycling and the use of public transport.

In addition to this all new development will be designed to maximise opportunities for walking, cycling and the use of public transport, ensure the safe movement of vehicles and minimise the impact of parked and moving vehicles on local residents, business and the environment.

Policy T3 Public transport, walking and cycling – All new development will be located and designed to maximise opportunities for walking, cycling and the use of public transport.

Where opportunities for walking, cycling and using public transport are more limited, other measures will be sought to help reduce car use as appropriate (e.g. measures to promote home working or the opportunity for linked trips e.g. through mixed-use development).

New development will be expected to contribute towards the provision of new and/or enhanced public transport, walking and cycling infrastructure to help encourage modal shift and promote healthier lifestyles with particular regard to be given to safe and convenient routes to school.

Policy EH3 Biodiversity and geodiversity – The biodiversity of West Oxfordshire shall be protected and enhanced to achieve an overall net gain in biodiversity and minimise impacts on geodiversity.

Policy EH7 Flood Risk – Flood risk will be managed using the sequential, risk-based approach set out in the National Planning Policy Framework, of avoiding flood risk to people and property where possible and managing any residual risk (taking account of the impacts of climate change).in assessing proposals for development:

- All sources of flooding will need to be addressed and measures to manage or reduce their impacts, onsite and elsewhere, incorporated into the development proposal; and
- Sustainable drainage systems to manage run-off and support improvements in water quality and pressures on sewer infrastructure will be integrated into the site design, maximising their habitat value and ensuring their long-term maintenance.

2.3.3 Supplementary Planning Documents (SPD)

West Oxfordshire Design Guide 12: Sustainable Building Design – This SPD[5] was adopted in April 2016, and will be a material consideration in planning decisions. The Sustainable Building Design provides guidance on how to design development sustainably, reducing greenhouse gas emissions and enabling adaptation to climate change.

The SPD references a number of considerations including, but not limited to, the following:

- Biodiversity;
- Surface water and Sustainable Drainage Systems (SuDS);
- Sustainable energy;
- Waste and recycling; and
- An adaptation to climate change checklist.

For further detail on the principles of sustainable building design listed above, please see the West Oxfordshire Design Guide SPD 'Sustainable Building Design'.

Interim Biodiversity Net Gain Guidance – This guidance[6] should be followed by planning applicants who are working on development projects within West Oxfordshire in order to ensure that biodiversity net gain (BNG) is measured and delivered, in line with **Policy EH3** of the Local Plan.

2.3.4 Validation Criteria

Sustainability Standards Checklist – The Sustainability Standards Checklist aims to deliver

[5] 12-design-guide-sustainable-building-design.pdf (westoxon.gov.uk)
[6] west-oxfordshire-biodiversity-net-gain-guidance-note-for-planning-applications-v8-update-version-004.pdf (westoxon.gov.uk)

local action through planning in response to the climate and ecological emergency in West Oxfordshire, and applies to residential, non-residential or mixed-use development that involves the provision of > ten dwellings and/or a site area > 0.5ha, or floor space of > 1,000sqm. Applicants must demonstrate that exemplary standards of sustainability outlined within the Checklist are being met in response to the following issues:

- Water use and flood risk
- Biodiversity
- Green and Active Travel
- Aligning with Net-Zero Carbon
- Sustainable Construction, Materials and Waste
- Voluntary Standards for Sustainability

Applicants must also submit a standalone **Sustainability Statement** to provide details of how their development complies with the sustainability standards.

The Sustainability Standards Checklist for the proposed development can be found in **Appendix 1** of this document.

2.4 Planning Policy Summary

Both local and national policy aims to ensure the delivery of sustainable and well-designed homes and other buildings which mitigate and adapt to the impacts of climate change.

The West Oxfordshire Local Plan requires development to consider a range of sustainable design measures, including sustainable construction and resource management, green infrastructure, SuDS, energy efficient and low carbon buildings, water efficiency, access for all and enhancing biodiversity. This demonstrates the town's commitment to the creation of sustainable new developments.

Latest national planning policy and guidance confirms the Government's approach to sustainable development is being driven through the updates to the Building Regulations to ensure that new buildings are well designed and reduce emissions in line with the UK's national carbon targets, from 2025 delivering Net Zero Ready homes.

The following sections of this Sustainability Statement set out the sustainability measures incorporated into the design of the development to ensure the delivery of a sustainable development and address the requirements of local policy.

3. Sustainability at Land south of Burford Road

This section summarises the sustainability strategy for the proposed development at the Land south of Burford Road.

This section of the report outlines the sustainability strategy for the proposed development at Land south of Burford Road, demonstrating how the development responds to both national and local planning policy, including the NPPF.

In this context the sustainable design measures incorporated into the development masterplan and design of homes at this stage are set out under the following headings which reflect the themes of the NPPF.

3.1 Building a Strong and Competitive Economy

3.2 Promoting Sustainable Transport

3.3 Delivering a Wide Choice of High-Quality Homes

3.4 Requiring Good Design

3.5 Promoting Healthy Communities

3.6 Meeting the Challenge of Climate Change

3.7 Conserving and Enhancing the Natural Environment

3.8 Sustainable Waste Management

3.1 Building a Strong and Competitive Economy

The proposed development will contribute to positive economic growth for the District through construction and occupation of the proposed sustainable new homes, supporting the aims of the NPPF.

Construction – The economic benefits of construction are well known with considerable direct and indirect positive impacts resulting from new residential construction.

A study by the Confederation of British Industries (CBI) in February 2020[7] demonstrates that construction projects have a significant benefit on the local and wider economy. The report concludes that for every £1 of construction expenditure £2.92 is injected into the economy.

The construction of up to 134 new dwellings will therefore provide opportunities for local employment as well as increased revenue locally for materials, services and goods.

Occupation – Further positive economic impacts of the proposed development resulting from the occupation of new homes and associated increase in local population are noted as follows;

- The construction of 134 new dwellings will increase the population resulting in local benefits through the demand for goods and services;
- The increase in local population will also help support local facilities, groups and stores helping promote the vitality of the local area and beyond.

[7] https://www.cbi.org.uk/media/4121/fine-margins-february-2020-cbi.pdf

3.2 Promoting Sustainable Transport

A Transport Assessment has been prepared by David Tucker Associates summarising the existing conditions in the vicinity of the site, the accessibility of the site relative to local facilities and services and outlines the development proposal for the site. This section of the report provides a summary of the sustainable access and transport measures available and incorporated into the development.

Local Services and Amenities – Within walking distance of the site, there are local facilities and services including a primary school, convenience store, bus stops, and pubs. There are also a selection of small local retailers on Burford Road, as well as a local post office only 1.2km from the site.

The hospital and local pharmacies are in Witney, accessible by bus 233 and 853, in addition to dental facilities and a range of large employers. The local primary school is only 1km from the site, so is within a suitable walking and cycling distance.

Walking/Cycling Services – Pedestrian access will be available via a new footway link that will be provided on the north-eastern corner of the adjacent development to connect with the existing local footway network. The site also benefits from being in the vicinity of national cycle route 57 that connects Farmington in Gloucestershire and Welwyn Garden City in Hertfordshire, the route being only 1km to the east of the site. As part of the development proposals, pedestrian and cycle access will be enhanced through the following measures:

- Provision of a pedestrian connection in the form of a 3m footway/cycleway through the site, connecting into the existing Bovis development next to the site;
- Provision of a new uncontrolled crossing point with dropped kerbs and tactile paving on Burford Road near to the Upper Crescent junction; and
- Secure cycle parking will be provided in accordance with parking standards set by the Local Authority at the Reserved Matters stage.

Bus Services – The nearest existing bus stops to the site are located on the B4047 Burford Road approximately 950m to the east. This provides access to the 853, 233, V20 and V25 bus services.

The 853 provides access to Gloucester, Cheltenham and Oxford, providing 3 services per day during the week and a reduced service on the weekend. The 233 gives access to Burford, Witney, Woodstock and Long Hanborough hourly during the week and Saturday. The V20 and V25 provide limited services on Wednesday and Thursday to Oddington, Bedington, Milton under Wychwood, Shipton, Burford and Witney.

Rail Services – The nearest train station to the site is Hanborough Train Station, which is accessible by the 233 bus. The station provides access to Worcester and Great Malvern through to Oxford and London Paddington, with connections in Oxford up to Coventry and Birmingham.

Hanborough Train Station has a range of facilities including bicycle parking, seating, ticket machines, waiting areas and step free access. There is also parking provision for up to 246 vehicles, including accessible spaces.

EV Charging – Electric charging provision will be provided for every dwelling in line with the requirements of Part S and parking standards set by the Local Authority at the Reserved Matters stage.

Sustainable Transport Summary

In summary, Minster Lovell has good access to bus and rail links to adjacent communities and good road links to the principal road network. The need to travel is reduced by the local facilities available within walking and cycling distance of the site, which could be further reduced through the addition of a footpath and cycle route to connect the site to the existing network. The proximity of the local primary school to the site affords residents and their children the flexibility and

independence to travel to and from school without reliance on the private car.

More detailed information on transportation issues and targets is contained in the Transport Assessment and Framework Travel Plan that accompanies the planning application.

3.3 Delivering a Wide Choice of High-Quality Homes

Residential dwellings will be the primary land use within the site. Sustainable design measures incorporated into the design of dwellings to deliver high quality homes includes:

- Optimal orientation to prioritise natural daylighting and ventilation;
- Ensuring a wide range of dwelling types and tenures, including 40% affordable homes, helping to meet the need for market and affordable housing in the local area and wider district; and
- Energy efficient design and appliance to reducing operating costs for the residents.

Further details on how the development will deliver high quality dwellings are set out in the DAS which accompanies the application.

3.4 Requiring Good Design

The design of the development at Land south of Burford Road aims to respond to the site-specific constraints and includes sustainable elements, to create a well-designed development, aligning with the Sustainable Building Design Guide SPD prepared by the Council. The proposed development includes the following principles of good design:

- Site accessibility through pedestrian and cycle connections, integrating the new homes with the village of Minster Lovell;
- Creation of public green space and green corridors to support biodiversity and provide a variety of landscape typologies including woodland, wetlands, play, orchards, informal recreation and green space;
- Sustainable drainage with features to support and enhance the ecological value of the site, as recommended in the Design Guide SPD;
- New landscape buffers and sustainable surface water management, including an attenuation basin with wildlife friendly features, delivering a net gain in biodiversity; and
- Energy and water efficiency as detailed in **Section 3.6**.

Further details on how the design of the development has evolved to incorporate a range of good design measures are set out in the DAS which accompanies the application.

3.5 Promoting Healthy Communities

Creating a high-quality development that promotes health and wellbeing and community cohesion for residents and local people is a key aim of the scheme and aligns with UN SDG 3, 'Good Health and Wellbeing'. In this context the design has been developed incorporating a number of features to enhance the health and wellbeing of the residents, including:

- Encouraging walking and cycling through the provision of a footway/cycleway through the site, connecting the site to the wider area;
- A new children's play area set within the landscape, promoting outdoor activity and socialisation;
- Leisure routes which meander through the landscape space encouraging outdoor activity, promoting improved health and wellbeing, and connecting people with nature;
- New multi-functional open spaces and boundary planting to provide biodiversity net gain and mitigate climate change, complementing the 'Adapting to climate change' landscape checklist referred to in the Design Guide SPD;
- Provision of secure cycle parking in accordance with Local Authority parking

standards to encourage the uptake of active travel; and

- The location of the development is within close proximity to a range of services and facilities, accessible on foot, by bike, or by bus.

In addition, the design of new homes will consider measures to improve internal living environments to promote health and wellbeing including:

- Prioritisation of natural ventilation, contributing to good internal air quality;
- Homes which are adaptable for the future; and
- Utilisation of materials and services that have low emission rates and pollutants.

More information on how the development has incorporated healthy living opportunities is contained within the DAS which accompanies the planning application.

3.6 Meeting the Challenge of Climate Change

One of the main challenges facing the UK and new development is the need to mitigate and adapt to a changing climate. The Government is committed to tackling climate change and in 2019 set out an ambition to extend the UK Carbon reduction target to reduce carbon emissions by 100% by 2050.

Climate change will cause the UK to become warmer, winters will become wetter, and summers will become drier. Adapting to this changing climate will impact on the design, construction, location, cost and operation of all new buildings in the next few decades. One of the NPPF's core planning principles is for development to consider climate change adaptation and mitigation during the planning process.

The Council's adopted Local Plan and Supplementary Planning Guidance support the Government's objectives for sustainable development reducing energy use and carbon dioxide emissions, adapting to and mitigating the effects of climate change.

In 2019 the Government published the Future Homes Standard consultation which sets out anticipated building standards from 2025 of a 75% reduction in Part L, with an interim 2021 target which requires homes to achieve a 31% carbon reduction beyond the current regulations. The government has noted that homes which meet the 2025 FHS will be Net Zero Ready.

In this context the following sections outlines the key climate change mitigation and adaptation measures considered appropriate for this development based on the latest national guidance.

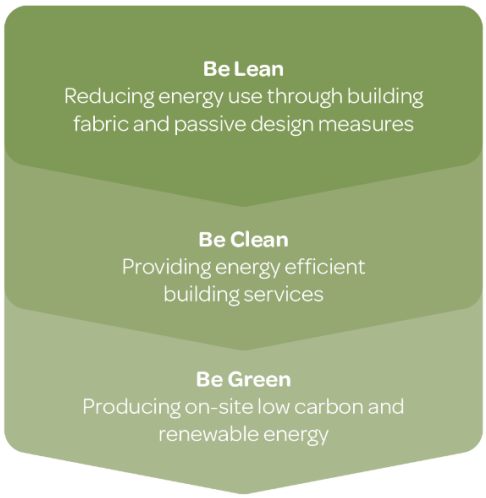
3.6.1 Mitigating Climate Change – Reducing carbon emissions

Developing energy efficient, low carbon homes and buildings is a key objective of national policy and recent changes to the Building Regulations, supporting the reduction of energy demand though efficient building design to reduce carbon emissions.

Catesby is committed to ensuring the delivery of low carbon new homes and at Land south of Burford Road proposes the development of homes which meet the governments full FHS, achieving at least a 75% reduction in carbon emissions above Part L 2013, delivering homes which are **Net Zero Ready**.

To meet the full FHS the proposed dwellings will be designed in accordance with the energy hierarchy, as shown in **Figure 3,** which aims to reduce energy demand through passive design measures and a fabric first approach before utilising low carbon energy and the production of on-site renewable energy.

Figure 3: The Energy Hierarchy



The following sections set out the measures included to deliver an energy efficient, low carbon development.

3.6.1.1 Be Lean – Reducing Energy Use

Central to the delivery of low carbon and energy efficient buildings is the 'Fabric First' principle which recognises the most effective way of minimising carbon emissions is to reduce the demand for heat and power through a well-insulated, energy efficient building fabric and services.

Reducing the primary energy demand of a building through the use of an efficient fabric and services is widely regarded as best practice and is therefore the first and most important step to reducing carbon emissions.

This 'fabric first' approach has a number of distinct benefits including:

- Carbon savings delivered are 'locked-in' for the lifetime of the building (60 years or more);
- Virtually no maintenance and/or replacement costs to maintain carbon reductions through improved fabric;
- No reliance on an occupier's behaviour to deliver carbon reductions.

Energy Efficiency Measures – The homes will be designed in accordance with the anticipated 2025 FHS which requires at least a 75% improvement over the previous Part L 2013 standard.

A range of measures are anticipated to contribute to this energy use and carbon performance, in line with **Policy OS3** of the West Oxfordshire Local Plan. The detailed design will consider:

- Design to promote passive solar gains, maximise natural daylight, sunlight and ventilation;
- High levels of insulation and air tightness;
- Use of high efficiency heating systems appropriate to the building use to reduce energy consumption;
- Installation of Mechanical Ventilation and Heat Recovery (MVHR);
- Use of Waste Water Heat Recovery (WWHR) systems; and
- Where appropriate, specification of high energy efficient equipment will be provided that use less energy and water.

As noted, the design of new homes will reduce thermal energy demand by targeting improved insulation levels and air leakage and fabric u-values beyond the 2021 Building Regulations requirements and **Table 1** sets out the dwelling target u-values and performance beyond the Part L 2021 minimum requirements,

Table 1: Target U Values

Element	Part L Baseline u-values/ performance (w/m^2K)	Target u-values (w/m^2K)	% improvement over Part L
Floors	0.18	0.11	39%
Walls	0.26	0.15	42%
Roof	0.16	0.10	38%
Openings (windows)	1.6	0.8	50%
Air Permeability ($m^3/h.m^2$) @ 50Pa)	8	3	63%

Through these measures it is anticipated the development will significantly reduce energy demand and carbon emissions.

3.6.1.2 Be Clean – Efficient Energy

The next stage of the Energy Hierarchy is the efficient supply of heat and energy. This means connecting into an existing District Heating Network (referred to as "DHN" hereafter) where possible or providing an on-site communal heat network or individual systems.

District Heating Networks (DHN) comprise a centralised heat generator, typically a gas fired Combined Heat and Power (CHP) engine. CHP systems generate electricity and waste heat which can be fed into a network of insulated pipes which deliver low carbon heat to buildings to provide heating and hot water via individual heat transfer units. There are no known heat networks in the vicinity of the proposed development.

The continued decarbonisation of the national electricity network and changes to the Building Regulations mean that the carbon emission benefits of traditional CHP systems will diminish during their life cycle.

CHP and DHN are therefore unlikely to be incorporated, as carbon emissions associated with electricity are expected to continue to reduce as the grid decarbonises, leading to greater savings in carbon emissions over the lifetime of the development.

3.6.1.3 Be Green – Low Carbon Renewable Energy

The final stage of the energy hierarchy is the generation of on-site low carbon renewable energy. The Government's initial consultation on the FHS indicates that both the interim FHS standard and Full FHS will require the use of low carbon renewable energy systems.

A review of potential low carbon or renewable energy technologies and their suitability for inclusion in the development has been completed and are provided below. As the application is at outline stage, it is not possible to provide further detail on the specific proportion of renewable technologies that have been considered for this site. If the application progresses to the reserved matters stage, further detail will be provided on the energy performance on the buildings.

Heat Pumps - Heat pumps provide low carbon heat sourced either from the ground (Ground Source Heat Pumps) or air (Air Source Heat Pumps). This type of system is suited to thermally efficient buildings. They require mains electricity to operate but typically provide around three units of heat for every unit of electricity that is consumed. Because the heat generated is at a lower temperature than that produced by a gas boiler, heat pumps typically require underfloor heating or over-sized radiators to ensure the heat is distributed efficiently. The Government anticipates that the decarbonisation of the electricity network will shift design to using electric heating systems, including heat pumps.

Air Source Heat Pumps - ASHPs extract low grade heat from the air and raise the heat to a higher temperature for domestic heating and hot water loads. They require less space than Ground source heat pumps and less maintenance than combustion-based heating systems. They also have a longer life than combustion boilers.

Heat pumps save carbon emissions. Unlike burning oil, gas, LPG or biomass, a heat pump produces no carbon emissions on site (and no carbon emissions at all, if a renewable source of electricity is used to power them). Heat pumps can also provide cooling in summer, as well as heating in winter.

The initial FHS consultation anticipates that the full FHS will require the use of heat pumps to provide low carbon heat.

ASHPs will therefore be considered within the developing design, to provide space heating and hot water.

Ground Source Heat Pumps - Ground source heat pumps (GSHP) draw heat from underground through a refrigeration cycle, and can be a very efficient solution. The ground can also be used as a source of heat and cooling. GSHPs can be either

open loop or closed loop. An open loop system will require abstraction and discharge licences from the Environment Agency; a closed loop system comprises of buried pipes. This system requires extensive ground works to extract low grade heat from the earth, proving very expensive. GSHPs are considered unlikely to be practical or cost-effective for low density residential development.

Solar Photovoltaic (PV) - Solar photovoltaic (PV) systems generate zero carbon electricity from sunlight and are well-suited to dwellings with unobstructed south-east to south-west facing roof space. Excess power is exported to the grid or can be harnessed using battery storage. Maintenance requirements are typically minimal. It is anticipated that meeting the 2025 FHS carbon reduction will require the installation of Solar PV on all homes.

Solar Thermal - Solar thermal systems generate hot water from sunlight in a similar manner to Solar PV. They require insulated tanks to store the hot water and have greater maintenance demands than solar PV given the need to ensure anti-freeze in the pipework is topped up every few years. They can be a highly cost-effective technology particularly where mains gas supplies are not available, however in energy efficient new homes their benefit can be limited.

Biomass - Biomass provides useable heat from a range of solid fuels including wood and straw. The installation of a biomass boiler, flue and associated fuel store require significant space which is not considered appropriate for the development.

3.6.1.4 Summary

In summary, the proposed dwellings will be designed to meet the requirements of the 2025 FHS, achieving at least a 75% reduction in carbon emissions above Part L 2013.

This will be achieved through a combined fabric, energy efficiency and low carbon renewable energy approach, this may include:

- Enhanced u-values, for example triple glazed windows with a u-value of <0.8 W/m^{2}K;
- Use of a range of energy efficiency measures including MVHR, WWHR and low energy lighting;
- Provision of Solar PV on all homes;
- Use of low carbon heating, for example ASHP to provide low carbon heating.

This strategy will deliver homes which are Net Zero Ready, with residents able to purchase certified renewable electricity and live net zero.

The detailed Energy Strategy for the proposals at Land south of Burford Road will be developed in line with **Policy OS3** of the West Oxfordshire Local Plan, and the energy hierarchy, complying with guidance noted in the Design Guide SPD around sustainable and renewable energy sources.

As the application is at outline stage, energy modelling will be completed as the design develops, providing further detail on the specific proportion of renewable technologies to be provided for this site.

3.6.2 Climate Change Adaptation

The ensure the proposed development is resilient to the effects of climate change it will incorporate a number of key design measures in response to the climate predictions set out in the UKCP18 projections.

The UKCP18 projections demonstrate that over time the UK will experience increased summer and winter temperatures with significantly increased maximum temperatures, reduced summer rainfall, increased winter rainfall and an increase in extreme weather events.

The UK Climate Change Risk Assessment updated in 2021 identifies key risks associated with the effects of climate change and in relation to the built environment and the proposed development these include reduce summer water availability, increased winter rainfall and increased summer temperatures.

This section identifies key measures which will be incorporated into the design of new homes and the proposed development to adapt to climate change.

Water Efficiency

Potable water is an increasingly important natural resource and with the majority of the UK classed as being in an area of moderate or severe water stress the conservation of water is becoming a more significant sustainability metric.

Therefore, the new development will aim to reduce water consumption through a range of water efficiency measures such as:

- Dual flush WCs;
- Water meters;
- Low flow fittings; and
- Where appropriate, water efficient equipment.

Through the use of these measures new homes will target a water consumption rate of 110l/p/d, adhering with **Policy OS3** of the West Oxfordshire Local Plan.

Flood Risk and Drainage

A Flood Risk Assessment has been prepared by RSK Group which indicates that the application site is predominantly situated within Flood Zone 1, meaning the site is classified as having a less than 1 in 1,000 annual probability of river or sea flooding.

The surface water drainage strategy will align with **Policy EH7** of the West Oxfordshire Local Plan in that sustainable drainage systems will be utilised to manage surface water run-off. SuDS which have been considered for use on the site include a large infiltration basin in the southeast corner. Swales and permeable paving have also been proposed. These features will not only provide attenuation but also provide significant water quality and ecological benefits; for example, swales provide habitat, shelter and breeding opportunities for a variety of wildlife species. Sustainable drainage measures will be discussed further at the detailed design stage.

The drainage strategy ensures that the development will not flood for all storm events up to 100 years plus a 40% allowance for climate change.

Further information on the sites flood risk and the proposed surface water management system can be viewed in the accompanying Drainage Strategy.

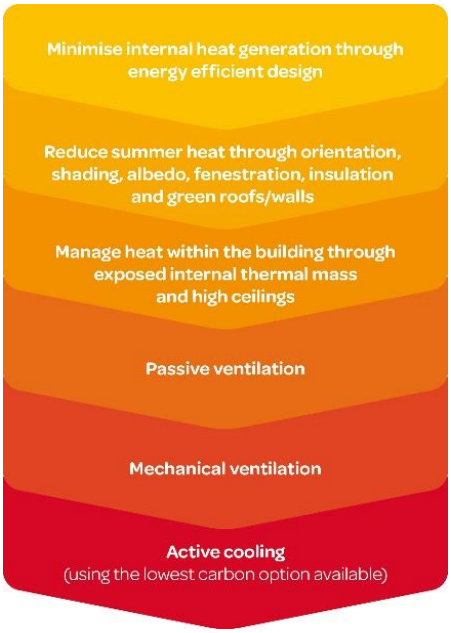
Overheating

With increasing summer temperatures there is an increasing risk of overheating in buildings which could adversely affect building occupants and users.

All homes will be designed in accordance with the new Building Regulations Part O Overheating that came into force in June 2022. Part O requires development to reduce overheating risk through the incorporation of passive solar design measures.

The proposed dwellings will be designed in accordance with the cooling hierarchy, as shown in **Figure 4,** which aims to reduce any potential overheating in buildings. Incorporating the cooling hierarchy into the design process means buildings will be better equipped to manage their cooling needs and to adapt to and mitigate climate change.

Figure 4: Cooling Hierarchy



3.7 Conserving and Enhancing the Natural Environment

The site comprises two adjacent fields on the edge of Minster Lovell, adjacent to, but outside of the Cotswold AONB. The site lies on a slightly elevated location above the Windrush valley, and the fields are currently used for intensive arable cropping. The boundaries to the site are predominantly formed by hedgerows and hedgerow trees.

The Proposed Development will incorporate measures to support and enhance the environment through consideration of the existing site ecology, including measures to mitigate the impact of the site and enhance site biodiversity, as well as incorporate measures to reduce pollution from the site.

3.7.1 Ecology

An Ecological Impact Assessment (EcIA) has been prepared by RammSanderson to assess the likely significant effects of the project on all ecological features.

The site is located to the south of the B4047 and consists of two arable fields bounded by hedgerows. One habitat of principal importance was recorded on site; hedgerow. All other habitats were common and widespread and offered limited ecological value. Hedgerows offer conservation value as an ecological corridor and should be maintained on site, as planned in the mitigation measures listed below. Therefore, the impact upon habitats as a result of the proposals is deemed negligible.

To protect the site habitats and species a number of mitigation and enhancement measures have been proposed and recommended as part of the EcIA.

They can be summarised as follows:

- Retention and enhancement of the hedgerow habitats on site;
- Soft landscaping to include grassland and wildflower habitats, and large vegetative buffers to the boundaries providing a permeable site for wildlife;
- The implementation of climate-resilient tree species will be considered at the Reserved Matters stage;
- Additional native planting such as areas of scrub to benefit local flora and fauna through the improvement of ecological corridors; and
- Incorporation of a range of wildlife friendly features will be incorporated, including hedgehog highways, and bat and bird nesting boxes situated within the new buildings.

The above mitigation and enhancement measures would reduce the impacts of the development proposals upon the habitats and species present. The measures proposed will contribute to Oxfordshire's Nature Recovery network, expanding and enhancing ecological corridors and existing green infrastructure to support wildlife movement. The implementation of enhancement measures will provide a net gain in biodiversity post-development, complying with **Policy EH3** of the West Oxfordshire Local Plan**.**

3.7.2 Pollution

The proposed development will aim to minimise any negative impacts on the natural environment considering the impacts of water use, materials, and air quality.

Water – Throughout construction water quality will be maintained by the following measures:

- Reduce erosion and run-off by minimising land disturbance and leaving vegetation cover where possible;
- Cover skips and trucks loaded with construction materials and continually damp down with low levels of water;
- Use non-toxic paints, solvents and other hazardous materials wherever possible; and
- Segregate, tightly cover and monitor toxic substances to prevent spills and possible site contamination.

Sustainable Materials and Construction – The development will aim to use a range of sustainable materials including:

- Sustainably sourced timber from Forest Stewardship Council (FSC or equivalent) certified sources;
- Target the use of materials specified in the BRE Green Guide to construction.

The detailed design of homes will also give consideration to the embodied carbon of materials, where possible utilising materials with low embodied carbon.

As part of the detailed design of the homes consideration will be given to the potential for offsite construction and use of Modern Methods of Construction (MMC). Offsite, or MMC construction can provide a range of sustainability benefits, reducing waste and carbon emissions from construction.

The final design and specification of major building elements will be determined during the detailed design of the development.

3.8 Waste Management

Construction Waste Management

Prior to the construction phase, a Site Waste Management Strategy (SWMS) will be prepared to ensure the use of measures to minimise waste during the construction phases of the development, including the use of a scheme for recycling/disposing of waste arising from construction site activities.

The reduction, reuse and recycling of construction waste is to be prioritised through measures such as avoidance of over-ordering, supervision of deliveries, use of secure materials storage facilities and reuse of materials onsite where feasible.

In addition, the development will be registered with the Considerate Constructors Scheme and achieve certification against the Code of Considerate Practice.

Operational Waste Management

In accordance with the principles of the waste hierarchy, the development will make provision for the storage of non-recyclable waste and recyclable waste including dedicated storage for waste in new homes to encourage residents to recycle waste materials.

Adhering to the Sustainable Building Design SPD, full consideration will be given to the Council's waste management infrastructure and services to ensure that the occupiers have the necessary infrastructure to participate in any kerbside recycling services.

4. Conclusion

This Sustainability Statement has been prepared to demonstrate how the proposed development responds positively to national and local sustainable policy requirements.

The proposed development at Land south of Burford Road has been designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible. This includes the consideration of measures to mitigate and adapt to the effects of climate change.

The Sustainability Statement which accompanies the application sets out key sustainable design measures incorporated at this stage and to be considered during the detailed design of homes.

Social and Economic Benefits – The development aims to provide a range of social and economic benefits to both new and existing residents, through:

- Provision of up to 134 new dwellings, providing opportunities for local people;
- Supporting new and existing communities by providing a new equipped play area and green communal space;
- Incorporation of sustainable transport measures to encourage active travel in the form of walking and cycling, through provision of cycle parking and a pedestrian footway/cycleway;
- A development in a sustainable location with a range of day to day services and amenities within walking distance of the site including a primary school, SPAR convenience store, Post Office, bus stops and pubs; and
- Homes designed to create healthy living environments which are flexible for the future.

Environmental Protection and Enhancement – Through a range of design measures the development aims to protect and enhance the local environment, including:

- Homes designed to make use of sustainable materials to reduce environmental impacts of construction;
- Formation of green corridors along existing hedgerows and tree lines, supporting the growth of habitats and contributing to biodiversity net gain;
- Provision of measures to protect on-site ecology and enhancement measures to deliver a biodiversity net gain post-development, including additional native planting of scrub areas, and incorporation of bat and bird nesting boxes, which also helps reduce the impact of climate change on site habitats; and
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.

Mitigating and Adapting to Climate Change – In recognition of the climate emergency, the development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change. Measures include:

- Buildings designed to reduce carbon emissions meeting the requirements of the 2025 FHS, delivering at least a 75% reduction in carbon emissions beyond Part L 2013 through a range of fabric, energy efficiency and low carbon renewable energy measures.
- Orientation and design of homes to allow the installation of Solar PV on all homes.
- Reducing carbon emissions in line with the 2025 FHS will deliver Net Zero Ready homes and allow residents the ability to live Net Zero through the purchase of certified renewable energy.
- Specification of water efficient fittings to reduce water consumption to 110 litres per person per day in line with the government's higher water efficiency standard;
- Reduced emissions associated with private car travel though development in a sustainable location, with access to public transport and amenities, and provision of secure cycle parking;
- Development of new homes in Flood Zone 1 and provision of a surface water drainage system designed to mitigate for a small amount of flood water under a 1 in 100 annual probability plus 40% climate change rainfall event; and
- Homes designed to take into account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.

Catesby Strategic Land Limited are committed to the delivery of sustainable homes which include measures which provide economic and social benefits, protect and enhance the environment, as well as mitigating and adapting to the long-term effects of climate change.

Appendix 1 – Sustainability Standards Checklist

Below the Council's Sustainability Standards Checklist has been completed to demonstrate how the development responds to the Council's sustainability standards.

Sustainability standards	Compliance with the standards	Proposed development compliance
Water use and flood risk		
1. **Can you demonstrate that water consumption will be minimised?**	Provide details of how water consumption will be minimised in the Sustainability Statement. Include water efficiency calculations for a cross section of building types, representative of the development.	Homes will target a water consumption rate of 110l/p/d. Please see Section 3.6.2 of the Sustainability Statement for further detail.
2. **Do you include measures to conserve water through rainwater harvesting and/or water recycling?**	Describe water conservation measures in the Sustainability Statement.	A range of water efficiency measures will be used such as dual flush WCs, water meters, low flow fittings, and water-efficient equipment where appropriate. Please see Section 3.6.2 of the Sustainability Statement for further detail.
3. **Has flood risk been appropriately assessed and will you be implementing sustainable flood risk management?**	Summarise in the Sustainability Statement how flood risk has been assessed and sustainable flood risk management will be implemented. Cross reference the Flood Risk Assessment and ecological reports, where applicable.	The Flood Risk Assessment indicates that the site is within Flood Zone 1. The development will utilise SuDS to manage surface water run-off, including infiltration basins, swales, and permeable paving. These will provide water quality and ecological benefits. Please see Section 3.6.2 of the Sustainability Statement for further detail.
Biodiversity		
1. **Have you evaluated the biodiversity value of the site?**	Summarise in the Sustainability Statement how the: • Biodiversity value of the site has been evaluated • Mitigation hierarchy has been applied and features for species incorporated • Residual impacts will be compensated.	The Ecological Appraisal indicates the site will provide a net gain in biodiversity post-development, utilising the mitigation hierarchy and incorporating a range of mitigation and enhancement measures. Please see Section 3.7.1 of the Sustainability Statement and the Ecological Impact Assessment (EcIA) which accompany the planning application for further detail.

2. **Have you applied the mitigation hierarchy and incorporated features for species within the development?**	Cross reference ecological assessments, protected species and habitat surveys, where appropriate.	Mitigation and enhancement measures will be included in the development, including retention and enhancement of the hedgerow habitats on site, additional native planting, and wildlife friendly features including hedgehog highways and bat and bird boxes.
3. **How will you compensate for any residual impacts?**		As many of the existing habitats will be retained as possible, including hedgerow habitats on site. There will be a net gain in biodiversity post-development.
4. **Can you demonstrate that your development delivers a net gain in biodiversity on site and/or off-site?**	Summarise the biodiversity net gain outcome in the Sustainability Statement. Cross reference the biodiversity net gain strategy, where applicable.	The biodiversity net gain calculation will be provided at the Reserved Matters stage. Please see Section 3.7.1 of the Sustainability Statement for further detail on the ecological measures and biodiversity net gain at the site.
5. **Are your proposals for biodiversity net gain ecologically meaningful and do they contribute towards Oxfordshire's Nature Recovery Network?**	Summarise in the Sustainability Statement how the biodiversity net gain will be ecologically meaningful and contribute towards Oxfordshire's Recovery Network. Cross reference the Biodiversity Net Gain Strategy, where applicable.	The biodiversity net gain will contribute to Oxfordshire's Recovery network through soft landscaping and vegetative buffers to the site boundaries to provide a permeable site for wildlife, enhancing ecological corridors and encouraging wildlife movement.
6. **Does your proposal improve habitat connectivity and wildlife corridors, and does it incorporate wildlife features as part of a high-quality green infrastructure network?**	Summarise in the Sustainability Statement how habitat connectivity and wildlife corridors will be improved, and wildlife features incorporated as part of a high-quality green infrastructure network. Cross reference, where appropriate: • Green Infrastructure Strategy or equivalent • Building with Nature assessment • Surface Water Drainage Strategy • Associated drawings.	Additional planting and ecological corridors will expand the existing green infrastructure networks. The surface water drainage strategy includes the use of swales, which will provide significant ecological benefits and create new habitat for wildlife.
7. **Do your proposals include planting of trees, woodland, scrub or orchard?** 8. **Have tree species been selected with consideration to climate change adaptation and mitigation?**	Provide details of tree planting, woodland, scrub and/or orchards in the Sustainability Statement, and explain how tree species have been selected with consideration to climate change adaptation and mitigation. Cross reference the ecological report, landscape report, and site plans, where appropriate.	Additional native planting using scrub will benefit local flora and fauna and enhance ecological corridors. The implementation of climate-resilient tree species will be considered at the Reserved Matters stage. Please see Section 3.7.1 of the Sustainability Statement and the Ecological Impact Assessment (EcIA) which accompany the planning application for further detail.

9. **Have you considered how retained and newly created habitats will be managed in the long term and who will be responsible for this management?**	Summarise the long-term management and stewardship of habitats and green infrastructure assets in the Sustainability Statement, and who will be responsible for this management.	Further detail on the long-term management and stewardship of habitats and green infrastructure will be provided at the Reserved Matters stage.
Green and active travel		
1. **Is your development designed to prioritise walking, cycling and public transport use?**	Explain how active and green travel is promoted through prioritising walking, cycling and public transport use in the Sustainability Statement.	The site will provide a 3m footway/cycleway through the site. There will be a new uncontrolled crossing point with dropped kerbs and tactile paving to aid pedestrian safety and encourage active travel. Further detail on the sustainable transport measures proposed at the site can be found in the Transport Assessment and Sustainability Statement which accompany the planning application.
2. **Do you provide adequate space for the sheltered, safe secure and well-lit cycle storage on the site?** 3. **Within the design of a non-domestic development, have you provided a sufficient number of spaces for cycle storage?**	Describe in the Sustainability Statement the cycle storage which will be provided on the site.	Secure cycle parking will be provided in accordance with parking standards set by the Local Authority at the Reserved Matters stage.
4. **What provisions have been made to encourage home working?**	Describe in the Sustainability Statement provisions for home working.	Further detail on the provisions for home working will be provided at the Reserved Matters stage.
5. **What provisions have been made to encourage shared mobility options?**	Describe the Sustainability Statement provisions for shared mobility.	Further detail on the provisions for shared mobility will be provided at the Reserved Matters stage.
6. **How have provisions for modal interchange been considered in development design?**	Explain how transport infrastructure has been located in hubs in the Sustainability Statement. Cross reference the layout plan.	The hospital and local pharmacies are accessible by local bus routes, and Hanborough Train Station is also accessible by the 233 bus which connects the site through sustainable methods of public transport. Further detail on the sustainable transport measures proposed at the site can be found in Section 3.2 of the Sustainability Statement and the Transport Assessment which accompany the application.

7. **Do you provide infrastructure for the charging of electric vehicles, scooters and bikes?**	Provide details of infrastructure for the charging of electric vehicles, scooters and bikes in the Sustainability Statement, and how this is in line with the requirements of the Oxfordshire Electric Vehicle Infrastructure Strategy (OEVIS).	Electric charging provision will be provided for every dwelling in line with parking standards set by the Local Authority at the Reserved Matters stage.
Aligning with net-zero carbon		
1. **Have you designed the fabric of the development to standards of ultra-low energy demand?**	To achieve ultra-low energy demand through design, energy budgets (EUI targets) using predicted energy modelling should demonstrate these targets: • Residential <35 kwh/m2.yr • Office <55 kwh/m2.yr • Research labs <55-240 kwh/m2.yr • Retail <80 kwh/m2.yr • Community space (e.g. health care) <100 kwh/m2.yr • Sports and leisure <80 kwh/m2.yr • School <65 kwh/m2.yr Predictive energy modelling should be used, for example Passive House Planning Package, CIBSE TM54 or equivalent and carried out with the intention of meeting target EUIs. Explain in the Sustainability Statement how ultra-low energy demand will be achieved.	The proposed energy strategy will meet the 2025 Future Homes Standard, achieving at least a 375% carbon reduction in emissions beyond Part L 2013 as a minimum, delivered through efficient building fabric including the following measures: • Design to promote passive solar gains, maximising natural daylight, sunlight and ventilation; • High levels of insulation and air tightness; • Use of high efficiency heating systems appropriate to the building use to reduce energy consumption; and • Use of renewables such as solar PV to meet a proportion of energy demand. Further detail on the energy efficiency measures proposed at the site can be found in Section 3.6 of the Sustainability Statement.
2. **Has your development been designed to be fossil fuel free?**	Explain in the Sustainability Statement how the development has been designed to be fossil-fuel free.	At this stage homes will be designed in accordance with the 2025 FHS, inherently fossil fuel free. Further detail on this will be provided at the Reserved Matters stage.
3. **Has your development been designed to have a net zero-operational carbon balance and deliver 100% of energy consumption using renewables?**	Explain in the Sustainability Statement how the development achieves a zero-operational carbon balance and delivers 100% of energy using renewables. Include the total kWh/yr of energy consumption of the buildings, accounting for both regulated and unregulated energy, on the site, and the total kWh/yr of energy generation by renewables to show that the zero-carbon operational balance is met.	At this stage homes will be designed in accordance with the 2025 FHS. This will likely require the use of low carbon renewable energy, for example heat pumps and Solar PV to reduce carbon emissions. Further detail on this will be provided at the Reserved Matters stage.

4. **Have you considered the embodied carbon emissions of your development and taken steps to minimise these?**	Explain in the Sustainability Statement how the development minimises embodied carbon emissions. Cross reference lifecycle modelling, carried out to assess embodied carbon.	The detailed design and specification of homes will give consideration to the use of materials with low embodied carbon. Further detail on this will be provided at the Reserved Matters stage.
5. **Has thermal comfort and the risk of overheating been assessed and have passive design measures to mitigate for overheating risk been prioritised over the use of more energy-intensive alternatives?**	Explain in the Sustainability Statement how thermal comfort and the risk of overheating has been assessed, and how the passive design measures to mitigate for overheating risk have been prioritised over energy intensive alternatives, and in compliance with CIBSE TM52 for non-domestic buildings and CIBSE TM59 for domestic buildings. Cross reference thermal modelling, where appropriate.	All homes will be designed in accordance with the new Building Regulations Part O Overheating that came into force in June 2022. Part O requires development to reduce overheating risk through the incorporation of passive solar design measures. The proposed dwellings will be designed in accordance with the cooling hierarchy**,** which aims to reduce any potential overheating in buildings. Incorporating the cooling hierarchy into the design process means buildings will be better equipped to manage their cooling needs and to adapt to and mitigate climate change. Please see section 3.6.2 of the Sustainability Statement for further detail.
Sustainable construction, materials and waste		
1. **Will the construction company that you use be registered with the Considerate Construction Scheme?**	Confirm in the Sustainability Statement that the construction company used will be registered with the Considerate Construction Scheme.	Yes. Further detail on this will be provided at the Reserved Matters stage.
2. **Will you be preparing and adhering to a Site Waste Management Plan (SWMP) as a way of reducing and managing construction waste?**	Confirm in the Sustainability Statement that a SWMP will be prepared and adhered to.	Yes. Further detail on this will be provided at the Reserved Matters stage.
3. **Have you set targets for recycling construction waste / reducing waste going to landfill?**	Confirm the recycling and landfill targets in the Sustainability Statement.	Further detail on recycling and landfill targets will be provided as part of the SWMP at the Reserved Matters stage.

4. **Are you taking steps to source construction materials that are local and sustainable?** 5. **Are you employing sustainable construction methods on and off site?**	Explain in the Sustainability Statement how local and sustainable construction materials will be sourced, and the BRE Green Guide Specification has informed design decisions, where applicable. Explain how the construction methods are sustainable on and off site.	The development will aim to use a range of sustainable materials and design features, making use of sustainable timber from FSC (or equivalent) sources, and materials specified using the BRE Green Guide to construction. Consideration will be given to the potential for offsite, MMC construction during the detailed design phase. Please see Section 3.7.2 of the Sustainability Statement for further detail.
6. **Have you provided safe and convenient access for waste recycling?**	Provide details of safe and convenient access for waste recycling in the Sustainability Statement. Cross reference layout plans.	Full consideration will be given to the Council's waste management infrastructure and services to ensure that the occupiers have the necessary infrastructure to participate in any kerbside recycling services. Please see Section 3.8 of the Sustainability Statement for further detail.
7. **How have you considered innovative or advanced waste collection systems as part of your waste strategy?**	Explain in the Sustainability Statement how innovative or advanced waste collection systems have been considered as part of the waste strategy. Cross reference the Waste Strategy, where applicable.	Further detail on this will be provided at the Reserved Matters stage.
Voluntary sustainable standards		
1. **Are you pursuing a Building Research Establishment Environmental Assessment Method (BREEAM) certification for your non-domestic development?**	Provide details of the BREEAM rating in the Sustainability Statement. Cross reference BREEAM pre assessment, where applicable.	Not applicable.
2. **Are you pursuing another sustainability accreditation and / or recognised sustainability principles?**	Provide details of another sustainability accreditation and / or recognised sustainability principles in the Sustainability Statement.	Not at this stage.

Turley Birmingham

9 Colmore Row,
Birmingham
B3 2BJ

T 0121 233 0902

Turley
Sustainability