

SUSTAINABILITY STATEMENT TEMPLATE

All planning applications for new developments — except householder development or single houses — must be accompanied by a sustainability statement. To ensure statements are comprehensive, developers should use the template below.

When sending a paper copy of this statement, please print double-sided.

Part 1: Land Use, Noise, Air Quality and Transport

Land and Building Use

- 1) Is the proposed development on contaminated land and if so, what remediation techniques will be sought?
- 2) Does the proposal involve the loss of green spaces such as playing fields and allotments? If so, what on-site provisions or like-for-like provisions through Section 106, will be gained?

Noise

- 1) How will the development be designed to reduce the impacts of noise?

Air Quality

- 1) How significantly will the development increase road traffic? What mitigation measures will be put in place to minimise the negative impacts on air quality from increased traffic?
- 2) What mitigation measures will be put in place to reduce the impact on air quality during the construction phase, for example from dust?
- 3) Is the development in an air quality management area? If so, does it negatively impact air quality and what mitigation measures will be put in place?

Transport (developments impacting significantly on the local environment will need to submit a stand-alone Transportation Assessment)

- 1) Is the site within:
 - a) 400m walking distance of a bus stop;
 - b) 1 km walking distance from a railway or London Underground station;
- 2) Please give details of expected vehicular movements generated by the site with reference to daily totals and distribution throughout the day.
- 3) How many parking spaces will the site provide?

4) How will the site encourage access by non-car modes? Please give details of the following:

- a) proximity to public transport;
- b) safe and convenient access to the site for pedestrians and cyclists;
- c) proximity to cycle and pedestrian routes;
- d) workplace travel plan;
- e) parking spaces reserved for car-sharers;
- f) car club;
- g) on-site cycle parking and/or cycle lockers; facilities for cyclists such as showers and lockers;

5) Will the site provide charging points for electric vehicles or space where these could be provided? Please give details.

6) Will the site include measures to reduce travel demand? Please give details.

Part 2: Environmental Sustainability

- 2.1 This section of the statement mirrors the structure and topic areas covered by Planning Advice Note (PAN) 4 on Sustainable Design and Construction. Developers are strongly advised to have regard to PAN 4 when designing and planning their developments, and completing the sustainability statement.
- 2.2 Depending on the development type, developers will be required to meet certain sustainability standards. Developments have been classified in four categories and developers should address the sustainability criteria required for the category they fall under. The four development types are:
- Strategic developments — these are developments that are referable to the Mayor and are over 500 units or 10 hectares;
 - Major developments — developments over 10 units or 1,000 sq m;
 - Developments within Barking Town Centre Energy Action Area;
 - Minor developments — for the purposes of this statement, between 2 to 9 new residential units or if a non-residential development, over 100 sq m.
- 2.3 For ease of reference, a table setting out the requirements based on development type is attached to this Sustainability Statement Template (see Appendix 1).
- 2.4 Please note that the Council may impose a condition on the grant of planning permission in respect to any of the sustainability requirements set out below. If a condition is imposed on a requirement, the developer will have to provide proof that it has been met.

Assessment Methods - BREEAM

Depending on the requirement for your development type (see the table attached to this template), demonstrate that you will achieve the appropriate BREEAM score by providing a *pre-construction estimate* of the score at planning application stage.

Please note that the Council will ask for a *post-construction certificate* on completion of major and strategic developments to ensure the appropriate score has been achieved. A post-construction certificate will not be required for minor developments.

Developers undertaking BREEAM assessments will still need to submit a Sustainability Statement and meet the requirements specified in PAN 4. Where these are already met through the BREEAM assessment, a cross reference should be made in the Sustainability Statement.

Sustainable Materials in Construction	
Locally sourced materials	See table attached for details of requirements per development type. Developers should be prepared to provide evidence that requirements on sustainable materials have been met. A condition on the grant of planning permission may be imposed in respect to these requirements.
Reused and recycled materials	
Materials with low embodied energy	
Sustainable timber	
Peat or weathered limestone	

Sustainable waste management during construction and occupancy of development	
Site Waste Management Plans (SWMP)	For major and strategic developments, please provide a copy of your SWMP using the Department of Trade and Industry's (DTI) methodology.
Demolition Protocol if project involves demolition	Using the Institute of Civil Engineers' (ICE) Demolition Protocol methodology, provide a target for reclaiming materials from the demolition site for reuse and recycling.
Internal and external recycling facilities	Demonstrate on plans and in writing that you have followed the advice set out in Planning Advice Note 3 on refuse and recycling provisions.

Energy efficient design and renewable energy	
Site layout and passive solar design	All developers must show how their site layout maximises solar gain while avoiding overheating.
	Developers must show how passive solar design elements have addressed the following: <ul style="list-style-type: none"> a) heating needs of the development through thermal massing and sunspaces; b) lighting needs through natural light; c) cooling needs through natural ventilation and

	shading.
Low carbon buildings	All developers must submit a statement which sets out how they will achieve the required carbon emissions reduction beyond Building Regulations 2006 for their development — either 20% or 32% for Barking Town Centre (see <i>Guide to the Barking Town Centre Energy Action Area</i>). This must be accompanied by energy calculations made by an accredited SAP Assessor.
	All developers must provide a calculation of how they will meet their 10% renewable target and provide details of technologies they will use. Developers in Barking Town Centre are expected to meet this target through electricity generating renewable technology only (see <i>Guide to the Barking Town Centre Energy Action Area</i> .)
	If a community heating/ CHP system is chosen, provide written details of infrastructure to dwellings. Developers in Barking Town Centre are expected to install communal heating to set specifications (see <i>Guide to the Barking Town Centre Energy Action Area</i>). Please note that heat meters are required in individual units in all developments with communal heating/ CHP.
	Developers must state how extensively they are using energy efficient lighting and lighting controls in their development, and whether all appliances to be installed are 'Energy Saving Recommended'.

Water Resources	
Sustainable Drainage Systems	State which Sustainable Drainage Systems (SUDS) techniques will be used and the attenuation rate achieved (see table attached on information on how SUDS techniques should be chosen and how extensively they should be applied).
	Outline your strategy for maintaining the SUDS technique chosen.

	Show that you have considered using permeable surfaces anywhere that loading will not cause structural failure.
Water conservation	Provide an estimate of water demand.
	List the water saving fixtures and appliances you have installed, including low-flush or dual-flush toilets. If you have installed any fixtures or appliances that are not water efficient, explain why.
	Show on your plans that you intend to install either a rainwater collection system or a greywater recycling system in your development.

Nature conservation and biodiversity	
Consultation and scoping studies	Demonstrate you have carried out the appropriate consultation with the Council and nature conservation organisations on the presence of important species and habitats on site.
Detailed Surveys and Impact Assessment	Demonstrate you have detailed surveys and impact assessments if a species protected under legislation has been identified on your site.
Design measures that encourage biodiversity	List the design features that you will incorporate in your development to encourage biodiversity, for example a green roof. A comprehensive list can be found in Appendix 1 of this statement under 'Biodiversity'

Appendix 1 — Summary of Sustainability Requirements

Topic	Strategic Developments referable to the Mayor	Major Developments (1,000 sq m + or 10 C3 units +)	Developments within Barking Town Centre Energy Action Area	Minor developments (between 2 and 9 new residential units or above 100 sq m if non-residential)
Assessment methods (either BRE or Code for Sustainable Homes)				
BREEAM Assessment (ie. Ecohomes for residential)	Excellent (Post Construction certification required)	Aim for Excellent. Very Good will be accepted in exceptional circumstances (Post Construction certification required)	Depends on whether the development is strategic, major or minor	Very good encouraged (Post Construction certificate is not required)
Code for Sustainable Homes	Aim for Code Level 5. Code Level 4 will be accepted in exceptional circumstances	Aim for Code Level 4. Code Level 3 will be accepted in exceptional circumstances	Depends on whether the development is strategic, major or minor	Code level 3 encouraged.
Building Materials				
Locally sourced materials	50% of construction materials by mass to be sourced from a factory/ plant, quarry, wharf, railhead or recycling centre within 35 miles of site wherever feasible		Depends on whether the development is strategic, major or minor	Encouraged
Reused and recycled materials	Incorporate reused and recycled materials in the new build to a minimum of 12.5% of the total value of construction materials. Demolition Protocol can be used to reach levels beyond 12.5%		Depends on whether the development is strategic, major or minor	Encouraged
Materials with low embodied energy	80% of the volume of each basic building element (i.e. walls, floors, roofs and ceilings) should be A rated in the ' <i>Green Guide to Housing Specification</i> ', and the	60% of the volume of each basic building element (i.e. walls, floors, roofs and ceilings) should be A rated in the ' <i>Green Guide to Housing Specification</i> ', and the majority of the remaining materials	Depends on whether the development is strategic, major or minor	Encouraged

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	majority of the remaining materials should be B rated ¹	should be B rated		
Sustainable timber	60% timber products to be sourced from Forest Stewardship Council (FSC) source and the remainder from a known and legal proven source.		Depends on whether the development is strategic, major or minor	Endeavour to use timber products from FSC source.
Peat or weathered limestone	No peat or weathered limestone to be used in buildings or landscaping			
<i>Sustainable waste management during construction and occupancy of development</i>				
Site Waste Management Plans (SWMP)	Developers should have an effective Site Waste Management Plan (SWMP) and follow methodology prescribed by DTI (Department of Trade and Industry)		Depends on whether the development is strategic, major or minor	Not required
Demolition Protocol if project involves demolition	Where the project involves demolition, developers should follow the methodology in the Institute of Civic Engineers' (ICE) 'Demolition Protocol' to maximise the recovery of materials from the demolition site for reuse or recycling.		Depends on whether the development is strategic, major or minor	Not required
Internal and external recycling facilities	Follow recommendations set out in Planning Advice Note 3 on 'Refuse and Recycling Facilities in New and Refurbished Residential Developments'			
Reuse centres, recycling / composting plants on site	Applicable	None	Applicable if a strategic development	None

¹ The 'Green Guide to Housing Specifications' is produced by the Building Research Establishment and uses an A-B-C rating system to evaluate the environmental impacts of materials. The guide is available for purchase from www.brepress.com , reference number: BR390.

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Energy Efficiency and Renewable Energy				
Site layout and Passive Solar Design	Consideration of site layout for solar gain and incorporation of passive solar design elements for heating, lighting and cooling			
Low Carbon Buildings	20% reduction in carbon emissions above Building Regulations 2006:	32% reduction in carbon emissions above Building Regulations 2006 ² :	20% reduction in carbon emissions above Building Regulations 2006 encouraged:	
	10% of the above 20% reduction to be met through on-site generation of renewable energy. Remaining 10% to be met through energy efficiency measures beyond Building Regulations 2006, further generation of renewable energy and/ or community heating and combined heat and power (CHP). Electric heating is not acceptable.	At least 10% of carbon reductions to be met through on-site generation of electricity (only electricity generating technologies are compatible in the Energy Action Area).	10% of the above 20% reduction to be met through on-site generation of renewable energy. Remaining 10% to be met through energy efficiency measures beyond Building Regulations 2006, further generation of renewable energy and/ or community heating and combined heat and power (CHP). Electric heating is not acceptable.	
		Remaining 22% carbon reductions to be met through community heating from a low carbon heat source which all developments will be expected to connect to. Electric heating is not acceptable.		
Lighting systems and efficient	High efficiency lighting and lighting controls. 'Energy Saving Recommended' appliances to be installed in the development.			

² See Guide to Barking Town Centre Energy Action Area available from the Environmental Sustainability Team

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appliances				
Water Resources				
Sustainable Drainage Systems (SUDS)	Flood Risk Assessments and appropriate Sustainable Drainage Systems (SUDS) anywhere in the borough.		Depends on whether the development is strategic, major or minor.	Flood Risk Assessment and appropriate Sustainable Drainage Systems (SUDS) only required if the development is in Flood Zone 2 and 3. ³
Water demand	Less than 30 m ³ per bed space per year	Less than 35 m ³ per bed space per year	Depends on whether the development is strategic, major or minor.	Less than 40 m ³ per bed space per year encouraged
Water efficient devices	Water saving devices to be included in toilets, taps and showers			
Design strategy for water conservation	Rainwater collection and/ or grey water recycling		Depends on whether the development is strategic, major or minor	Encouraged
Nature conservation and biodiversity				
Consultation and Scoping Studies	Consultation with Council and nature conservation organisations on the presence of important species and habitats on the site.	If site is within or adjacent to a Site of Important Nature Conservation (SINC) ⁴ the Council will expect developers to consult the Council and appropriate nature conservation organisations on the presence of important species and habitats on the proposed development site.		

³ A map of Flood Zones 1, 2 and 3 is available from the Council.

⁴ A map of Sites of Important Nature Conservation is available in the Local Biodiversity Action Plan on the Council's website <http://www.barking-dagenham.gov.uk/8-leisure-envir/park-country/biodiversity/biodiversity-action-main.html>

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Detailed Surveys and Impact Assessments	Wherever a species is identified which is protected under legislation, detailed surveys and impact assessments are required as well as consultation with English Nature before development proceeds.			
Biodiversity hierarchy on new developments: 1. Retain, enhance and create; 2. Mitigate adverse impact; 3. Compensate for loss of features	Follow and implement the biodiversity hierarchy when planning developments. Even where little or no biodiversity value has been identified on a site, developers should aim to create features that will provide opportunity to colonise. The appropriate measures will depend on each particular scheme but they include the following: <ul style="list-style-type: none"> • creation of an ecological park and centre as part of the development scheme; • landscaping scheme designed to benefit local habitats including tree planting, planting of wildlife encouraging plants, wall climbers and green roofs; • planting of native wetland species around areas of existing water areas; • developing a habitat management plan for the construction and operation phase of the development; • provision of roost sites for bats; • nesting boxes and/or swift bricks to encourage new populations of birds; • supplying feeding areas for birds and/or bats as part of the landscaping; • creating water features or containers that can capture rainwater which can benefit birds; • incorporating a green roof where your development leads to a loss of open land; • Incorporating a green roof if located close to a water course or SINC; • Incorporating a green ‘biodiverse’ roof where your development 		Depends whether the development is strategic, major or minor	Creation of features that will encourage wildlife encouraged such as: <ul style="list-style-type: none"> • tree planting; • planting of wildlife encouraging plants; • provision of roost sites for bats; • provision of nesting boxes and/or swift bricks to encourage new populations of birds; • supplying feeding areas of birds and/or bats as part of the landscaping scheme; • creating water features or containers that can capture rainwater for birds to feed from and to bathe’ • incorporating a green ‘biodiverse’ roof where your development replaces a derelict site with an established ‘brownfield’ habitat; • incorporating a green roof

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	replaces a derelict site with an established 'brownfield' habitat; <ul style="list-style-type: none"> • Incorporating a green roof to reduce storm water run-off. 			where your development replaces open land; <ul style="list-style-type: none"> • Incorporating a green roof if located close to a water course or SINC.