

## Appendix C – Environment & Sustainability Assessment

<b>Project Title:</b>	<b>Highgate Road</b>			
<b>Department: BMHT</b>	<b>Team: Housing</b>		<b>Person Responsible for assessment: Shahid Iqbal</b>	
<b>Date of assessment: 11 July 2022</b>		<b>Is it a new or existing proposal? New</b>		
<b>Brief description of the proposal: 60 Nr new affordable dwellings, 35 apartments and 25 houses</b>				
<b>Potential impacts of the policy/development decision/procedure/ on:</b>	<b>Positive Impact</b>	<b>Negative Impact</b>	<b>No Specific Impact</b>	<b>What will the impact be? If the impact is negative, how can it be mitigated, what action will be taken?</b>
Natural Resources- Impact on natural resources including water, soil, air	X			Development to have new attenuation tanks to ease the run-off from the site to reduce potential flooding. The minimisation of excess car parking bays encourages the use of cycling, walking and public transport.
Energy use and CO <sub>2</sub> emissions	X			<p>The new homes will incorporate current technologies which are energy efficient and will utilise building materials that are sustainable and help improve U-Values of the development, such as a fabric first approach to the performance of the construction.</p> <p>We are using gas boilers at present and the new revised specification is being updated to reflect the New Part L Building Regulations 2023 which is the conservation of fuel and power and therefore electric boilers will be incorporated on future schemes.</p> <p>Also, carbon Route to Zero are being reviewed and will be incorporated in the specification.</p> <p>We are to incorporate smart meters to improve awareness of energy consumption, by changing behavioural habits and informing decisions to</p>

				buy more energy efficient appliances there is less pressure on the electricity grid. This will decrease emissions from homes.
Quality of environment	X			<p>The design of the scheme will provide a quality aesthetic which is sympathetic to the surrounding locality with the formation of a new community, having the benefit of open space, close to the bustling community and facilities of Ladypool Road.</p> <p>Net gain biodiversity will be achieved by planting of trees, shrubs which will improve air quality around the site and general area.</p>
Impact on local green and open spaces and biodiversity	X			<p>Site currently is amenity space that is only used by the local community as a pass through. There is an adjacent large public open space. The proposed scheme is to incorporate a private open space area for residents with a biodiversity net gain. Using targeted planting schedules which incorporates wildflowers, shrubs and trees will harness and improve biodiversity.</p>
Use of sustainable products and equipment	X			<p>All materials that are used with the development are to be sourced where possible with the use of local suppliers encouraged as part of the social value agenda. The following are some energy saving features included within the BMHT specification.</p> <ul style="list-style-type: none"> <li>• A water butt is to be installed to the rainwater pipe to the rear gardens.</li> <li>• LED light bulbs to be installed to all light pendants.</li> <li>• The following WC are to be installed which uses minimal water: ROCA Laura close coupled ECO 4.5/3 litre dual flush W/C or Twyford's Alcona 4/2.6 litre dual flush W/C.</li> <li>• The shower above the bath is a Triton T80Z Eco Shower or equivalent 8.5kW instantaneous electric shower.</li> <li>• Recycling bins to be supplied to the kitchen base unit.</li> </ul>

Minimising waste	X			<p>The contractor will be using segregated waste and disposal bins on site with all waste transfer notes kept on site and available for inspection.</p> <p>Re-cycling of materials will be maximised with waste to landfill kept to an absolute minimum, with KPI's reported monthly.</p> <p>Contract requires a 95% waste reduction by re-cycling during the construction process, with waste wood and materials re-used locally. Contractor will be ISO 14001 accredited for the protection of the environment and operate with an environmental policy statement. Large construction plant(s) will not be idling when not in use.</p>
Council plan priority: a city that takes a leading role in tackling climate change	X			<p>Council is leading from the front and setting an example in promoting using the best techniques and most energy efficient materials in their development.</p> <p>Developments also include provisions for electric car charging points as detailed within the planning guidelines/policy.</p>
Overall conclusion on the environmental and sustainability impacts of the proposal	<p>The proposal provides much needed housing for the local community and creates a new development with amenity space with good public transport links. The scheme contributes towards Route to Zero by incorporating energy saving features within the properties that help reduce energy use, including water usage, and also will provide wildflowers, shrubs, and trees that harness and improve biodiversity and will help local communities to thrive.</p>			