

Annex C: Worked Examples

Proposed development	IPS section	As a MINIMUM the Sustainability Statement should contain:
<p>Demolition of existing farm building and construction of a 3,000 square metre retail unit with associated parking and external lighting.</p>	<p>Section 2 Large Scale Commercial Development</p>	<p>Details of and commitment to BREEAM standard (Retail) ‘very good’ at design and procurement assessment stage and post construction. This will mean applicants appointing a BREEAM assessor for the design process, undertaking an early assessment and submitting the design and procurement assessment results with the planning application.</p> <p>Commitment to implementation of the Demolition Protocol. This could be done via contract content between the applicant and their construction company and a demonstrate of how the proposal will reuse materials from the demolition.</p> <p>Commitment to implementation of a Site Waste Management Plan to be carried out during the construction process and for any construction company employed to commit to achieving a standard under Considerate Constructors scheme. This could be done via contract details between the applicant and construction company.</p> <p>Demonstrate the avoidance of materials that have used CFC and HCFCs, the use of only FSC timber these are elements that will also provide additional points in the BREEAM assessment.</p> <p>Any external lighting needs to be assessed and designed in accordance with the Institute of Lighting Engineers guidance GNO1 2005.</p> <p>Commitment and details of how 10% of the developments energy requirement will be provided by onsite renewables. Applicants will need to demonstrate the expected energy load for the development (and how this estimate has been arrived at) and then an assessment of the renewables considered, rejected and those which are to be included. A calculation of how their expected output will meet the 10% is also required.</p> <p>The applicant will need to demonstrate the design strategy in terms of sustainability issues but this could be included in the Sustainability Statement or as part of the Design and Access Statement.</p> <p>Some site locations, contamination or other issues may mean that some of the minimum standards</p>

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		are not possible for the applicant to meet. In these cases it will be the responsibility of the applicant to demonstrate why this is the case.
3,000 square metre refurbishment of a retail unit	Section 2. Large Scale Commercial Development	<p>Details of and commitment to BREEAM standard (Bespoke) 'very good' at design and procurement assessment stage and post construction. This will mean applicants appointing a BREEAM assessor for the design process, undertaking an early assessment and submitting the design and procurement assessment results with the planning application.</p> <p>Commitment to implementation of a Site Waste Management Plan to be carried out during the construction process and for any construction company employed to commit to achieving a standard under Considerate Constructors scheme. This could be done via contract details between the applicant and construction company.</p> <p>Demonstrate the avoidance of materials that have used CFC and HCFCs, the use of only FSC timber these are elements that will also provide additional points in the BREEAM assessment.</p> <p>Any external lighting needs to be assessed and designed in accordance with the Institute of Lighting Engineers guidance GNO1 2005.</p> <p>Commitment and details of how 10% of the developments energy requirement will be provided by onsite renewables. Applicants will need to demonstrate the expected energy load for the development (and how this estimate has been arrived at) and then an assessment of the renewables considered, rejected and those which are to be included. A calculation of how their expected output will meet the 10% is also required.</p> <p>The applicant will need to demonstrate the design strategy in terms of sustainability issues but this could be included in the Sustainability Statement or as part of the Design and Access Statement.</p> <p>Some site locations, contamination or other issues may mean that some of the minimum standards are not possible for the applicant to meet. In these cases it will be the responsibility of the applicant to demonstrate why this is the case.</p>

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Proposed development	IPS section	As a MINIMUM the Sustainability Statement should contain:
300 square metre new build office	Section 3. Small Scale Commercial Development	<p>The applicant will need to demonstrate the design strategy for the proposal in terms of sustainability issues but this could be included in the Sustainability Statement or as part of the Design and Access Statement.</p> <p>The Sustainability Statement should include an Energy Assessment to demonstrate the reduced CO2 emissions of the proposal. The assessment should be based on the following order of priority;</p> <ol style="list-style-type: none"> 1. how does the development reduce the demand for energy e.g. use of design to reduce the need for heating and cooling? 2. what energy efficiency measures does the development include e.g. enhanced levels of insulation, efficient appliances? 3. what are the on site renewables being considered? <p>The Sustainability Statement must demonstrate that the water efficiency measures listed in the IPS are specified in the development.</p> <p>Demonstrate the avoidance of materials that have used CFC and HCFCs, the use of only FSC timber.</p> <p>Provide details of and a commitment to achieving a standard under Considerate Constructors scheme. This could be done via contract details between the applicant and construction company.</p> <p>Commitment and details of how 5% of the developments energy requirement will be provided by onsite renewables. Applicants will need to demonstrate the expected energy load for the development (and how this estimate has been arrived at) and then an assessment of the renewables considered, rejected and those which are to be included. A calculation of how their expected output will meet the 5% is also required.</p> <p>Some site locations, contamination or other issues may mean that some of the minimum standards are not possible for the applicant to meet. In these cases it will be the responsibility of the applicant to demonstrate why this is the case.</p>

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Proposed development	IPS section	As a MINIMUM the Sustainability Statement should contain:
20 residential properties, new build,	Section 4 Residential Development, new build.	<p>Details of and commitment to achieving a Code for Sustainable Homes Code level 2* for the proposal. This will require the applicant to recruit an assessor at the earliest stage of the design process and in order to achieve level 2* this level will need to be achieved in the sections on water and energy and an entry level 1* for other areas of the assessment. In order to gain a certificate for the proposal as assessment is undertaken at the design and procurement and post construction stages. The sustainability statement will need to demonstrate the progress and timetable for achieving this assessment standard.</p> <p>The statement should also include an assessment of the use of rainwater harvesting systems and a commitment to install water butts to all properties with a garden. Space must also be provided for the storage of waste material for collection and recycling.</p> <p>Commitment and details of how 10% of the developments energy requirement will be provided by onsite renewables. Applicants will need to demonstrate the expected energy load for the development (and how this estimate has been arrived at) and then an assessment of the renewables considered, rejected and those which are to be included. A calculation of how their expected output will meet the 10% is also required.</p> <p>Some site locations, contamination or other issues may mean that some of the minimum standards are not possible for the applicant to meet. In these cases it will be the responsibility of the applicant to demonstrate why this is the case.</p>
Conversion of one house into 8 no. 1 bed flats.	Section 5 Development of existing residential units (of 5 dwellings or more).	<p>Details of and commitment to BREEAM Standard (EcoHomes) 'very good' at design and procurement assessment stage and post construction (the EcoHome standard has been superseded for new build residential properties it is still in place for refurbishments and conversions). This will mean applicants appointing a BREEAM assessor for the design process, undertaking an early assessment and submitting the design and procurement assessment results with the planning application.</p> <p>Commitment to implementation of a Site Waste Management Plan to be carried out during the construction process and for any construction company employed to commit to achieving a standard under Considerate Constructors scheme. This could be done via contract details between the</p>

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Proposed development	IPS section	As a MINIMUM the Sustainability Statement should contain:
		<p>applicant and construction company.</p> <p>Demonstrate the avoidance of materials that have used CFC and HCFCs, the use of only FSC timber these are elements that will also provide additional points in the BREEAM assessment.</p> <p>Any external lighting needs to be assessed and designed in accordance with the Institute of Lighting Engineers guidance GNO1 2005.</p> <p>Commitment and details of how 10% of the developments energy requirement will be provided by onsite renewables. Applicants will need to demonstrate the expected energy load for the development (and how this estimate has been arrived at) and then an assessment of the renewables considered, rejected and those which are to be included. A calculation of how their expected output will meet the 10% is also required.</p> <p>The statement should also include an assessment of the use of rainwater harvesting systems and a commitment to install water butts to all properties with a garden. Space must also be provided for the storage of waste material for collection and recycling.</p> <p>The applicant will need to demonstrate the design strategy in terms of sustainability issues but this could be included in the Sustainability Statement or as part of the Design and Access Statement.</p> <p>Some site locations, contamination or other issues may mean that some of the minimum standards are not possible for the applicant to meet. In these cases it will be the responsibility of the applicant to demonstrate why this is the case.</p>
<p>Refurbishment of 2 no. 2 bed flats into 3 no. 1 bed flats.</p>	<p>Section 6 Development of existing dwelling units (of 4 dwelling and below)</p>	<p>The applicant will need to demonstrate the design strategy for the proposal in terms of sustainability issues but this could be included in the Sustainability Statement or as part of the Design and Access Statement.</p> <p>The Sustainability Statement should include an Energy Assessment to demonstrate the reduced CO2 emissions of the proposal. The assessment should be based on the following order of priority;</p> <ol style="list-style-type: none"> 4. how does the development reduce the demand for energy e.g. use of design to reduce the need for heating and cooling?

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		<p>5. what energy efficiency measures does the development include e.g. enhanced levels of insulation, efficient appliances?</p> <p>6. what are the on site renewables being considered?</p> <p>The Sustainability Statement must demonstrate that the water efficiency measures listed in the IPS are specified in the development. The statement should also include an assessment of the use of rainwater harvesting systems and a commitment to install water butts to all properties with a garden. Space must also be provided for the storage of waste material for collection and recycling.</p> <p>Demonstrate the avoidance of materials that have used CFC and HCFCs, the use of only FSC timber.</p> <p>Provide details of and a commitment to achieving a standard under Considerate Constructors scheme. This could be done via contract details between the applicant and construction company.</p> <p>Commitment and details of how 5% of the developments energy requirement will be provided by onsite renewables. Applicants will need to demonstrate the expected energy load for the development (and how this estimate has been arrived at) and then an assessment of the renewables considered, rejected and those which are to be included. A calculation of how their expected output will meet the 5% is also required.</p> <p>Some site locations, contamination or other issues may mean that some of the minimum standards are not possible for the applicant to meet. In these cases it will be the responsibility of the applicant to demonstrate why this is the case.</p>
Single storey rear extension with conservatory and new vehicular access.	Section 7. Domestic extensions	There are no minimum standards for this type of development but the sustainability statement will need to demonstrate where the proposal has considered sustainability issues. At it simplest this could mean the use of high specification insulation that offers a percentage improvement on current building regulation, the installation of a water butt, the use of permeable surfacing for the driveway and patio areas, installation of bat boxes and specific space for the storage of waste and recycling bins and boxes.