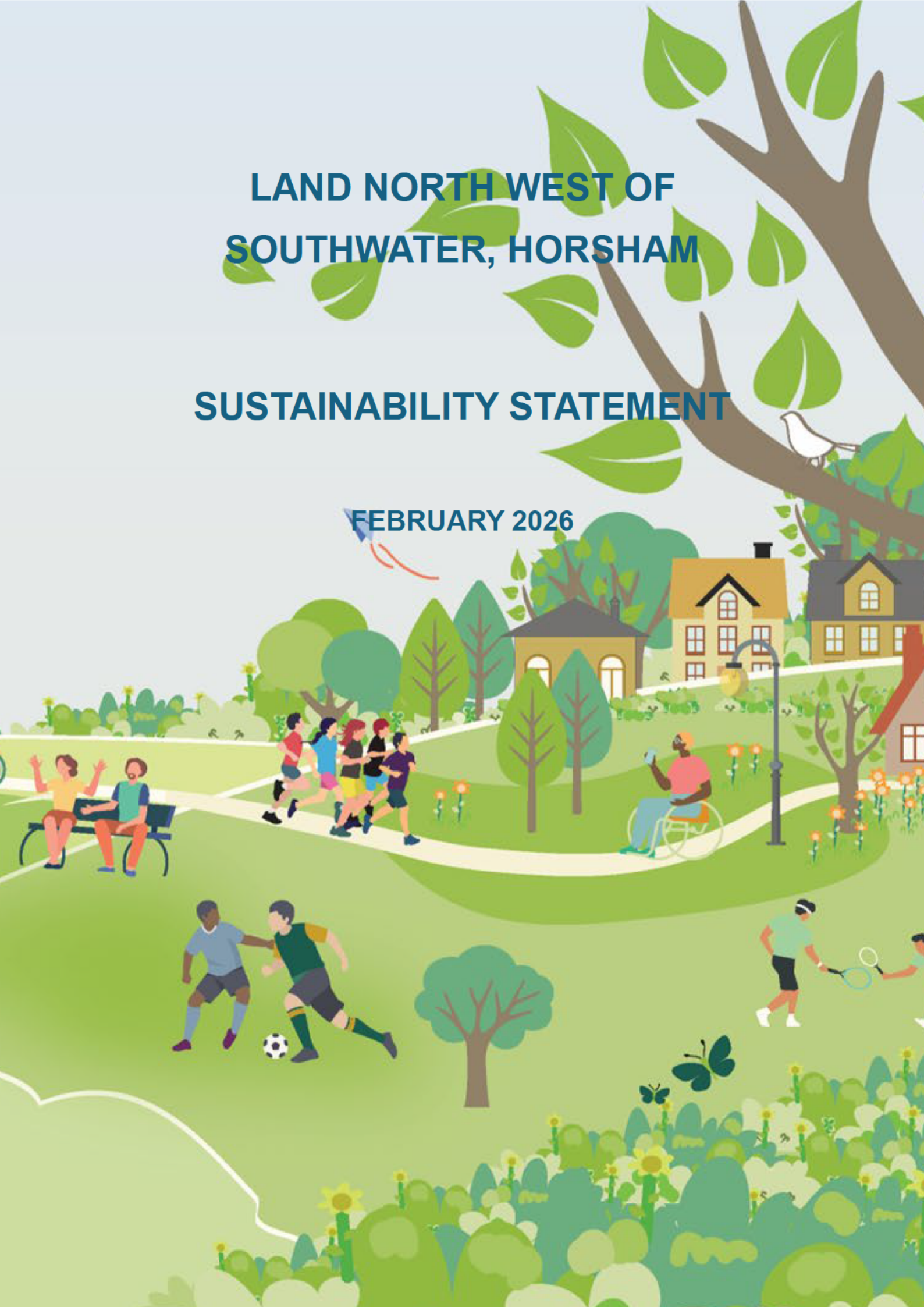
LAND NORTH WEST OF SOUTHWATER, HORSHAM

SUSTAINABILITY STATEMENT

FEBRUARY 2026



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Berkeley Strategic Land Ltd

Land North West of Southwater

Sustainability Statement

Final

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February 2026

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ABOUT HODKINSON CONSULTANCY

Our team of technical specialists offer advanced levels of expertise and experience to our clients. We have a wide experience of the construction and development industry and tailor teams to suit each individual project.

We are able to advise at all stages of projects from planning applications to handover.

Our emphasis is to provide innovative and cost-effective solutions that respond to increasing demands for quality and construction efficiency.

Executive Summary

The purpose of this Sustainability Statement is to support the Outline Planning Application for the proposed development at Land North West of Southwater by Berkeley Strategic Land Ltd ("Berkeley") in Horsham District Council in order to demonstrate that it is sustainable, as measured against relevant local, regional and national planning policies.

An outline application for up to 1,500 homes, schools, employment facilities, community and retail spaces was submitted by Berkeley in 2022, but subsequently withdrawn prior to determination. This revised application proposes to provide:

- Up to 1,000 dwellings (Use Class C3) and up to 80 specialist accommodation units (Use Class C2).
- Up to 2,000 sqm neighbourhood centre, comprising commercial and community space (Use Class E and F).
- Up to 4 hectares (17,000 sqm GIA for ES purposes) of Business/Employment Space (Use Class B2, B8, and E(g)).
- A 1 Form-Entry (FE) Primary School (Expandable to 2FE) (Use Class F1(a)); and a nursery (Use Class E(f)), to accommodate a minimum of 60 places.
- A 6FE Secondary School (expandable to 8FE) (Use Class F1(a)).
- 5 Gypsy and Traveller pitches/plots.
- Sports pitches, comprising 2 football pitches and 1 cricket field.
- Public Open Space, including retained woodland, natural and semi-natural green space, amenity green space, parks and gardens, and Children and Youth Play Spaces (LAPs, LEAPs, and a NEAP).
- Improvements to existing Public Rights of Way, within and near to the site.
- Redevelopment of existing barn complex, including demolition of existing barn structures and the restoration of an agricultural building plus the erection of a structure for flexible community use (Use Class F and E).
- Primary access to the highway from Worthing Road, Two Mile Ash Road, and Chessall Avenue.

Through the incorporation of sustainable design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction techniques and measures to enhance the ecological value of the site, a good quality and sustainable development is proposed.

The key sustainability features outlined in this Sustainability Statement are listed below:

- **BREEAM**: All non-residential/commercial units will be designed and built to achieve a BREEAM 'Excellent' rating.

- **Energy efficiency:** The development will target an 84.2% reduction in Regulated CO_2 emissions over Building Regulations Approved Document Part L 2021.

- **Water efficiency:** Flow control devices and water efficient fixtures and fittings will be installed in all dwellings to target a maximum internal daily water consumption of 110 litres/person/day.

- **Waste and recycling:** Adequate facilities will be provided for domestic and construction related waste, including segregated bins for refuse and recycling.

- **Circular Economy:** The principles of a circular economy shall be incorporated into the development, where possible.

- **Materials:** Where practical, new building materials will be sourced locally to reduce transportation pollution and support the local economy. New materials will be selected based on their environmental impact and responsible suppliers will be used where possible.

- **Pollution:** The Air Quality Assessment concludes that both construction and operation of the development will result in negligible air-quality impacts, with pollutant levels remaining well within national standards and future residents experiencing good air-quality conditions. The Noise and Vibration Assessment conclude noise impacts can be managed through mitigation measures that include construction controls and screening.

- **Flood Risk and Sustainable Urban Drainage Systems (SuDS):** The proposed development site lies in Flood Zone 1, a low flood risk zone, and will benefit from SUDs such as rain gardens, permeable paving and swales.

- **Security:** Consultation with a Security Specialist will take place to ensure the development is safe and secure for its residents.

- **Sound insulation:** The dwellings will target an improvement on Building Regulations Part E through party walls and floors.

- **Inclusive access:** 95% of the new dwellings will be designed to meet Building Regulations Approved Document M4(2) and 5% will meet Part M4(3).

- **Sustainable transport:** The site benefits from existing public transport networks, which will be further enhanced as part of the proposed development. Sustainable modes will be encouraged through the provision of cycle storage spaces and electric vehicle charging points, as well as a travel plan.

- **Biodiversity and ecology:** Enhancements will be implemented through the provision of landscaped areas, play space and additional tree and shrub planting across the site.

> **Sustainable construction:** The site will aim to achieve a Very Good score with the Considerate Constructors Scheme and will closely monitor construction site impacts.

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Appendix D Water Efficiency Calculator

1. INTRODUCTION

1.1 This Sustainability Statement has been prepared by Hodkinson Consultancy, a specialist energy and environmental consultancy for planning and development, appointed by Berkeley Strategic Land Ltd ("Berkeley").

1.2 This Statement sets out the sustainable design and construction measures included in the planning application for the proposed development at Land North West of Southwater in Horsham District Council, West Sussex.

Sustainability Statement Structure and Methodology

1.3 The formulation of the Sustainability Strategy for the proposed development has taken into account several important objectives, including:

> To address all national and local planning policies and requirements;

> To achieve a reduction in CO_2 emissions with an affordable, deliverable and technically appropriate strategy;

> To provide a high quality development that is adaptable to future changes in climate;

> To minimise the negative impact of the proposed development on both the local and wider climate and environment;

> To achieve the highest levels of sustainable design and construction;

> To minimise emissions of pollutants such as oxides of nitrogen and particulate matter; and

> To create a pleasant, safe and friendly working and living environment that will be flexible to its occupants' needs.

1.4 This Sustainability Statement does not duplicate the work of the technical reports prepared in support of the application, but presents the findings in the overall context of sustainability.

1.5 **Chapter 2** provides an introduction to the site and the proposed development.

1.6 **Chapter 3** sets out the relevant national and local policy documents which have been used to guide and inform the sustainability strategy for the proposed development.

1.7 **Chapters 4 to 17** outline the sustainability strategy of the proposed development in relation to the policy documents listed in Chapter 3.

1.8 **Chapter 18** provides a summary of the key sustainability features associated with the proposed development.

Berkeley Group 'Our Vision' (2030)

1.9 Berkeley Group ensures that Proposed Development's achieve the goals and targets set out in the 'Our Vision' document.

1.10 Berkeley Group's approach to sustainability is about considering the future. It is about developing the homes and places of the future without compromising the ability of the younger generations to meet their needs.

1.11 Berkeley Group considers the long term impacts of its activities and ensure that it takes action to reduce them both in terms of running the business efficiently and considerately and by developing sustainable homes and places. Berkeley has had a strong commitment to sustainability and environmental management across the business for many years, with their Sustainability and Climate Change policies launched in 2007. Berkeley Group's sustainability strategy sets out the approach to maintaining a leadership position by embedding sustainability within the business and setting out key focus areas which seek to protect, enhance and inspire. To meet these ambitions, Berkeley Group has five focus areas:

> Climate action.

> Communities and sustainable living.

> Nature.

> Environmental management.

> Resources.

1.12 This sustainability strategy supports the wider business strategy 'Our Vision' and is supported by sustainability standards that set out the detail on how Berkeley Group manages sustainability through its projects and in its business.

2. DEVELOPMENT OVERVIEW

Site Description

2.1 The proposed development description is as follows:

"Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure."

2.2 Land use plans and the red line site boundaries are shown in submitted drawings for the application.

Planning History

2.3 An outline application for up to 1,500 homes, schools, employment facilities, community and retail spaces was submitted by Berkeley Homes (Southern) in 2022, but subsequently withdrawn prior to determination.

3. RELEVANT PLANNING POLICY

3.1 The following planning policies and requirements have informed the sustainable design of the proposed development.

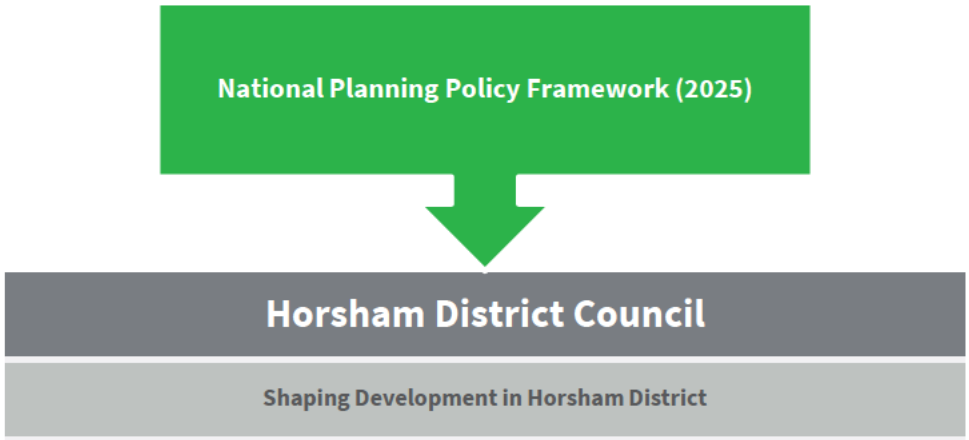

Figure 3: Relevant Planning Policy Documents

National Policy: NPPF

3.2 The revised National Planning Policy Framework (NPPF) was published on the 7 February 2025 and sets out the Government's planning policies for England.

3.3 The NPPF provides a framework for achieving sustainable development, which has been summarised as "*meeting the needs of the present without compromising the ability of future generations to meet their own needs*" (Resolution 42/187 of the United Nations General Assembly). These address social progress, economic well-being and environmental protection. At the heart of the framework is a **presumption in favour of sustainable development**.

3.4 The document states that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways:

a) **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types 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;

b) **A social objective** – to support 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 a 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

c) **An environmental objective** – to protect and enhance 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.

Local Policy: Horsham District Council

Horsham District Planning Framework (2015)

3.5 Full policy wording is shown in **Appendix A**, with a summary below.

3.6 **Policy 24** protects environmental quality by requiring development to minimise pollution, address contamination and improve air and water quality.

3.7 **Policy 25** safeguards landscape character, biodiversity and green infrastructure, requiring development to conserve and enhance the natural environment.

3.8 **Policy 31** promotes the protection and enhancement of green infrastructure and biodiversity, seeking net gains where possible.

3.9 **Policies 32 and 33** require high-quality, locally distinctive design and set out detailed development principles for all proposals.

3.10 **Policy 35** sets out climate change mitigation principles related to construction, improved energy efficiency in dwellings, renewable systems, and travel.

3.11 **Policies 36 and 37** outline the energy hierarchy that developments should pursue (Lean, Clean & Green) and seeks for district heating and cooling to be examined for certain sites.

3.12 **Policy 38** manages flood risk through a sequential approach, sustainable drainage systems and alignment with the Strategic Flood Risk Assessment.

3.13 **Policy 40** promotes sustainable transport, encouraging walking, cycling and public transport while reducing reliance on private cars.

3.14 **Policy 41** addresses parking provision, requiring balanced, well-designed parking that supports town centre vitality and accessibility.

3.15 **Policy 43** supports the retention and provision of community facilities, leisure and recreation spaces to promote health, wellbeing and social cohesion.

Emerging Local Policy - Draft Strategic Policy HA3

3.16 Horsham District Council (HDC) is currently preparing a new Local Plan, the Horsham Local Plan 2023-2040 ("the Emerging Local Plan").

3.17 The emerging Local Plan was submitted to the Secretary of State for examination on 26 July 2024 following a series of Regulation 18 and 19 consultations in 2020 and 2024 respectively.

3.18 Stage 1 Hearings took place in December 2024. On 4 April 2025, the Planning Inspector wrote to HDC recommending the emerging Local Plan be withdrawn. On 18th August, HDC responded to the Inspector requesting the examination be continued and suggesting an additional hearing session to examine HDC's compliance with the Duty to Cooperate, with new evidence. The Inspector responded to the Council on 28th August informing the Council they would consider the new evidence prior to agreeing to resume the examination.

3.19 On 11th November 2025, the Council wrote again to the Inspector following a change in position from Natural England withdrawing their water-neutrality based approach with the Sussex North Water Resource Zone, which has exerted a significant influence on shaping the emerging Local Plan. Following this change of position, the Council are confident that they are willing to explore additional sites through modifications to the emerging Local Plan. A response from the Inspector remains outstanding.

3.20 As previously mentioned, the Site is subject of a draft allocation in the emerging Local Plan under draft Policy HA3 for a mixed-use development.

3.21 Based on the above, this outline planning application seeks to meet the various requirements of Draft Strategic Policy HA3: Land Northwest of Southwater. The details of this Policy are outlined in **Appendix B**.

3.22 Table 1 below illustrates how the proposed development builds on the sustainability features outlined in the 2022 Sustainability Statement, prepared by Hodkinson Consultancy (July 2022), while aligning with the emerging requirements of Strategic Policy HA3.

Table 1: Sustainability Strategy

2022 Sustainability Strategy	2025 Sustainability Strategy	Alignment with Strategic Policy HA3
BREEAM: All commercial units are likely to be designed and built with the aim of achieving a BREEAM 'Excellent' rating under the applicable scheme at the time of the respective reserved matters application.	Commercial spaces will pursue BREEAM Excellent rating under the latest BREEAM scheme, New Construction V6.1, in line with Emerging Local Plan (2021-38):	Supports point 2c of the Policy

2022 Sustainability Strategy	2025 Sustainability Strategy	Alignment with Strategic Policy HA3
	Regulation 19 Version, Strategic Policy 8.	
Energy Efficiency: The development will target a reduction in Regulated CO_2 emissions through energy efficiency measures, consideration of overheating, and consideration of appropriate technologies.	The development will target an 84.2% reduction in Regulated CO_2 emissions over Building Regulations Approved Document Part L 2021.	Supports point 5 of the Policy – net zero carbon and lifetime carbon strategy
Water Efficiency: Target an average daily water consumption of 85 litres/person/day across the site as a whole. Similar measures will be implemented for the commercial spaces. Rainwater butts will also be installed for the houses to reduce the demand on potable water and promote effective use of water supplies.	In light of the withdrawal of Natural England's Position Statement regarding water neutrality within the Sussex North Water Resource Zone, alignment to Part C of the 'Sussex North Water Neutrality Strategy Study' is no longer required for the site. Non-residential development is not required to achieve three credits in the BREEAM Wat 01 category or meet 85L/p/d. Instead, residential development will meet Part G standards and utilise no more than 110L/p/d (Local Policy: Horsham District Local Plan, Regulation 19 – Strategic Policy 9).	Overall sustainable approach to water consumption
Waste and Recycling: Facilities will be provided for domestic and construction related waste, such as segregated bins for refuse and recycling.	Facilities will be provided for domestic and commercial related waste, including segregated bins for refuse and recycling. Additionally, space will be allocated for future expansion of recycling facilities to support and encourage increased recycling rates during operation. Appropriate waste storage facilities will also be implemented during the construction phase to enable the	Supports general sustainability and site management goals (point 5 of the policy)

2022 Sustainability Strategy	2025 Sustainability Strategy	Alignment with Strategic Policy HA3
	effective segregation of construction waste.	
Materials: Where practical, new building materials will be sourced locally to reduce transportation pollution and support the local economy. New materials are likely to be selected based on their environmental impact and responsible suppliers will be used, where possible.	New materials will be selected based on their environmental impact and responsible suppliers will be used where possible. Explore use of materials with recycled content to enhance the Circularity of the development. During procurement consider responsibly sourced materials with certifications such as BES 6001 for concrete, CARES for steel, ISO 14001 for other materials, and FSC or equivalent for all legally harvested timber to ensure environmental sustainability.	Reinforces HA3 point 5 of the Policy – net zero carbon and sustainable construction practices
Flood Risk & SuDS: The proposed development site lies in Flood Zone 1, a low flood risk zone, and will benefit from SUDs such as attenuation ponds and detention basins.	The design team will consider the addition of SuDS, such as permeable paving, swales and green roofs into the design.	Aligns with HA3 points 3 & 4 of the Policy, landscape-led and green infrastructure strategy
Security: Secured by Design principles	Consultation with a Security Specialist will take place to ensure the development is safe and secure for its residents.	Supports HA3 overarching design quality and inclusivity
Sound Insulation: The dwellings are to target an improvement on Building Regulations Part E through party walls and floors.	Retain the target.	Supports point 5 of the Policy and placemaking objectives
Inclusive Access: A percentage of new dwellings will be designed to meet Building Regulations Approved Document M4(2) and Part M4(3) in	The design will now incorporate a proportion of new homes designed to meet the requirements of Building Regulations Approved Document	Aligns with point 2a of the Policy – Housing mix for all

2022 Sustainability Strategy	2025 Sustainability Strategy	Alignment with Strategic Policy HA3
accordance with emerging policy requirements	M4(2) (accessible and adaptable dwellings) and M4(3) (wheelchair user dwellings), in line with emerging policy requirements for inclusive housing.	
Sustainable Transport: The site benefits from existing public transport networks, which will be further enhanced as part of the proposed development. Sustainable modes will be encouraged through the provision of cycle storage spaces and electric vehicle charging points, as well as a travel plan.	Alignment to HA3, Policy 7 requirements with a comprehensive transport strategy to be submitted as part of the masterplan.	Supports points 2f & 7 of the Policy – comprehensive transport strategy and sustainable connections
Biodiversity and Ecology: Enhancements will be implemented through the provision of landscaped areas and additional tree and shrub planting across the site.	Alignment to HA3, Policy 4 requirements: a detailed Ecology and Green Infrastructure Strategy with a Biodiversity Net Gain Plan achieving at least 10% net gain, ensuring protection and enhancement of ancient woodland, natural habitats, creation of native hedgerows, and wildlife corridors that support the Nature Recovery Network.	Supports point 4 of the Policy – Ecology and Green Infrastructure
Sustainable Construction: The site will aim to achieve a Very Good score with the Considerate Constructors Scheme and will closely monitor construction site impacts	Retain this target.	Supports general sustainability

Local Policy: Horsham District Local Plan, Regulation 19

3.23 The new Local Plan will cover the period from 2023 to 2040 but considers a longer-term context of up to 30 years for strategic scale development. The plan aims to deliver the social, economic and environmental needs of Horsham District.

3.24 As explained in paragraphs 3.5 – 3.7 above, this outline planning application seeks to meet the various requirements of Draft Strategic Policy HA3: Land Northwest of Southwater. However, as no specific mention of BREEAM is referred to, adopted Horsham District Planning Framework has been deferred to for BREEAM requirements:

> In relation to BREEAM, **Strategic Policy 8, Sustainable Design and Construction**, requires New non-domestic buildings to achieve a BREEAM rating of 'Excellent', unless it can be demonstrated that this would make the scheme unviable.

4. BREEAM SUMMARY

4.1 In accordance with Strategic Policy 8: Sustainable Design and Construction, from the Emerging Local Plan (2021-38): Regulation 19 Version, the non-residential units will be assessed under the BREEAM New Construction Assessment scheme with a target of achieving the required 'Excellent' rating.

4.2 A full BREEAM Pre-Assessment has been presented in **Appendix C** and provides an illustrative route to achieving the 'Excellent' rating. The predicted score at this stage is 71.85%, where a 'Very Good' score is ≥55% and an 'Excellent' score is ≥70%. This represents a high level of sustainable design and construction. Further detailed pre-assessments outlining how the early stage credits have been met will be provided for future Reserved Matters Applications (RMAs).

4.3 The principles and requirements of many of the individual credits feature throughout this Sustainability Statement, where appropriate, however the mandatory credits for BREEAM 'Excellent' are listed as follows:

> **Man 03: Responsible Construction Practices** – A minimum of one credit is to be achieved, requiring a Considerate Constructors Scheme score of between 25 and 34.

> **Ene 01: Reduction in CO_2 emissions** – An Energy Performance Ratio (EPR) is to be compared against benchmark figures to minimise operational energy demand and carbon emissions in buildings. A minimum of four credits are to be achieved.

> **Wat 02: Water Monitoring** – A water meter is to be provided on the mains water supply which should have a pulsed output connected to a Building Management System (BMS).

> **Mat 03: Responsible Sourcing** – All timber used on the project must be sourced in accordance with the UK Government's Timber Procurement Policy.

> **Wst 03: Operational Waste** – A dedicated space(s) for the segregation and storage of operational recyclable waste is to be provided. This is to be clearly labelled, easily accessible (to building users and for waste collection) and of an adequate size.

4.4 Whilst this has been determined as the most appropriate route to certification, the actual route to certification may vary as the detailed design progresses in light of the adoption of BREEAM V7. The exact route to achieving certification will be detailed in future Reserved Matters Applications.

5. SOCIAL SUSTAINABILITY

Social Value

5.1 Berkeley Group's ambition on every development is to strengthen the local community, improve people's quality of life and have a lasting social impact that can be felt beyond our site boundaries.

5.2 A series of other measures including engagement with the local supply chain, access to high quality green and public space, good physical and mental health, and local air and water quality will be considered.

5.3 Berkeley launched the net biodiversity toolkit in 2017 and made a commitment to achieving a net biodiversity gain on all sites. This has been extended with a target to achieve a 10% gain on all sites.

5.4 During construction, the developer is committed to delivering social value by achieving a minimum score of 40/50 in every Considerate Constructors Scheme (CCS) audit, engaging with young people, education providers, and employers to promote careers in the built environment, and setting a targets for employees to be apprentices, sponsored students or graduates on formalised training schemes.

Community Engagement

5.5 Pre-application community engagement has supported the planning application. This included a public consultation and meetings with elected representatives and community stakeholders. Feedback from these activities has shaped the proposals. The Applicant believes many concerns have been addressed within the updated submission or can be managed during future Reserved Matters stages. The project website will remain active throughout the process, allowing residents to contact the team. Ongoing engagement will continue to keep the community informed as the application progresses toward determination. Please refer to the Statement of Community involvement prepared by Cratus (February 2026) for further information.

5.6 Berkeley will provide the local community with regular engagement opportunities in order to encourage local people and new residents to have pride in the area and a strong local ownership of the development. This also supports the BREEAM assessment, targeting credit Man 01 – Stakeholder Consultation and Community Engagement.

6. ENERGY AND CO_2 REDUCTION

Energy Strategy

6.1 The outline energy statement aims to ensure a standards-based approach is adopted, as well as accounting for a development timeline that is likely to span multiple changes in regulation and policy. As such, key design principles and assessment parameters which will provide flexibility for the site to meet varying standards are set out. This includes the following:

> Installation of energy efficient design principles, such as high standards of building fabric, form factor analysis, and orientation of glazed areas.

> Careful coordination of the energy strategy with overheating mitigation. As one of the central aims for the applicant is to deliver high-quality buildings for both present day and future conditions, both energy and overheating measures must be considered in tandem to best deliver this.

> Ensuring flexibility is retained in the outline energy strategy in regard to technological choices. In particular, this relates to how buildings are heated and the installation of building-level renewable power systems.

> Consideration of larger energy infrastructure for the site.

6.2 Each development phase will detail a specific energy strategy through a Reserved Matters Application (RMA) energy statement which intends to tie into the principles set out in the accompanying Energy Statement. Potential measures are evaluated within the outline Energy Statement and a steer provided where appropriate on the likely direction that is being considered.

6.3 Initial energy assessments have been undertaken based on similar schemes, to give an indication of estimated carbon emissions from the proposed development. This has been assessed against a Part L 2021 baseline, using current assessment methodology. These estimates are summarised in Table 2 overleaf.

Table 2: Site Wide Carbon Dioxide Emissions and Cumulative Savings (Energy Statement, Hodkinson Consultancy, February 2026)

Stage	Regulated Carbon Dioxide Emissions (Tonnes CO_2 per Annum)	Regulated Carbon Dioxide Savings	
		Tonnes CO_2 per Annum	Percentage
Baseline: Part L 2021 Compliant Development	1,237.6	-	-
After ***Be Lean, Clean and Green*** Measures	195.1	1,042.5	84.2%
Cumulative On-Site Savings		1,042.5	84.2%

6.4 An Energy Statement has been prepared by Hodkinson Consultancy (February 2026) and is submitted as part of this planning application. This document should be referred to for greater detail.

Lighting

6.5 All external lighting, and any security lighting, will be energy efficient and adequately controlled using PIR sensors, daylight cut-off sensors or time switches where possible. This will ensure the conservation of energy when the lighting is not in use.

Appliances

6.6 Where provided, energy efficient white goods will be installed. The purchasing of energy efficient white goods will also be promoted through the provision of information on the EU Labelling Scheme contained within the Home Information Manual.

6.7 Standards for energy efficient goods may include the following:

- Fridges and fridge-freezers: F rating.
- Washing machines: C rating.
- Washer-dryers: E rating.
- Dishwashers: E rating.
- Appliances not included in this list, such as tumble dryers, remain under the old EU Energy Efficiency Labelling Scheme will be A rated where possible or a B as an absolute minimum.

Energy Monitoring

6.8 Energy display devices, which can monitor electricity and primary heating fuel consumption, will be provided to each of the dwellings. This can empower the occupants to be more aware of their usage and therefore make energy and cost savings, where possible.

7. WATER REDUCTION

Internal Water Efficiency

7.1 Increased frequency of drought across Europe lines up with climate change projections and water companies in the UK capture much less rain for our use than people assume.

7.2 The Environment Agency updated their determination of areas of water stress in 2021[1]. The water stress method takes a long-term view of the availability and the demand for public water supply, rather than a snapshot of shorter or peak periods. It accounts for future population growth, climate change, environmental needs and increased resilience. As of 2021, 15 out of the 23 water companies operating in areas of England were classified as being under 'serious' stress, including Southern Water where the site is located. This indicates the need to reduce internal water use where possible and specify water efficient fixtures and fittings in new development.

7.3 In light of the withdrawal of Natural England's Position Statement regarding water neutrality within the Sussex North Water Resource Zone (SNWRZ), Horsham District Council have confirmed that Applicants will no longer be required to provide a water usage statement or find water neutrality solutions. Despite the withdrawal, the development is still aiming for a good standard of water efficiency, in line with Part G requirements.

7.4 Reducing water consumption will not only help to preserve our water sources but will also save energy. Approximately 15% of a typical gas-heated household's heating bill is from heating water for showers, baths and taps and the energy used to heat water for devices and appliances emits an average of 875 kg of CO_2 per household per year (Energy Saving Trust, 2013). As such, internal water

[1] https://www.gov.uk/government/publications/water-stressed-areas-2021-classification

consumption will be significantly reduced through the use of practical and hygienic water saving measures.

Residential Water Use

7.5 All new dwellings will target a minimum water efficiency standard of **110 litres/person/day** in accordance with Strategic Policy 9 of Horsham's Local Plan, Regulation 19, and the Building Regulations Approved Document G requirement (110 litres/person/day). An evaluation of the proposed fixtures and fittings will be undertaken during the detailed design however an illustrative strategy to achieve this water target is set out in the Water Efficiency Calculator in **Appendix D.**

Leak Detection and Prevention

7.6 Another method of reducing water consumption is to ensure that water leaks do not go undetected. In accordance with the BREEAM Assessment, a leak detection system may be installed which will be capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter.

Water Metering

7.7 In accordance with the BREEAM Assessment, a water meter with a pulsed output will also be installed on the mains supply. This will allow the water consumption of the development to be monitored and managed and therefore encourage reductions.

External Water Efficiency

7.8 All of the houses will be provided with rainwater butts in the private back gardens to reduce the demand on potable water and promote effective use of our water supplies. These will be appropriately sized and capable of harvesting rainwater for external irrigation and car washing.

8. WASTE MANAGEMENT

8.1 Waste reduction and recycling is another key challenge of sustainable development and something which is strongly encouraged. The waste hierarchy, illustrated in Figure 4 below, prioritises those waste management options which are best for the environment.

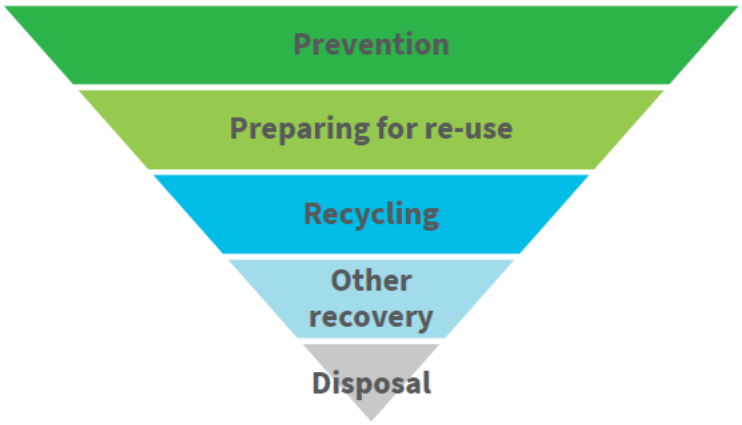

Figure 4: Waste Hierarchy

8.2 The waste hierarchy establishes waste management options according to what is best for the environment. It places great importance on preventing waste in the first place. When waste is created it prioritises preparing it for re-use, then recycling, recovery and lastly disposal (e.g. landfill).

Construction Waste

8.3 The reduction of construction waste not only minimises environmental impacts through ensuring the responsible use of resources and waste disposal but can also significantly reduce construction costs for the developer.

8.4 Prior to construction, the developer will develop a Site Waste Management Plan which will establish ways of minimising waste at source, assess the use, reuse and recycling of materials on and off-site and prevent illegal waste activities. This plan will then be disseminated to all relevant personnel on and off-site.

8.5 The following waste minimisation actions will be considered:

> Consider opportunities for zero cut and fill to avoid waste from excavation or groundworks;

> Design for standardisation of components and the use of fewer materials;

> Design for off-site or modular build;

> Return packaging for reuse;

> Consider community reuse of surplus materials or offcuts; and

> Engage with supply chains and include waste minimisation initiatives and targets in tenders and contracts.

8.6 To support the goal of diverting construction waste from landfill, the developer will routinely monitor and document the site's waste-reduction performance.

Household Waste

8.7 The developer is committed to following the above waste hierarchy and reducing waste sent to landfill. As such, adequate storage is to be provided, likely in communal stores, where both recyclable and non-recyclable waste can be stored in accordance with Horsham District Council's waste collection service.

8.8 In addition, space will likely be provided for segregated recycling waste bins within the kitchen areas. This would involve the installation of recycling bins, where waste could be segregated into paper, glass, cans, plastic and cardboard, if necessary.

Organic Waste

8.9 The houses may be provided with individual compost bins for both food and garden waste. Internal kitchen bins could also be provided. Where feasible, communal composting facilities could be provided within the development, to allow residents to compost their food and garden waste.

8.10 Adequate internal and external food and garden waste storage will be provided in accordance with Horsham District Council's waste collection service.

Commercial Waste

8.11 Adequate space for the segregation and storage of commercial waste and recycling will be provided in designated stores. In general, waste generated within the various commercial land uses should be stored within local waste storage areas for management by a Facilities Management or estates team.

8.12 This space will meet the following BREEAM requirements:

> Bins will be clearly labelled to assist with waste segregation, storage and collection;

> The stores will be accessible to building occupants and facilities operators; and

> The storage will be of a capacity that is appropriate to the building's type, size and predicted volumes of waste.

9. CIRCULAR ECONOMY

9.1 Current and future trends point toward the need for a fundamental shift in the way resources are consumed. A shift to a circular economy will provide considerable economic opportunities as a result.

9.2 In contrast to a linear economy (take, make, dispose), a circular economy keeps products and materials circulating through the system at their highest value for as long as possible, through re-use, recycling, refurbishment and remanufacturing. As 60% of total UK waste is generated from construction, demolition and excavation (Defra and Government Statistical Service, 2019) this transition from linear to circular is essential.

Figure 5: Linear, Recycling and Circular Economies (GLA, 2019)

9.3 The circular economy refers to a state whereby resources are kept in a continuous cycle of use so that:

> Virgin resources are no longer extracted;

> Existing products, once used, are reused or recycled to make new products without loss of value; and

> No resources are disposed of and no value is lost.

9.4 The end goal is to retain the value of materials and resources indefinitely, with no residual waste at all. This is possible but will require a fundamental change in the way that buildings are designed, built, operated, and deconstructed.

9.5 Applying circular economy thinking to the built environment is complex, with many overlapping issues and trade-offs to consider. However, there are some core guiding principles that promote a regenerative and restorative whole system approach that should be applied on every project. These are as follows:

> Building in layers – ensuring that different parts of the building are accessible and can be maintained and replaced where necessary.

> Designing out waste – ensuring that waste reduction is planned in from project inception to completion, including consideration of standardised components, modular build, and reuse of secondary products and materials.

> Designing for longevity.

> Designing for adaptability or flexibility.

> Designing for disassembly.

> Using systems, elements or materials that can be reused and recycled.

9.6 The developer will adopt these six core principles in order to significantly reduce the amount of raw and new materials required for the development. Alongside this, a reduction in vehicle movements, air pollution, noise and greenhouse gas emissions will also be beneficial.

10.MATERIALS

Environmental Impact

10.1 New building materials will be selected, where possible, to ensure that they minimise environmental impact and have low embodied energy – from manufacture, transportation and operational stages, through to eventual demolition and disposal.

10.2 All insulation materials will have an Ozone Depleting Potential (ODP) of zero and a Global Warming Potential (GWP) of less than 5. In addition, all decorative paints and varnishes will meet the relevant standards in order to reduce the emission levels of volatile organic compounds (VOCs).

Local and Responsible Sourcing

10.3 Preference will be given to the use of locally sourced materials and local suppliers, where possible. This will benefit the local economy as well as having environmental benefits through reduced transportation.

10.4 The developer will follow a sustainable procurement policy which will ensure that new building materials are selected to ensure that they minimise environmental impact and have low embodied energy – from manufacture, transportation and operational stages, through to eventual demolition and disposal, will be followed.

10.5 The main building materials will be responsibly and legally sourced from manufacturers with environmental management systems and/or responsible sourcing credentials, such as BES 6001.

10.6 Timber used on site, including timber used in the construction phase, such as hoarding, fencing and scaffolding, will be sourced from sustainable forestry sources (e.g. PEFC and FSC) where possible.

Recycled Materials

10.7 Where feasible, the developer will commit to using materials that have been recycled. The use of recycled materials (e.g. crushed concrete from waste, used for hard-standing) has less embodied energy impact, other than that expended in their processing or transport.

Life Cycle Impacts

10.8 As part of the BREEAM Assessment, it is expected that a full life cycle assessment will be used to assess the main building elements for the areas associated with the commercial units. This involves options appraisals of two to four different super/substructure designs to identify options to reduce overall environmental impact. More detail will be provided in future RMAs.

Designing for Durability and Resilience

10.9 Appropriate durability and protection measures will be incorporated into the scheme so as to minimise the frequency of replacing materials and therefore optimising material use. These measures are likely to include:

> Bollards and barriers to delivery areas;

> Hard-wearing floor finishes;

> Protection rails to corridor walls; and

> Kick plates on doors.

11.POLLUTION

Noise Pollution

11.1 The noise and vibration assessment outlined in the Environmental Statement prepared by WSP (February 2926) identifies that construction activities will generate significant short-term noise impacts at several nearby residential receptors when works occur close to boundaries. Although average construction noise levels are generally low, worst-case phases - particularly site clearance, foundations, landscaping and access road works - may result in moderate to major adverse effects. Construction vibration may also cause disturbance where vibratory rollers operate within 25m of homes.

11.2 During operation, the most substantial residual impacts relate to road traffic noise. Noise from proposed employment land and sports pitches may also pose risks, but detailed effects depend on future design and operational details.

11.3 Mitigation measures emphasise adoption of Best Practicable Means through a Construction Environmental Management Plan, including careful plant selection, controlled working practices, neighbour liaison, and installation of 2.4m hoarding near receptors. For operational impacts, mitigation is expected through screening earthworks, acoustic barriers, sensitive road design, traffic management, and thoughtful orientation of employment buildings. Further detailed assessments will be required at reserved matters stage. Please refer to the full Chapter in the Environmental Statement for further information.

Air Quality

11.4 Poor air quality is the greatest environmental risk to public health in the UK and is known to exacerbate the impact of pre-existing health conditions. It is not only a major risk to human health, but it also has significant damaging impacts on both plants and animals. The developer is committed to reducing the proposed development's negative impact on air quality during construction and operation.

11.5 The Air Quality Assessment prepared by WSP (February 2026) concludes that existing air quality across the site is generally good, with monitored concentrations of NO_2 PM_{10} and $PM_{2.5}$ well below national air quality objectives.

11.6 Construction activities including earthworks, building works and vehicle movements, have the potential to generate dust and particulate emissions however, with best-practice measures in place, effects are predicted to be negligible and not significant for both human and ecological receptors. A Dust Management Plan (DMP) will be required, incorporating controls such as site-specific dust mitigation, careful layout planning, and use of dust-suppression techniques. Dust monitoring during construction will be agreed with Horsham District Council.

11.7 During operation, road-traffic emissions associated with the development were modelled for NO_2, PM_{10} and $PM_{2.5}$. Predicted concentrations remain well within air quality standards, with only negligible changes identified at existing and future receptors. No operational mitigation or monitoring is required. Overall, the assessment confirms that the development will not give rise to significant air quality effects, and future residents will experience good air quality conditions.

11.8 Please refer to the full Chapter 6 in the Environmental Statement (WSP, February 2026) for further information.

12. FLOOD RISK & SURFACE WATER RUN-OFF

Flood Risk

12.1 Developments in low flood risk areas are promoted to not only protect homes and local communities and reduce the cost implications if flooding occurs, but to protect the environment from the transfer of pollutants during flooding events.

12.2 According to the Flood Risk Assessment by WSP (January 2026) and the Environment Agency's Flood Map shown in Figure 6 below, the proposed development lies in a low risk flood zone (Flood Zone 1).

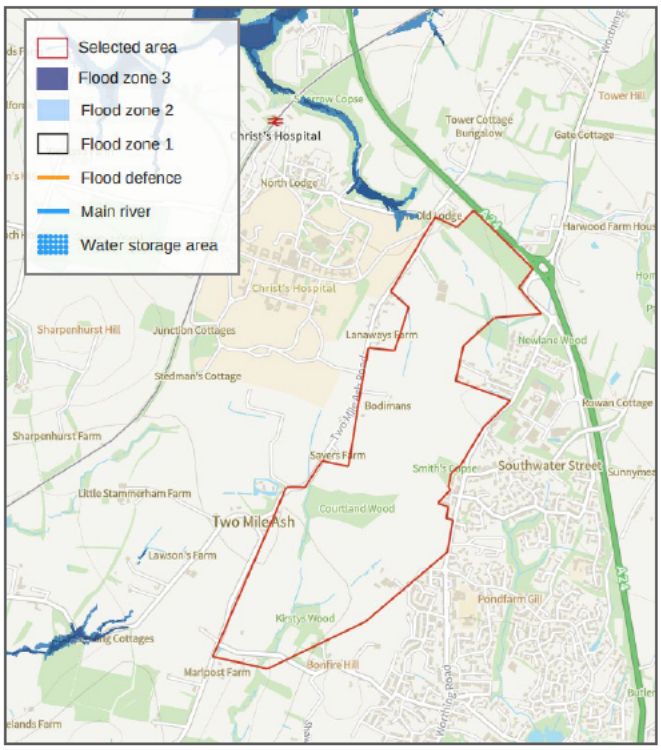

Figure 6: Environment Agency Flood Map – https://flood-map-for-planning.service.gov.uk

Sustainable Drainage Systems

12.3 Sustainable urban drainage systems (SuDS) can deliver multiple benefits which broadly fit into four categories: water quantity, water quality, amenity and biodiversity, shown in Figure 7 below. The overarching principle of SuDS design is that surface water runoff should be managed for maximum benefit.

12.4 Long term environmental and social factors must be included in decisions regarding sustainable drainage. Sustainable drainage takes account of the quantity and quality of runoff, and the amenity and aesthetic value of surface water in the urban environment.

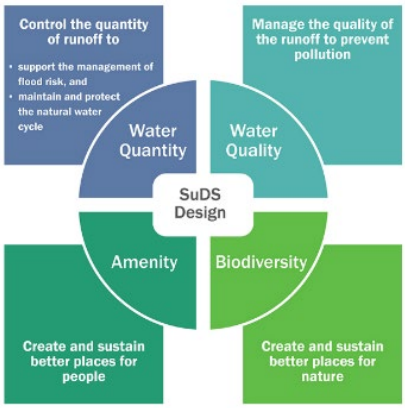

Figure 7: The four 'pillars' of SuDS – CIRIA SuDS Manual (2015)

12.5 The following listed SuDS are proposed. These will not only help to attenuate surface water but will provide the necessary water treatment.

> **Detention basins** will treat the water by trapping the silt, which contain a high proportion of the pollutants.

> **Bioretention system** will channel, filter and cleanse runoff vertically. The runoff can either infiltrate into the ground below or drain to a pipe which carries the water elsewhere.

> **Swales** will allow surface water to be stored or conveyed and will allow much of the suspended particulate loads to settle, providing effective pollutant removal.

> **Permeable paving** will allow rainwater to infiltrate downwards and be temporarily stored before infiltration to the ground, reused or directed towards the cellular attenuation tanks.

> **Filter strip** will remove any silt in the water so that it does not clog up the swale or filter drain.

> **Rain gardens** will allow rainwater to soak and slowly flow to rivers.

12.6 The proposed drainage strategy will discharge surface water from the development to on-site watercourses feeding the Rivers Arun and Adur, in line with the drainage hierarchy.

12.7 Runoff will be released at restricted greenfield rates for the 2, 30 and 100-year storm events, including climate-change allowances, and managed through a network of attenuation features distributed across the site.

12.8 SuDS will control flows as close to source as possible, with each parcel incorporating measures that meet National SuDS Standard 2, including interception storage to retain the first 5 mm of rainfall on-site.

12.9 Strategically-located attenuation basins will provide the required storage volume, discharging at restricted rates and offering additional amenity and water-quality benefits.

12.10 Further SuDS measures such as rain gardens, bioretention areas and permeable paving will ensure compliance and effective management of everyday rainfall across the development. Please refer to the drainage strategy prepared by WSP (January 2026) for further detail.

13. BUILDING QUALITY

Security

13.1 The developer is committed to ensuring the development is safe and secure for the occupants; reduce the risks and costs associated with crime; and improve occupiers' quality of life by reducing the fear of crime. As outlined in the Design and Access Statement (February 2026), the proposals adopt Secure by Design and "designing out crime" principles, focusing on strong movement structure, active frontages, natural surveillance, clear public/private definition and well-overlooked open spaces. Detailed measures will be developed at reserved matters stage in consultation with the relevant stakeholders, to ensure a proportionate and coordinated approach across all phases.

13.2 Please refer to the Design and Access Statement for further information.

Sound Insulation

13.3 In order to reduce the likelihood of noise complaints and to ensure a high quality development is created, the development will be aiming to achieve airborne sound insulation values that will

improve upon the performance standards outlined within the Building Regulations for England and Inclusive Design

13.4 The developer's commitment to inclusivity will ensure that the proposed development is scaled appropriately so as to respond to the needs of all its users. The developer will endeavour to incorporate the requirements of the Equality Act (2010) into their design, making reasonable adjustments to enable disabled access, regularly reviewing whether the buildings are accessible and effective, and providing necessary design adjustments where it is practical to do so.

13.5 In addition, 95% of the new dwellings will be designed and built to Building Regulations Approved Document M4(2) standards, with 5% to Part M4(3). These standards will ensure accessible and adaptable accommodation for everyone; young families, older people, individuals with a temporary or permanent physical impairment, and allow residents to stay in their home despite developing disabilities. They also enable flexibility, visitability (facilitating ease of visiting access to the homes by everyone, regardless of mobility or disability) and future-proofing i.e. the accommodation will be adaptable and able to respond to changing technological and environmental conditions.

Overheating

13.6 Minimising the risk of summer overheating and high uncontrollable temperatures is important so as to ensure that homes are comfortable for their occupants and remain comfortable in the future. The developer commits to ensuring that all dwellings will not have a high risk of summer overheating and will adopt appropriate measures to ensure this is delivered.

13.7 Some key design features to mitigate overheating can include:

> Solar control glazing. A g-value of around 0.5 may be appropriate for the houses, with g-values in the range of 0.35 to 0.5 more likely for apartments. Importantly, it is recognised that a balanced approach which ensures carbon and comfort are not siloed but instead work together needs to be followed. Ideally, this g-value should not become so low that it offsets much of the energy efficiency gains from the fabric specification (due to stilting passive winter heat gains);

> Positioning of bedrooms. These are the most sensitive rooms to overheating risk, and so orienting them away from a southerly or westerly direction where possible will be investigated;

> The incorporation of balconies to apartments can contribute to solar shading of windows, limiting overheating during the summer period while permitting useful solar gains in winter months.

> High performance MVHR systems to all apartments will assist in background ventilation and may be provided with summer bypass. Cross ventilation should be achievable in most houses;

> Openable windows to allow for purging of internal heat. Typical openability constraints (such as air quality and noise) are not likely to apply for most homes, so this should present an effective means of mitigating overheating risk.

> Separate mechanical cooling systems will only be considered if the combination of passive measures is insufficient to alleviate any overheating risk

14. TRANSPORT AND LOCAL AMENITIES

Sustainable Transport

14.1 Sustainable transport links are central to the sustainability debate. They provide a positive contribution to environmental, societal and economic sustainability of the places they serve.

14.2 The provision of alternative sustainable transport options and associated facilities reduces dependency on traditionally fuelled cars and has the following benefits:

> Encourages active travel and helps improve people's health and wellbeing;

> Reduces congestion and encourages clean travel which helps to improve the air quality of the local area; and

> Provides cost savings compared with maintaining and running traditionally fuelled cars.

14.3 As outlined in the Transport Assessment prepared by WSP (January 2026), significant walking and cycling enhancements are proposed on and off site. These include widened and resurfaced footways, improved crossings on Worthing Road, traffic-calming along Christ's Hospital Road and Two Mile Ash Road, and strengthened links to the Downs Link and Southwater village centre.

14.4 A key highway mitigation is the full signalisation of the A24 Hop Oast roundabout, delivering safer pedestrian and cycle crossings and bus-priority capability. Public transport accessibility will be substantially improved through a £750,000 contribution to enhance Metrobus service 23, complementing the already-secured upgrade of service 98 to a 15-minute frequency. Bus routing through the site will also support school travel.

14.5 Car and cycle parking will meet the Council's standards, with electric vehicle charging delivered in accordance with Building Regulations Part S.

14.6 Overall, the development results in no severe transport impacts, and proposed measures ensure safe, convenient and sustainable travel for future residents.

Local Amenities

14.7 Several key amenities are available in the local area, which will be further enhanced by the amenities that will be provided on the Site. Further, the mixed-use nature of Proposed Development enhances the accessibility of the Site, enabling future (and existing) residents of the area to access key day to day amenities, such as retail, employment, and education facilities.

14.8 Furthermore, access to these existing and future facilities shall be maximised via the proposed walking and cycling routes within the Site as well as improvements to off-site walking and cycling routes.

14.9 The proposed development has access to the following key amenities in the local area which will help to reduce dependency on private transport:

> Administrative services (e.g. post office, banks and cash points);

> Health services (e.g. GP practices, health centres and pharmacies);

> Small/large scale retail services (e.g. shops and restaurants);

> Recreation and leisure facilities (e.g. sports centres and cinemas); and

> Education and community facilities (e.g. nurseries, schools and community centres).

Public Transport

14.10 The site is well located within close proximity to a number of transport links, such as Christ's Hospital rail station, which is approximately 1.8 km northwest of the centre of the Site. Services from this Station are operated by Southern Railway and offer journeys to Bognor Regis and London Victoria with interim stops at several key stations.

14.11 Horsham rail station is approximately 4.5km northeast of the Site and is served by Southern Railway and Thameslink trains. This offers connections to London Victoria, Bognor Regis, Peterborough and Portsmouth Harbour.

14.12 There is a good existing level of bus provision. The closest bus stops to the centre of the Site are the 'Southwater Street' bus stops, which have shelters, seating, full timetable information and real time bus information displays. These are approximately 350 metres from the centre of the Site. Bus services 23, 23X, 98, 398 and 690 operate from here.

Cycle and Car Parking

14.13 Encouraging cycling not only makes a positive contribution to health and well-being, but also reduces pressure on existing transport systems in accordance with local policy.

14.14 As outlined in the Transport Assessment prepared by WSP (January 2026), car and cycle parking provision will be considered at the reserved matters stage. However, it is envisaged that parking provision for each land use on the site would be provided fully in accordance with local standards applicable at the relevant time.

14.15 Car parking will be provided on-site fully in accordance with relevant local standards. The car parking strategy will ensure that the projected demands of the proposed development are accommodated on-site and within designated car parking areas, whilst not otherwise discouraging from use of non-car modes of travel. The car parking strategy would be addressed in full at the reserved matters stage. Please refer to the Transport Assessment prepared by WSP (January 2026) for further information.

Electric Car Charging

14.16 Electric vehicles have the benefit of eliminating emissions, including carbon dioxide, oxides of nitrogen, carbon monoxide and particulates that normal cars emit. With road transport accounting for 66% of particulate emissions and 42% of NO_x emissions in London, measures such as electric vehicle charging points are strongly encouraged.

14.17 Electric vehicle charging will be provided on-site. The exact quantum and type of provision will be determined at the reserved matters stage with reference to the latest relevant policy and best-practice guidance at that time.

Travel Plan

14.18 A Framework Travel Plan has been produced and submitted separately as part of the application. It outlines a package of initiatives, objectives and monitoring arrangements aimed at reducing reliance on single-occupancy car travel for future occupants. Detailed, land-use-specific Travel Plans, covering uses such as residential, education and employment, will be prepared at the

reserved matters stage, particularly for the schools and employment areas once their respective operators are confirmed.

15. BIODIVERSITY AND ECOLOGY

Protection of Ecological Value

15.1 The current site is of generally low ecological value, dominated by modified grassland with scattered mature trees and areas of boundary scrub (Ecological Appraisal, HDA, January 2026).

15.2 Surveys found [redacted] only low suitability habitat for common reptiles, invertebrates and breeding birds. Several trees, particularly mature oaks and the veteran ash, offer potential bat roost features, so follow-up bat surveys are recommended.

15.3 To protect and enhance existing biodiversity, a series of measures will be implemented to reduce any impact on local wildlife. These include the following:

> All site operatives to be made aware of current legislation, including the protection of certain species.

> Site clearance works to be timed to avoid the main bird nesting season. If this is not possible, a check should be carried out prior to the works to determine the presence of any active nests.

> Suitable fencing should be erected to reduce the possibility of any damage to established vegetation.

> Native species, or species of known wildlife value, should be used for the proposed new planting.

> A minimum 15m semi-natural buffer to Sparrows Copse and the veteran tree.

> Sensitive lighting design to protect nocturnal wildlife and woodland edges.

> Pollution prevention, noise and dust control during construction.

> Habitat enhancements such as native tree and hedgerow planting, rough grassland creation, wetland/SuDS features, and provision of bat and bird boxes.

> Precautionary vegetation clearance methods to protect dormice and nesting birds.

15.4 Overall, the report concludes that, subject to implementation of recommended buffers, protection measures, and habitat enhancements, no significant ecological constraints prevent development, and the scheme offers opportunities for net biodiversity improvement through targeted habitat creation and management. Please refer to the full report for further information.

Enhancement of Ecological Value

15.5 Enhancing a site's ecological value not only helps to reduce a development's environmental impact but improves the health and wellbeing of the occupants through their interaction with the natural environment.

15.6 Four distinct landscape character areas have been established, each aligned with the open space typologies set out in Horsham District Council's open space design guidance. While each area possesses its own defining qualities and nuances, together they form a coherent and interconnected landscape framework across the development.

15.7 The proposals seek to retain as much of the existing landscape framework as possible, including mature trees, hedgerows, and vegetation along the watercourse, to reinforce the site's green structure.

15.8 All areas of Ancient Woodland will be fully protected, with a minimum 15-metre buffer, and enriched through supplementary planting of mixed native woodland and scrub understorey species. This strategy will enhance the continuity of green corridors.

15.9 The proposed landscaping strategy (Fabrik, January 2026) includes:

> **Preserving Natural Features**: Retention of the existing ecological fringe and strengthening woodland buffers through additional planting.

> **Creating Diverse Habitats**: Incorporation of meadow and species-rich grasslands to support biodiversity.

> **Connectivity and Access**: A network of green links for walking and cycling, integrating open spaces with existing routes.

> **Community Recreation**: Provision of varied play areas and amenity spaces for all ages.

> **Sustainable Design**: Use of species-rich grassland within sustainable drainage features, combining ecological value with informal gathering spaces.

15.10 The strategy for the new planting will include the following where possible:

> Promote local ecology through the use of native seed and fruit bearing species;

> Attract pollinators such as bees and butterflies through the use of flowering, nectar rich species;

> Combine natural and ornamental species to enrich the planting mix and promote local biodiversity;

> Create new habitats to attract local fauna; and

> Interconnect existing and proposed habitats of the site and its surroundings where possible.

16. SUSTAINABLE CONSTRUCTION

16.1 Sustainable construction involves the prudent use of existing and new resources and the efficient management of the construction process. This includes the following measures:

> Reducing waste during construction and demolition and sorting waste on site where practical;

> Reducing the risk of statutory nuisance to neighbouring properties as much as possible through effective site management;

> Controlling dust and emissions from demolition and construction; and

> Complying with protected species legislation.

Considerate Constructors Scheme

16.2 The development site will be registered with the Considerate Constructors Scheme. This is designed to encourage environmentally and socially considerate ways of working, to reduce any adverse impacts arising from the construction process. As commonly known, the Considerate Constructors Scheme aims are as follows:

> Respecting the community (includes appearance)

> Care for the environment;

> Value their workforce (includes site safety).

16.3 The site will target a Very Good score of at least 33 out of 45, with all three sections scoring at least 11 points.

Monitoring Construction Site Impacts

16.4 During the construction processes, control procedures will be put in place to minimise noise and dust pollution and roads will be kept clean. The management systems will generally comprise procedures and working methods that are approved by the development team together with commercial arrangements to ensure compliance.

16.5 Further to the above, additional measures will be adopted to minimise the impact on the local area during construction. This will include the limiting of air and water pollution in accordance with best practice principles, as well as the recording, monitoring and displaying of energy and water use from site activities during construction.

16.6 In terms of construction traffic, this will be minimised by restricting deliveries and arrival times in order to manage potential impacts on existing and future occupants. Work will be limited to appropriate hours to be agreed with the Council, and suppressors will be used to reduce noise from machinery.

17.CONCLUSION

17.1 The issue of sustainable development has been considered throughout the design of the proposed development at Land North West of Southwater by Berkeley Strategic Land Ltd ("Berkeley") in Horsham District Council. In particular, the incorporation of sustainable design and construction methods, energy and water saving measures, waste reduction techniques as well as measures to enhance the ecological value of the site, a good quality and sustainable development is proposed.

17.2 The key sustainability features outlined in this Sustainability Statement are listed below:

> **BREEAM**: All non-residential/commercial units will be designed and built to achieve a BREEAM 'Excellent' rating.

> **Energy efficiency:** The development will target an 84.2% reduction in Regulated CO_2 emissions over Building Regulations Approved Document Part L 2021.

> **Water efficiency:** Flow control devices and water efficient fixtures and fittings will be installed in all dwellings to target a maximum internal daily water consumption of 110 litres/person/day.

> **Waste and recycling:** Adequate facilities will be provided for domestic and construction related waste, including segregated bins for refuse and recycling.

> **Circular Economy:** The principles of a circular economy shall be incorporated into the development, where possible.

> **Materials:** Where practical, new building materials will be sourced locally to reduce transportation pollution and support the local economy. New materials will be selected based on their environmental impact and responsible suppliers will be used where possible.

> **Pollution:** The Air Quality Assessment concludes that both construction and operation of the development will result in negligible air-quality impacts, with pollutant levels remaining well within national standards and future residents experiencing good air-quality conditions. The Noise and Vibration Assessment conclude noise impacts can be managed through mitigation measures that include construction controls and screening.

> **Flood Risk and Sustainable Urban Drainage Systems (SuDS):** The proposed development site lies in Flood Zone 1, a low flood risk zone, and will benefit from SUDs such as rain gardens, permeable paving and swales.

> **Security:** Consultation with a Security Specialist will take place to ensure the development is safe and secure for its residents.

- **Sound insulation:** The dwellings are to target an improvement on Building Regulations Part E through party walls and floors.
- **Inclusive access:** 95% of the new dwellings will be designed to meet Building Regulations Approved Document M4(2) and 5% will meet Part M4(3).
- **Sustainable transport:** The site benefits from existing public transport networks, which will be further enhanced as part of the proposed development. Sustainable modes will be encouraged through the provision of cycle storage spaces and electric vehicle charging points, as well as a travel plan.
- **Biodiversity and ecology:** Enhancements will be implemented through the provision of landscaped areas, play space and additional tree and shrub planting across the site.
- **Sustainable construction:** The site will aim to achieve a Very Good score with the Considerate Constructors Scheme and will closely monitor construction site impacts.

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APPENDICES

Appendix A
Horsham District Planning Framework (2015)

Appendix B
Horsham District Council, Draft Strategic Policy HA3

Appendix C
BREEAM New Construction Retail ‘Excellent’ Pre-Assessment

Appendix D
Water Efficiency Calculator

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Appendix A

Horsham District Planning Framework (2015)

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Appendix A

Horsham District Planning Framework (2015)

Policy 24

Strategic Policy: Environmental Protection

The high quality of the district's environment will be protected through the planning process and the provision of local guidance documents. Taking into account any relevant Planning Guidance Documents, developments will be expected to minimise exposure to and the emission of pollutants including noise, odour, air and light pollution and ensure that they:

1. Address land contamination by promoting the appropriate re-use of sites and requiring the delivery of appropriate remediation;

2. Are appropriate to their location, taking account of ground conditions and land instability;

3. Maintain or improve the environmental quality of any watercourses, groundwater and drinking water supplies, and prevents contaminated run-off to surface water sewers;

4. Minimise the air pollution and greenhouse gas emissions in order to protect human health and the environment;

5. Contribute to the implementation of local Air Quality Action Plans and do not conflict with its objectives;

6. Maintain or reduce the number of people exposed to poor air quality including odour. Consideration should be given to development that will result in new public exposure, particularly where vulnerable people (e.g. the elderly, care homes or schools) would be exposed to the areas of poor air quality; and

7. Ensure that the cumulative impact of all relevant committed developments is appropriately assessed.

Policy 25

Strategic Policy: The Natural Environment and Landscape Character

The Natural Environment and landscape character of the district, including the landscape, landform and development pattern, together with protected landscapes and habitats will be protected against inappropriate development. The Council will support development proposals which:

1. Protects, conserves and enhances the landscape and townscape character, taking into account areas identified as being of landscape importance, the individual settlement characteristics, and maintains settlement separation.

2. Maintain and enhances the Green Infrastructure Network and addresses any identified deficiencies in the District.

3. Maintains and enhances the existing network of geological sites and biodiversity, including safeguarding existing designated sites and species, and ensures no net loss of wider biodiversity and provides net gains in biodiversity where possible.

4. Conserve and where possible enhance the setting of the South Downs National Park.

Policy 31

Infrastructure and Biodiversity

1. Development will be supported where it can demonstrate that it maintains or enhances the existing network of green infrastructure. Proposals that would result in the loss of existing green infrastructure will be resisted unless it can be demonstrated that new opportunities will be provided that mitigates or compensates for this loss, and ensures that the ecosystem services of the area are retained.

2. Development proposals will be required to contribute to the enhancement of existing biodiversity, and should create and manage new habitats where appropriate. The Council will support new development which retains and/or enhances significant features of nature conservation on development sites. The Council will also support development which makes a positive contribution to biodiversity through the creation of green spaces, and linkages between habitats to create local and regional ecological networks.

3. Where felling of protected trees is necessary, replacement planting with a suitable species will be required.

4. a) Particular consideration will be given to the hierarchy of sites and habitats in the district as follows:

    i. Special Protection Area (SPA) and Special Areas of Conservation(SAC)

    ii. Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs)

    iii. Sites of Nature Conservation Importance (SNCIs), Local Nature Reserves (LNRs) and any areas of Ancient woodland, local geodiversity or other irreplaceable habitats not already identified ini & ii above.

    b) Where development is anticipated to have a direct or indirect adverse impact on sites or features for biodiversity, development will be refused unless it can be demonstrated that:

i. The reason for the development clearly outweighs the need to protect the value of the site; and,

ii. That appropriate mitigation and compensation measures are provided.

5. Any development with the potential to impact Arun Valley SPA or the Mens SAC will be subject to a HRA to determine the need for an appropriate Assessment. In addition, development will be required to be in accordance with the necessary mitigation measures for development set out in the HRA of this plan.

Policy 32

Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:

1. Provide an attractive, functional, accessible, safe and adaptable environment;

2. Complement locally distinctive characters and heritage of the district;

3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;

4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and

5. Help secure a framework of high quality open spaces which meets the identified needs of the community.

Policy 33

Development Principles

In order to conserve and enhance the natural and built environment developments shall be required to:

1. Make efficient use of land, and prioritise the use of previously developed land and buildings whilst respecting any constraints that exist;

2. Ensure that it is designed to avoid unacceptable harm to the amenity of occupiers/users of nearby property and land, for example through overlooking or noise, whilst having regard to the sensitivities of surrounding development;

3. Ensure that the scale, massing and appearance of the development is of a high standard of design and layout and where relevant relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views;

4. Are locally distinctive in character, respect the character of the surrounding area (including its overall setting, townscape features, views and green corridors) and, where available and applicable, take account of the recommendations/policies of the relevant Design Statements and Character Assessments;

5. Use high standards of building materials, finishes and landscaping; and includes the provision of street furniture and public art where appropriate;

6. Presume in favour of the retention of existing important landscape and natural features, for example trees, hedges, banks and watercourses. Development must relate sympathetically to the local landscape and justify and mitigate against any losses that may occur through the development; and

7. Ensure buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of good quality.

Proposals will also need to take the following into account where relevant:

8. Incorporate where appropriate convenient, safe and visually attractive areas for the parking of vehicles and cycles, and the storage of bins/recycling facilities without dominating the development or its surroundings;

9. Incorporate measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area; and create visually attractive frontages where adjoining streets and public spaces, including appropriate windows and doors to assist in the informal surveillance of public areas by occupants of the site;

10. Contribute to the removal of physical barriers; and

11. Make a clear distinction between the public and private spaces within the site.

Policy 35

Strategic Policy: Climate Change

Development will be supported where it makes a clear contribution to mitigating and adapting to the impacts of climate change and to meeting the district's carbon reduction targets as set out in the Council's Acting Together on Climate Change Strategy, 2009.

Measures which should be used to mitigate the effects of climate change include;

1. Reduced energy use in construction;

2. Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;

3. The use of decentralised, renewable and low carbon energy supply systems;

4. The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and

5. Measures which reduce the amount of biodegradable waste sent to landfill.

Development must be designed so that it can adapt to the impacts of climate change, reducing vulnerability, particularly in terms of flood risk, water supply and changes to the district's landscape. Developments should adapt to climate change using the following measures:

1. Provision of appropriate flood storage capacity in new building development;

2. Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;

3. Use of measures which promote the conservation of water and/or greywater recycling; and

4. Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain).If it is not possible to incorporate the adaption and mitigation measures proposed, an explanation should be provided as to why this is the case.

Policy 36

Strategic Policy: Appropriate Energy Use

Energy hierarchy

All development will be required to contribute to clean, efficient energy in Horsham based on the following hierarchy:

1. Lean – use less energy – e.g. through demand reduction

2. Clean – supply energy efficiently – e.g. through heat networks

3. Green – use renewable energy sources

District Heating and Cooling

Commercial and residential developments in Heat Priority Areas or the strategic development locations will be expected to connect to district heating networks where they exist using the following hierarchy, or incorporate the necessary infrastructure for connection to future network.

Development should demonstrate that the heating and cooling systems have been selected in accordance with the following heating and cooling hierarchy;

1. Connection to existing (C)CHP distribution networks
2. Site wide renewable (C)CHP
3. Site wide gas-fired (C)CHP
4. Site wide renewable community heating/cooling
5. Site wide gas-fired community heating/cooling
6. Individual building renewable heating
7. Individual building heating, with the exception of electric heating

All (C)CHP must be of a scale and operated to maximise the potential for carbon reduction. Where site-wide (C)CHP is proposed, consideration must be given to extending the network to adjacent sites.

Energy Statements

All applications for residential or commercial development must include an Energy Statement demonstrating and quantifying how the development will comply with the Energy Hierarchy.

Developments in Heat Priority Areas and strategic developments should demonstrate and quantify how the development will comply with the heating and cooling hierarchy. Horsham District Council will work proactively with applicants on major developments to ensure these requirements are met.

Renewable energy schemes

The Council will permit schemes for renewable energy (e.g. solar) where they do not have a significant adverse effect on landscape and townscape character, biodiversity, heritage or cultural assets or amenity value. Community initiatives which seek to deliver renewable and low carbon energy will be encouraged.

Policy 37

Sustainable Construction

Proposals must seek to improve the sustainability of development. To deliver sustainable design, development should incorporate the following measures where appropriate according to the type of development and location:

1. Maximise energy efficiency and integrate the use of decentralised, renewable and low carbon energy;

2. Limit water use to 110 litres/person/day;

3. Use design measures to minimise vulnerability to flooding and heatwaveevents;

4. Be designed to encourage the use of natural lighting and ventilation;

5. Be designed to encourage walking, cycling, cycle storage and accessibility to sustainable forms of transport;

6. Minimise construction and demolition waste and utilise recycled and low-impact materials;

7. Be flexible to allow future modification of use or layout, facilitating future adaptation, refurbishment and retrofitting;

8. Incorporate measures which enhance the biodiversity value of development.

All new development will be required to provide satisfactory arrangements for the storage of refuse and recyclable materials as an integral part of design.

New homes and workplaces should include the provision of high-speed broadband access and enable provision of future technologies where available.

Policy 38

Strategic Policy: Flooding

1. Development proposals will follow a sequential approach to flood risk management, giving priority to development sites with the lowest risk of flooding and making required development safe without increasing flood risk elsewhere. Development proposals will;

    a. take a sequential approach to ensure most vulnerable uses are placed in the lowest risk areas.

    b. avoid the functional floodplain (Flood zone 3b) except for water-compatible uses and essential infrastructure.

    c. only be acceptable in Flood Zone 2 and 3 following completion of a sequential test and exceptions test if necessary.

    d. require a site-specific Flood Risk Assessments for all developments over 1 hectare in Flood Zone 1 and all proposals in Flood Zone 2 and3.

2. Comply with the tests and recommendations set out in the Horsham District Strategic Flood Risk Assessment (SFRA).

3. Where there is the potential to increase flood risk, proposals must incorporate the use of sustainable drainage systems (SuDS) where technically feasible, or incorporate water management measures which reduce the risk of flooding and ensure flood risk is not increasedelsewhere.

4. Consider the vulnerability and importance of local ecological resources such as water quality and biodiversity when determining the suitability of SuDS. New development should undertake more detailed assessments to consider the most appropriate SuDS methods for each site. Consideration should also be given to amenity value and greeninfrastructure.

5. Utilise drainage techniques that mimic natural drainage patterns and manage surface water as close to its source as possible will be required where technically feasible.

6. Be in accordance with the objective of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study in order to maintain water quality and water availability in rivers and wetlands and wastewater treatment requirements.

Policy 40

Sustainable Transport

There is commitment to developing an integrated community connected by a sustainable transport system. In order to manage the anticipated growth in demand for travel, development proposals which promote an improved and integrated transport network, with a re-balancing in favour of non-car modes as a means of access to jobs, homes, services and facilities, will be encouraged and supported.

Development will be supported if it:

1. Is appropriate and in scale to the existing transport infrastructure, including public transport.

2. Maintains and improves the existing transport system (road, rail, cycle).

3. Is integrated with the wider network of routes, including public rights of way and cycle paths.

4. Includes opportunities for sustainable transport which reduce the need for major infrastructure and cut carbon emissions.

5. Is located in areas where there are, or will be a choice in the modes of transport available.

6. Minimises the distance people need to travel and minimises conflicts between traffic, cyclists and pedestrians.

7. Delivers better local bus and rail services in partnership with operators and increasing opportunities for interchange between the public transport network and all other modes of transport.

8. Develops innovative and adaptable approaches to public transport in the rural areas of the district.

9. Provides safe and suitable access for all vehicles, pedestrians, cyclists, horses riders, public transport and the delivery of goods.

10. Is accompanied by an agreed Green Travel Plan where it is necessary to minimise a potentially significant impact of the development on the wider area or as a result of needing to address an existing local traffic problem.

Policy 41

Parking

1. Development should seek to improve parking in town centres so it is convenient, safe and secure. Parking provision must ensure a balance between good urban design, highway safety, residential amenity and promoting town centre attractiveness and vitality.

2. Adequate parking and facilities must be provided within developments to meet the needs of anticipated users. Consideration should be given to the needs of cycle parking, motorcycle parking, charging plug-in or other low emission vehicles and the mobility impaired.

3. Development which involves the loss of existing parking spaces will only be allowed if suitable alternative provision has been secured elsewhere or the need for the development overrides the loss of parking and where necessary measures are in place to mitigate against the impact.

4. Planning permission will not be granted for off-airport parking facilities related to Gatwick Airport unless a need can be demonstrated and all realistic alternatives have been examined.

Policy 43

Community Facilities, Leisure and Recreation

1. The provision of new or improved community facilities or services will be supported, particularly where they meet the identified needs of local communities as indicated in the current Sport, Open Space and Recreation Study and other relevant studies, or contribute to the provision of Green Infrastructure.

2. In addition to supporting facilities or services located in accordance with the Development Hierarchy and Strategic Development locations, sites located outside built-up areas will be supported where this is the only practicable option and where a suitable site well-related to an existing settlement exists.

3. Proposals that would result in the loss of sites and premises currently or last used for the provision of community facilities or services, leisure or cultural activities for the community will be resisted unless equally usable facilities can be conveniently provided nearby. It will be necessary to demonstrate that continued use of a community facility or service is no longer feasible, taking into account factors such as; appropriate marketing, the demand for the use of the site or premises, its

quality and usability, and the identification of a potential future occupier. Where it cannot be demonstrated that such a loss is surplus to requirements, a loss may be considered acceptable provided that:

a. an alternative facility of equivalent or better quality and scale to meet community needs is available, or will be provided at an equally accessible location within the vicinity; or

b. a significant enhancement to the nature and quality of an existing facility will result from the redevelopment for alternative uses on an appropriate proportion of the site.

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Appendix B

Horsham District Council, Draft Strategic Policy HA3

Appendix B

Local Policy: Horsham District Council, Draft Strategic Policy HA3

1. Building on the Southwater Neighbourhood Plan allocation, Land North West of Southwater, as identified on the Policies Map, is allocated for mixed-use strategic development and associated infrastructure for 1000 homes, of which it is anticipated 735 homes will be delivered in the Plan period. This delivery comprises 450 homes allocated in the Neighbourhood Plan, together with an additional 285 homes.

2. Development will be in accordance with a comprehensive masterplan to be agreed with the Council which clearly shows the key elements of development, a comprehensive site-wide Design Code, and a clear phasing plan and will provide the following:

a) Approximately 1000 homes (C2 and C3 use classes), a minimum 35% of which will be affordable, together with provision for young families, older people, and the provision of a permanent Gypsy and Traveller site of 5 pitches.

b) A neighbourhood centre shall be provided, offering appropriate uses, including leisure, sports facilities, and retail whilst retaining Lintot Square as the primary centre of Southwater.

c) Subject to suitable access being demonstrated, around 4.0 ha of employment floorspace shall be provided (office, including flexible desk space, industrial, storage and /or distribution) within one or both of the following locations: i. the employment area identified to the north of the development site; ii. the neighbourhood centre.

d) Land and contributions to meet the education provision standards advised by the Local Education Authority, (or any future updates) as follows: i. one form of entry primary school expandable to two forms of entry to incorporate support centres for special educational needs and disability (SEND); ii. up to 6 form entry secondary school expandable to 8 forms of entry, to incorporate support centres for special educational needs and disability (SEND); iii. one new full-day care nurseries, to accommodate a minimum 60 places in total.

e) Formal and informal open space, sport and recreation provision to meet the needs of the new community in accordance with standards and the respective recommendations in the Playing Pitch Strategy Open Space, Sport & Recreation Review 2021. Informal open space provision must be designed for all and shall include (but not limited to): i. incorporate a 5km safe circular route for pedestrians and cyclists and a trim trail; ii. Multi-Use Games Areas; iii. equipped childrens play facilities; iv. social seating areas.

f) Comprehensive sustainable travel improvements.

3. Development proposals are required to demonstrate that they are landscape-led, the pattern of development enhances identified landscape and heritage features, and that:

a) The tranquil character and the setting of the Downs Link is preserved;

b) Public rights of way across the site connect their users with the landscape and retain some of their rural aspect;

c) A landscape buffer is provided along the western edge of the allocation;

d) Important key views within the development towards the open countryside are identified, including trees, heritage or other assets of special interest. The layout should also have regard and respond sensitively to key views into the site;

e) Create character areas through the development based on the existing woodland and field character building in opportunities for leisure activities, informal food growing and a mosaic of meadows, water bodies and tree cover.

4. Proposals must provide a comprehensive Ecology and Green Infrastructure Strategy, incorporating a Biodiversity Net Gain Plan, to demonstrate how a minimum 12% net biodiversity gain will be achieved on the site, and in particular demonstrate:

a) The three areas of Ancient Woodland (Courtland Wood, Two Mile Ash Gill and Smith's Copse (also a local wildlife site)) and any other woodland, are protected and their setting enhanced;

b) That natural and semi-natural habitats, including woodland and ancient woodland, hedgerows and ponds, are retained and protected wherever possible;

c) The creation of native species-rich hedges through the development; and

d) The retention and creation of wildlife corridors, and support for delivery of the Nature Recovery Network.

5. The masterplan and Sustainability Statement must demonstrate the delivery of net zero carbon, including demonstrating a fabric first approach to the construction of built development, and maximum use of on-site renewable energy technologies. This shall include a strategy to ensure that from 2025, all homes built on the site are designed as net-zero carbon through their expected lifetime.

6. The design and layout of the development will recognise and respect existing heritage assets, particularly Great House Farm (Grade II*), and preserve those elements of the heritage assets and their settings that are significant in illustrating their historic and architectural interest. The masterplan should include consideration of a sustainable future use for Great House Farm that is compatible with the desire to preserve the special interest of the listed building.

7. A comprehensive transport strategy is submitted as part of the masterplan with development to include the following:

a) A walking and cycling strategy that demonstrates how attractive, direct and legible routes that have priority over motorised traffic, and integrated with the existing and wider network, will be delivered and maintained. It should take account of the West Sussex County Council schemes from their "Walking and Cycling Strategy (2016-2026)", including investigating direct and indirect walking and cycling routes connecting Horsham to Southwater.

b) Improved links shall be provided between the development and Christ's Hospital station to help promote sustainable travel. This will include:

i. enhancements to the Downs Link;

ii. subject to suitable access and strong landscaping being provided, a new link road connecting the development to Two Mile Ash Road, together with a new crossing to connect with Christ's Hospital Road. A new footway will also be provided along Station Road at Christ's Hospital to complete the route and deter on-verge parking associated with the station;

iii. a new car park and cycle storage at Christ's Hospital station;

>iv. exploring the options with Metrobus to provide a direct service between the development and the station.

c) New road improvements shall be provided as part of the development, including:

i. a new link road between the development and Hop Oast roundabout;

ii. full signalisation of the Hop Oast roundabout to allow safe crossing of pedestrians and cyclists north to Horsham, plus further improvements to junctions on the A24 in consultation with, and as required by West Sussex County Council;

iii. four new accesses to the development, in consultation with West Sussex County Council, in order to spread traffic evenly across the development;

iv. new walking and cycling routes within the site;

v. improvements between Cedar Drive roundabout and the new school;

vi. the provision of a sustainable link for pedestrians and cyclists between Southwater village and Horsham (a bridge, underpass, or signal-controlled toucan crossing close to Hop Oast roundabout), in consultation with, and as agreed by, West Sussex County Council.

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Appendix C

BREEAM New Construction Retail ‘Excellent’ Pre-Assessment

BREEAM v6.1 Pre-Assessment

Land West of Worthing

Project name & number	Land North West of Southwater	**BREEAM assessor**	Rebecca Durrant
Client	Berkeley Strategic Land Ltd	**Project manager**	Jonathon Thomas-Peck
Local authority & postcode	Horsham District Council, RH12 2GB	**Rating required**	Excellent
Reason for BREEAM	Outline Planning Application	**Building type**	Retail
Status of project	Pre Assessment	**Assessment scope**	Shell only
Development description	New development to provide a new neighbourghhood centre with commercial and community spaces, business and employment space, and educational facilities (a primary school, a nursery, and a secondary school).		

BREEAM assessment details	
Reference number	TBC
Scheme	BREEAM New Construction
Version	v6.1
GIFA (m^2)	TBC
Part L	2021

Target score
71.85%
Excellent

Awarded score
0.00%

BREEAM rating benchmarks	
Pass	≥ 30
Good	≥ 45
Very Good	≥ 55
Excellent	**≥ 70**
Outstanding	≥ 85

Meeting log

Date	Location	Key actions from DTM

BREEAM credits

Section	Available credits	Target credits	Section weighting	% credits targeted	Category score
Management	15	10	12.00%	66.67%	8.00%
Health & Wellbeing	8	6	7.00%	75.00%	5.25%
Energy	13	6	9.50%	46.15%	4.38%
Transport	12	10	14.50%	83.33%	12.08%
Water	3	3	2.00%	100.00%	2.00%
Materials	14	7	22.00%	50.00%	11.00%
Waste	10	7	8.00%	70.00%	5.60%
Land Use & Ecology	13	12	19.00%	92.31%	17.53%
Pollution	6	5	6.00%	83.33%	5.00%
Innovation	10	1	10.00%	10.00%	1.00%
Rating	**Excellent**				

Revision	Date	Revision details	Author	QA	PM sign off
v1	09.01.2026	Planning Pre-Assessment	RD	ZS	JTP

Producing BREEAM Evidence:
- All pieces of information need to have a clear source for the audit trail i.e. company branding, name of author and date;
- The BRE require calculator tools to be completed for specific issues. These will be completed by the assessor once all information required for the calculation is provided;
- Drawings produced for BREEAM should be annotated to show how each criterion is met. Notes can be added directly to the drawing, or annotated by hand.

Hodkinson Consultancy can provide you with a wide range of templates to help demonstrate compliance. Your assessor will discuss these with you.

For best results please print this document in A3 format.

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BREEAM New Construction v6.1 Tracker

	Issue				Credits				
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	Notes
Management	Man 01	Project brief and design	Project delivery planning	RIBA 2	The project delivery stakeholders will meet to identify and define roles, responsibilities and contributions for each key phase of project delivery. The following will be considered: - End user requirements; - Aims of the design and design strategy; - Particular installation and construction requirements or limitations; - Occupiers' budget and technical expertise in maintaining any systems; - Maintainability and adaptability of the proposals; - Operational energy; - Requirements for the production of project and end user documentation; - Requirements for commissioning, training and aftercare support. The project team will demonstrate how the project delivery stakeholders' contributions and the consultation process outcomes influence the Initial Project Brief, Project Execution Plan, Communication Strategy and Concept Design.	1	1		
			Stakeholder consultation	RIBA 2	All interested parties will be consulted and the design team will demonstrate how the consultation exercise influences the Project Brief and Concept Design. Prior to completion of the detailed design all interested parties give and receive consultation feedback.	1	1		
			Pre-requisite - BREEAM Advisory Professional	RIBA 1	The project team, including the client, formally agree strategic performance targets early in the design process.	-	-		
			BREEAM Advisory Professional - Concept Design	RIBA 2	A BREEAM AP will work with the project team to maximise the project's overall performance against BREEAM. They will monitor progress against the performance targets and identify risks and opportunities related to the achievement of the rating.	1	0		
			BREEAM Advisory Professional (AP) - Detailed Design	RIBA 3	A BREEAM AP will continue to work with the project team to maximise the project's overall performance against BREEAM. Feedback will be provided to support them in taking corrective actions and achieving their agreed rating.	1	0		
	Man 02	Life cycle cost and service life planning	Elemental Life Cycle Cost (LCC)	RIBA 2	An entire asset LCC Plan will be produced with design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 2008. This will include an indication of future replacement costs over a period of analysis and will include service life, maintenance and operation cost estimates. Details of how the LCC Plan has been used to influence building and systems design and specifications to minimise life cycle costs and maximise critical value will be demonstrated by the team.	2	0		
			Component level life options appraisal	RIBA 4	A component level LCC options appraisal will be produced in line with PD 156865: 2008 and will include details on the building envelope, building services, finishes and external spaces. Appropriate examples provided by the design team will be used to demonstrate how this appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	1	1		
			Capital cost reporting		Report the capital cost for the building in pounds per square metre of gross internal floor area (£k/ m^2).	1	1		
	Man 03	Responsible construction	**Pre-requisite -** Legally harvested and traded timber		All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.	-	-		
			Environmental management		The principal contractor will operate an Environmental Management System covering their main operations (e.g. ISO 14001). All parties who manage the construction site will also implement best practice pollution prevention policies and procedures on site.	1	0		
			Pre-requisite - BREEAM Advisory Professional		The client and the contractor formally agree performance targets.	-	-		
			BREEAM Advisory Professional - Site		The BREEAM AP will also monitor construction progress throughout all stages where decisions critically impact BREEAM performance and will proactively identify risks and opportunities related to the procurement and construction process.	1	1		This will require additional appointment.
			Responsible construction management		The principal contractor evaluates the risks (on site and off site), plans and implements actions to minimise the identified risks. Compliance with Considerate Constructors is required for 1 credit.	1	1	1 credit - Excellent 2 credits - Outstanding	
					Compliance with Considerate Constructors is required whilst also undertaking additional responsible construction practices.	1	1		
			Monitoring of construction site impacts - Utility		Assign responsibility to an individual for monitoring, recording and reporting energy use and water consumption from all on-site construction processes throughout the build programme.	1	1		
			Monitoring of construction site impacts - Transport		Assign responsibility to an individual for monitoring, recording and reporting transportation data resulting from all on-site construction processes throughout the build programme.	1	1		
	Man 04	Commissioning and handover	Testing and inspecting building fabric		Post-construction testing and inspection will be undertaken by a suitably qualified professional who will undertake the survey and testing in accordance with the appropriate standard. Any defects identified during post-construction testing and inspection will be rectified prior to building handover and close out.	1	1		
					Total for management	15	10		

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BREEAM New Construction v6.1 Tracker

	Issue				Credits				
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	Notes
Health and wellbeing	Hea 01	Visual comfort	Daylighting		At least 80% of floor area in occupied spaces (or 35% in retail sale areas) is adequately day lit with an average daylight factor of 2% or more.	2	0		
			View Out		95% of the floor area in 95% of spaces for each relevant building area will be within 8m of an external wall. The external wall must have a window or permanent opening that provides an adequate view out. The window or opening must be ≥ 20% of the surrounding wall area.	1	1		
			External lighting		All external lighting located within the construction zone will be specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas and BS EN 12464-2:20145 Light and lighting - Lighting of work places - Part 2: Outdoor work places.	1	1		
	Hea 05	Acoustic performance	Acoustic performance		Demonstrate that all spaces in the building achieve, and for the relevant areas exceed, the performance standards required by BS for sound insulation, indoor ambient noise levels and reverberation times.	1	1		
	Hea 06	Security	Security of site and building	RIBA 2	A Suitably Qualified Security Specialist (SQSS) will conduct an evidence-based Security Needs Assessment (SNA). This SNA will be used to identify attributes of the site and surroundings which may influence the approach to security for the development. The SQSS will develop a set of security controls and recommendations and these will be incorporated in the design.	1	1		
	Hea 07	Safe and healthy surroundings	Safe access		Dedicated and safe cycle paths will be provided from the site entrance to any cycle storage, and connect to off-site cycle paths where applicable. Also, dedicated and safe footpaths are provided on and around the site providing suitable links. Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths and it will ensured that any delivery areas are not accessed through general parking areas and do not cross or share pedestrian and cyclist paths. There will be dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. Also, parking and turning areas will be designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.	1	1		
			Outdoor space		There will be outside space providing building users with an external amenity area.	1	1		
					Total for health and wellbeing	8	6		

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BREEAM New Construction v6.1 Tracker

	Issue				Credits				
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	Notes
Energy	Ene 01	Reduction of energy use and carbon emissions	Energy performance		An Energy Performance Ratio for New Construction (EPR_{NC}) will be calculated. The EPR_{NC} achieved will be compared with the benchmarks below in order to award the corresponding number of BREEAM credits.	9	4	4 credits - Excellent 6 credits - Outstanding	
	Ene 03	External lighting	External lighting		No external lighting will be installed (which includes lighting on the building, at entrances and signs) OR External light fittings within the construction zone will have an average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt, automatic control to prevent operation during daylight hours and presence detection in areas of intermittent pedestrian traffic.	1	1		
	Ene 04	Low carbon design	Passive design analysis	RIBA 2	Note - To achieve this the first credit under Hea 04 Thermal Modelling must be achieved. The project team will analyse the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures. As a minimum this must include; Site location, site weather, microclimate, building layout, building orientation, building form, building fabric, thermal mass or other fabric thermal storage, building occupancy type, daylighting strategy, ventilation strategy and adaptation to climate change. Passive design measures will be implemented to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings and the reduced total energy demand and carbon dioxide (CO_2) emissions resulting from the passive design measures will be calculated.	1	0		
			Free cooling		Note - To achieve this credit the passive design analysis credit must be awarded. A free cooling analysis will be included in the passive design analysis and it will identify opportunities for the implementation of free cooling solutions. The building will be naturally ventilated or will use a combination of the free cooling strategies as follows: - Night time cooling; - Ground coupled air cooling; - Displacement ventilation; - Ground water or surface water cooling; - Evaporative cooling, direct or indirect; - Desiccant dehumidification and evaporative cooling, using waste heat; - Absorption cooling, using waste heat.	1	0		
			Low and zero carbon technologies	RIBA 2	An energy specialist will completes a feasibility study by the end of Concept Design, this will establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy sources for the building or development. The LZC technologies for the building will be specified in line with the feasibility study recommendations. The reduced regulated carbon dioxide (CO_2) emissions resulting from the feasibility study will be quantified.	1	1		
					Total for energy	13	6		
Transport	Tra 01	Transport assessment and travel plan	Travel plan	RIBA 1	A travel plan is developed based on a site-specific travel assessment or statement. This statement should include: - Existing travel patterns and opinions of existing building or site users towards cycling and walking; - Travel patterns and transport impact of future building users; - Current local environment for walkers and cyclists; - Reporting of the number and type of existing accessible amenities within 500m of the site; - Disabled access; - Calculation of the existing public transport Accessibility Index (AI); - Current facilities for cyclists.	2	2		
	Tra 02	Sustainable transport	Transport options implementation		Note - At least one credit must be achieved for Tra 01 for any credits to be awarded in this issue. Credits will be awarded based on the Accessible Index (AI) of the project, and the number of transport measures implemented.	10	8		
					Total for transport	12	10		

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BREEAM New Construction v6.1 Tracker

	Issue				Credits				
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	Notes
Water	Wat 02	Water meter	Water meter		A pulsed water meter is installed on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source. The water meter should connect to a BMS or utility monitoring system or should be capable of connecting to one.	1	1	Good Very Good Excellent Outstanding	
	Wat 02	Leak detection	Leak detection system		A leak detection system capable of detecting a major water leak on the utilities water supply within the building will be installed AND A leak detection will be installed between the buildings and the utilities water supply. This leak detection will be a permanent automated water leak detection system that alerts the building occupants to the leak and is activated when the flow of water passing through the water meter. Also, it will be able to identify different flow and therefore leakage rates and also programmable to suit the owner's or occupier's water consumption criteria.	1	1		
	Wat 04	Water efficient equipment	Water efficient equipment		Identify all water demands from uses that could be realistically mitigated or reduced and establish a demonstrable reduction in the total water demand of the building.	1	1		
					Total for water	3	3		
Materials	Mat 01	Environmental impacts - LCA	Environmental impacts from construction products - Building life cycle assessment (LCA)		During the Concept Design and Technical Design, demonstrate the environmental performance of the building as follows: - Carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications).	7	2		
	Mat 02	Environmental impacts – EPD	Specification of products with a recognised environmental product declaration (EPD)		Construction products with an EPD that achieve a total EPD points score of at least 20 will be undertaken. Enter the details of each EPD into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool will verify the EPD points score and credit award.	1	1		
	Mat 03	Responsible sourcing of construction products	**Pre-requisite**		All timber and timber-based products used on the project will be legally harvested and traded as per the UK Government's Timber Procurement Policy (TPP)	-	-	All ratings	
			Enabling sustainable procurement	RIBA 2	A sustainable procurement plan will be used to guide the specification towards sustainable construction products. This plan will include sustainability aims, objectives and strategic targets to guide procurement activities and will also include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible. Details of the checking and verifying the effectiveness of the procurement plan will also be included. In addition, if the plan is applied to several sites or adopted at an organisational level it will identify the risks and opportunities of procurement against the process set out in BS ISO 20400:2017.	1	1		
			Measuring responsible sourcing		Superstructure, internal finishes, substructure and hard landscaping are responsibly sourced in accordance with the below targets: 3 credits > 30% of points achieved 2 credits > 20% of points achieved 1 credit > 10% of points achieved	3	2		
	Mat 05	Designing for durability and resilience	Protecting vulnerable parts of the building from damage		Protection measures will be incorporated into the building's design and construction to reduce damage to the building's fabric or materials.	1	1		
			Protecting exposed parts of the building from material degradation		Provide a detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors and provide convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design will be implemented and the design the roof and façade to prevent water damage, ingress and detrimental ponding will also be undertaken.				
	Mat 06	Material efficiency	Material efficiency	RIBA 1	Targets will be set and opportunities and methods to optimise the use of materials will be reported for all RIBA stages. The implementation of material efficiency will be reported on during developed design through to construction.	1	0		
					Total for materials	14	7		

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	Issue				Credits				
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	Notes
Waste	Wst 01	Construction waste management	Pre demolition audit	RIBA 2	A pre-demolition audit of any existing buildings, structures or hard surfaces will be carried out This will be used to determine whether refurbishment or reuse is feasible and to maximise the recovery of material for subsequent high grade or value applications.	1	0	1 credit - Outstanding	
			Construction resource efficiency		A compliant Resource Management Plan (RMP) covering non-hazardous waste materials, demolition and excavation waste will be produced. The site will meet or improve on the benchmarks as shown below: - One credit - <11.1 tonnes per 100m^2 - Two credits - <6.5 tonnes per 100m^2 - Three credits - <3.2 tonnes per 100m^2	3	2		
			Diversion of resources from landfill		Waste materials will be sorted into separate key waste groups either on-site or through a licensed contractor for recovery. The diversion from landfill benchmarks for non-hazardous construction waste and demolition and excavation waste generated will meet the following: - Non Demolition - 80% (tonnage) - Demolition - 90% (tonnage)	1	1		
	Wst 02	Recycled aggregates	**Pre-requisite**	RIBA 2	To encourage the reuse of site material, a pre demolition audit of any existing buildings, structures or hard surfaces will be undertaken.	-	-		
			Project Sustainable Aggregate Points		Aggregate uses, types and quantities will be identified for each identified use and aggregate type. The region in which the aggregates are sourced will be calculated (km).	1	0		
	Wst 03	Operational waste	Operational waste		Provide a dedicated space for the segregation and storage of operational recyclable waste generated. This will be appropriately labelled, accessible to building users and waste management contractors and be of a sufficient size. If large amounts of waste are expected, waste compactors or balers will be provided and if appropriate, organic waste facilities (with a water outlet).	1	1	Excellent Outstanding	
	Wst 05	Adaptation to climate change	Resilience of structure, fabric, building services and renewables installation	RIBA 2	A climate change adaptation strategy appraisal will be undertaken using a systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment will include the following: - Hazard identification - Hazard assessment - Risk estimation - Risk evaluation - Risk management Following this study develop recommendations or solutions based on the climate change adaptation strategy appraisal that aim to mitigate the identified impact.	1	1		
				RIBA 4	An update will be provided during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective.				
	Wst 06	Design for disassembly and adaptability	Design for disassembly and functional adaptability - recommendations	RIBA 2	A study to explore the ease of disassembly and the functional adaptation potential of different design scenarios will be carried out. Following this recommendations or solutions will be developed, based on the study that aim to enable and facilitate disassembly and functional adaptation.	1	1		
			Disassembly and functional adaptability – implementation	RIBA 4	The team will provide an update on how the recommendations or solutions have been implemented where practical and cost effective. Omissions will also justified in writing to the assessor. Any changes to the recommendations and solutions during the development of the Technical Design should also be recorded. A building adaptability and disassembly guide will be produced to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	1	1		
					Total for waste	10	7		

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	Issue				Credits				
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	Notes
Land Use and Ecology	Le 01	Site selection	Previously occupied land		At least 75% of the proposed development's footprint is on an area of land which has previously been occupied.	1	1		
			Contaminated land		A contaminated land professional's site investigation, risk assessment and appraisal has deemed land within the site to be affected by contamination. The site investigation, risk assessment and appraisal have identified the degree of contamination, contaminant sources or types and the options for remediating sources of contamination. The remediation of the site will be carried out in accordance with the remediation strategy.	1	1		
	Le 02	Risks and opportunities	**Pre-requisite -** Assessment route selection		An assessment route for the project has been determined using BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist.	-	-		
			Survey and evaluation	RIBA 1	Route 1 only: Completion of the BREEAM Ecological Risk Evaluation Checklist indicates Assessment route 1 can be used as the assessment OR	1	1		
				RIBA 1	Route 2 only: An appropriate individual is appointed at an early stage for the involvement of site configuration and to ensure that they can influence strategic planning decisions. An appropriate level of survey and evaluation will be carried out to determine the ecological baseline of the site, taking account of the zone of influence to establish: - Current and potential ecological value and condition of the site, and related areas within the zone of influence; - Direct and indirect risks to current ecological value; - Capacity and feasibility for enhancement of the ecological value of the site and areas within the zone of influence.				
			Determining the ecological outcomes for the site	RIBA 2	To achieve this credit the survey and evaluation criteria must have been achieved. The project team will liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites for the project. When determining the ecological impact of the site this will involve the identification, appraisal and selection of specific solutions and measures sufficiently early to influence key project planning decisions. The optimal ecological outcome for the site will be selected after liaising with representative stakeholders and the project team.	1	1		
	Le 03	Managing negative impacts on ecology	**Pre-requisite –** Identification and understanding the risks and opportunities		To achieve this credit the credits under LE 02 must be achieved.	-	-		
			Planning, liaison, implementation and data	RIBA 2	Roles and responsibilities will be clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to influence the concept design or design brief. Site preparation and construction works will be planned and implemented at an early project stage to optimise benefits and outputs. The project team will implement the solutions, and measures that have been selected (see LE 02) during site preparation and construction works.	1	1		
			Managing negative impacts of the project		Route one only: Negative impacts from site preparation and construction works will be managed according to the hierarchy and no net impact has resulted.	2	2		
			Managing negative impacts of the project		Route two only: Negative impacts from site preparation and construction works will be managed according to the hierarchy and either: - No overall loss of ecological value has occurred (2 credits) OR - The loss of ecological value has been limited as far as possible (1 credit)				
	Le 04	Change and enhancement of ecological value	**Pre-requisite -** Identifying and understanding the risks and opportunities		To achieve this credit the credits under LE 03 must be achieved.	-	-		
			Enhancement of ecology		Route one only: The project team will implement solutions and measures based on recommendations from recognised 'local' ecological expertise, specialist input and guidance to inform the adoption of locally relevant ecological solutions and measures which enhance the site. Data collated will be provided to the local environmental records centres nearest to, or relevant for, the site.	1	1		
			Liaison, implementation and data collation		Route two only: The project team will implement the solutions and measures selected in a way that enhances ecological value in the following order: - On site, and where this is not feasible; - Off site within the zone of influence.				
			Enhancement of ecology		Route two only: Credits will be awarded on a scale of 1 to 3, based on the calculation of the change in ecological value occurring as a result of the project.	3	2		
	Le 05	Long term ecology management and maintenance	**Pre-requisite -** Roles and responsibilities, implementation, statutory obligations		The client or contractor will confirm that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site.	-	-		
			Planning, liaison, data, monitoring and review management and maintenance		The project team will liaise and collaborate with representative stakeholders to: - Monitor and review implementation and the effectiveness; - Develop and review management and maintenance solutions, actions or measures. The monitoring and reporting of on the ecological outcomes/successes for site implemented at the design and construction stage and the arrangements of ongoing management of the new landscape and habitats will be reviewed. Also, he ecological value of the site and its relationship to its zone of influence and any linked sustainable activities will be maintained. As part of the tenant or building owner information supplied a section on Ecology and Biodiversity to inform the owner or occupant of local ecological features will be included.	1	1		
			Landscape and ecology management plan		A landscape and ecology management plan will be developed in accordance with BS 42020:20131 covering the first five years. The landscape and management plan will be updated as appropriate to support maintenance of the ecological value of the site.	1	1		
					Total for land use and ecology	**13**	**12**		

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	Issue				Credits				Notes
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	
Pollution	Pol 03	Flood and surface water management	**Pre-requisite**		An appropriate consultant is appointed to carry out the following requirements; an appropriate consultant is one who has qualifications and experience relevant to designing SuDS and flood prevention measures and completing peak rate of run-off calculations.	-	-		
			Flood resilience		A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration.	2	2		
			Pre-requisite - Surface water run-off		Surface water run-off design solutions must be bespoke.	-	-		
			Surface water run-off - volume		Drainage measures will be specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events. Relevant maintenance agreements for the ownership, long term operation and will also be in place and all calculations will include an allowance for climate change.	1	1		
			Surface water run-off - volume		Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND Drainage design measures will be specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change. Any additional predicted volume of run-off for this event will be prevented from leaving the site by using infiltration or other SuDS techniques.	1	1		
			Minimising watercourse pollution		Drainage strategy confirms that there is no discharge from the developed site for rainfall up to 5 mm and that areas with a low risk source of watercourse pollution will have an appropriate level of pollution prevention treatment provided. Areas with a high risk of contamination or spillage of substances have separators installed in surface water drainage systems. All water pollution prevention systems will be designed and installed in accordance with the recommendations of documents such as the SuDS manual and other relevant industry best practice. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS will also be in place.	1	0		
	Pol 04	Reduction of night time light pollution	Reduction of night time light pollution		External lighting pollution has been eliminated through effective design that removes the need for external lighting. This does not adversely affect the safety and security of the site and its users OR The external lighting strategy has been designed in compliance with Table 2 (ILP) Guidance notes for the reduction of obtrusive light, 2011. Also All external lighting will have the capabilities to 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 will comply with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes. Illuminated advertisements will be designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.	1	1		
					Total for pollution	6	5		

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	Issue				Credits				
	Issue		Issue sub-title	RIBA Stage	Credit description	Available	Targeted	Minimum standards	Notes
Innovation	Man 03	Responsible construction	Responsible construction management		The principal contractor evaluates the risks (on site and off site), plans and implements actions to minimise the identified risks, covering the items included in the Responsible Construction Management Template. All criteria must be met to achieve this credit.	1	1		
	Hea 01	Visual comfort	Daylighting		At least 80% of floor area in occupied spaces (or 50% in retail sale areas) is adequately day lit with an average daylight factor of 3% or more.	1	0		
	Hea 06	Security	Security of site and building		A compliant risk based security rating scheme has been used. The performance against the scheme has been confirmed by independent assessment and verification.	1	0		This will require additional appointment.
	Ene 01	Reduction of energy use	Beyond zero net regulated carbon		The building will achieve an EPR NC ≥ 0.9 and zero net regulated CO_2 emissions. Energy generation from on-site and near-site LZC sources will be sufficient to offset carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use. The exemplary credits will be awarded as follows: 1 credit - 10% 2 credits - 50% 3 credits - 100% (carbon negative)	3	0		
	Mat 01	Environmental impacts	Third party verification		A suitably qualified third party will carry out the building LCAs OR produces a report verifying the building LCAs accurately represent the designs under consideration during Concept Design and Technical Design. For each LCA option, the findings of the verification checks made by the suitably qualified third party will be itemised in the report including. The suitably qualified third party's relevant skills and experience will be provided and a declaration of their third party independence from the project client and design team will be included in their report.	1	0		This will require additional appointment.
	Mat 03	Responsible Sourcing	Measuring responsible sourcing		Superstructure, internal finishes, substructure and hard landscaping and core services are responsibly sourced in accordance with the below targets: 3 credits plus 1 exemplary credit > 50% of points achieved.	1	0		
	Wst 01	Construction waste management	Construction waste management		Prepare a compliant Resource Management Plan (RMP) covering non-hazardous waste materials, demolition and excavation waste and less than <1.9 tonnes of waste per 100m^2 will be generated. Sort waste materials into separate key waste groups either on-site or through a licensed contractor for recovery. Meet the diversion from landfill benchmarks for non-hazardous construction waste and demolition and excavation waste generated: Non Demolition - 95% (tonnage) Demolition - 85% (tonnage)	1	0		
	Wst 02	Recycled aggregates	Project sustainable aggregate points		Identify all aggregate uses and types on the project and determine the quantity in tonnes for each identified use and aggregate type. Identify the region in which the aggregate source is located and calculate the distance in kilometres travelled by all aggregates by transport type.	1	0		
	Wst 05	Adaptation to climate change	Responding to climate change		In addition to the Wst 05 criteria the following credits will also need to be achieved: - Hea 04 thermal comfort; - Ene 01 reduction of energy use and carbon emissions; - Ene 04 low carbon design; - Wat 01 water consumption; - Mat 05 designing for durability and resilience; - Pol 03 Flood and surface water management.	1	0		This will require additional appointment.
	Le 02	Risks and opportunities	Determine the ecological outcomes for the site		When determining the optimal ecological outcome for the site the wider site sustainability-related activities and the potential for ecosystem service related benefits will be considered. This will include opportunities for integrating ecology with wider site sustainability-related activities and ecosystem service related benefits, including as a minimum: - Landscape; - Health and wellbeing; - Resilience; - Infrastructure; - Community and end user involvement. The following must also be achieved: - Hea 07 Safe and healthy surroundings; - Pol 03 Flood and surface water management - Achieve credits for 'Surface water run-off' and 'Minimising watercourse pollution'; - Pol 05 Reduction of noise pollution.	1	0		
					Total for Innovation	**10**	**1**		

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Appendix D

Water Efficiency Calculator

Water Efficiency Calculator
Land North West of Southwater

	Internal Water Consumption			
Installation Type	**Unit of Measure**	**Capacity / Flow Rate**	**Litres/person/day**	**Notes**
WC	Full Flush Volume (Litres)	6	8.76	Low flush WCs will be installed to reduce the volume of water consumed during flushing. All WCs will have dual flush cisterns which will provide both part (4L) and full (6L) flushes.
	Part Flush Volume (Litres)	4	11.84	
Basin Tap	Flow Rate (Litres/minute)	4	7.90	All taps (excluding kitchen taps) will be reduced to 4 litres/minute using flow restrictors. Where multiple taps are to be provided the average flow rate will be used.
Bath	Capacity (Litres to overflow)	160	17.60	All baths will have reduced capacities of 160 litres (excluding displacement). The bath taps are not included in this calculation as they are already incorporated into the use factor for the baths.
Shower	Flow Rate (Litres/minute)	8	34.96	Shower flow rates will be reduced to a maximum of 8 litres/minute using flow restrictors fixed to the shower heads. These contain precision-made holes or filters to restrict water flow and reduce the outlet flow and pressure.
Kitchen Tap	Flow Rate (Litres/minute)	5	12.56	Kitchen taps will be reduced to 5 litres/minute using flow restrictors which will be fitted within the console of the tap or in the pipework.
Washing Machine	Water Consumption (Litres/kg)	8.17	17.16	Water efficient washing machines or washer-dryers will be specified. The make and model numbers of the appliances are unknown at this stage therefore a default figure of 8.17 litres/kg has been assumed.
Dishwasher	Water Consumption (Litres/place setting)	1.25	4.50	All dishwashers will be water efficient. The make and models numbers are unknown therefore a default figure of 1.25 litres/place setting has been assumed at this stage.
		Net Internal Water Consumption (Litres/person/day)	115.3	
		Normalisation Factor	0.91	
		Total Internal Water Consumption (Litres/person/day)	**104.9**	The total *internal* water consumption target of ≤105 litres/person/day will be achieved in accordance with Regulation 36 para (2)b optional requirement Approved Document G.
		Allowance for External Water Consumption (Litres/person/day)	5	
		Total Water Consumption (Litres/person/day)	**109.9**	The *total* water consumption target of ≤110 litres/person/day will be achieved in accordance with Regulation 36 para (2)b optional requirement of Approved Document G.