

Village Hotel, Reading

Energy and Sustainability Statement



Stantec UK Limited

Prepared for: VUR Village Trading No.1 Limited

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Village Hotel, Reading
Energy and Sustainability Statement

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Executive Summary

Stantec UK Limited have been commissioned on behalf of VUR Village Trading No. 1 (the 'Applicant') to produce a Sustainability Statement for a full planning application for an extension to the Village Hotel, Reading (the 'Proposed Development'), formally known as the Crowne Plaza Hotel.

This Sustainability Statement sets out how the Proposed Development demonstrates sustainability in line with national planning policy and guidance and the Reading Local Plan.

The Proposed Development will comprise the single storey extension at the front of the Village Hotel to create an extension to the fitness suite Health and Wellness Club.

Table 1 summarises the key sustainability features incorporated into the Proposed Development, categorised by aspect as outlined in the Reading Borough Local Plan and Sustainable Design and Construction SPD.

Table 1: Key Sustainability Features by Aspect.

Management
▪ The Construction Method Statement will encourage environmentally and socially considerate construction activities ▪ Community safety and the reduction of crime will be prioritised through a manned entrance during operational hours ▪ Sustainable operations will be governed by the Village Hotel ESG and Sustainability Strategy
Health and Wellbeing
▪ Extension of the Health & Wellness Club will improve the local community's wellbeing and fitness ▪ Adhering to healthy working measures during the construction period
Energy
▪ Exploring and considering the feasibility of renewable and low carbon technologies for the extension ▪ Reducing energy usage of the Proposed Development through natural lighting and efficient ventilation
Transport
▪ Increase of 10 cycle parking spaces on Site ▪ Appropriately located development with good access to multiple public transport modes
Water
▪ Consideration of incorporating rainwater harvesting
Materials
▪ The Proposed Development is designed to maintain the local community character ▪ Materials will be sourced to reduce environmental impact and embodied carbon
Waste
▪ Delivery of a Construction Method Statement to reduce waste and prioritise recycling and the reuse of materials
Land Use and Ecology
▪ Delivering a minimum of 10% Biodiversity Net Gain (BNG) through a planting scheme which retains and enhances the landscaping on Site ▪ Inclusion of a green living wall to support the BNG delivery
Pollution
▪ Reduction of air pollution by encouraging sustainable transport modes ▪ Habitat precautions and protection methods to minimise noise and employ a sensitive lighting strategy
Innovation
▪ Design improvements of the front extension ▪ Incorporation of a green living wall as an innovative design measure



1 Introduction

1.1 Overview

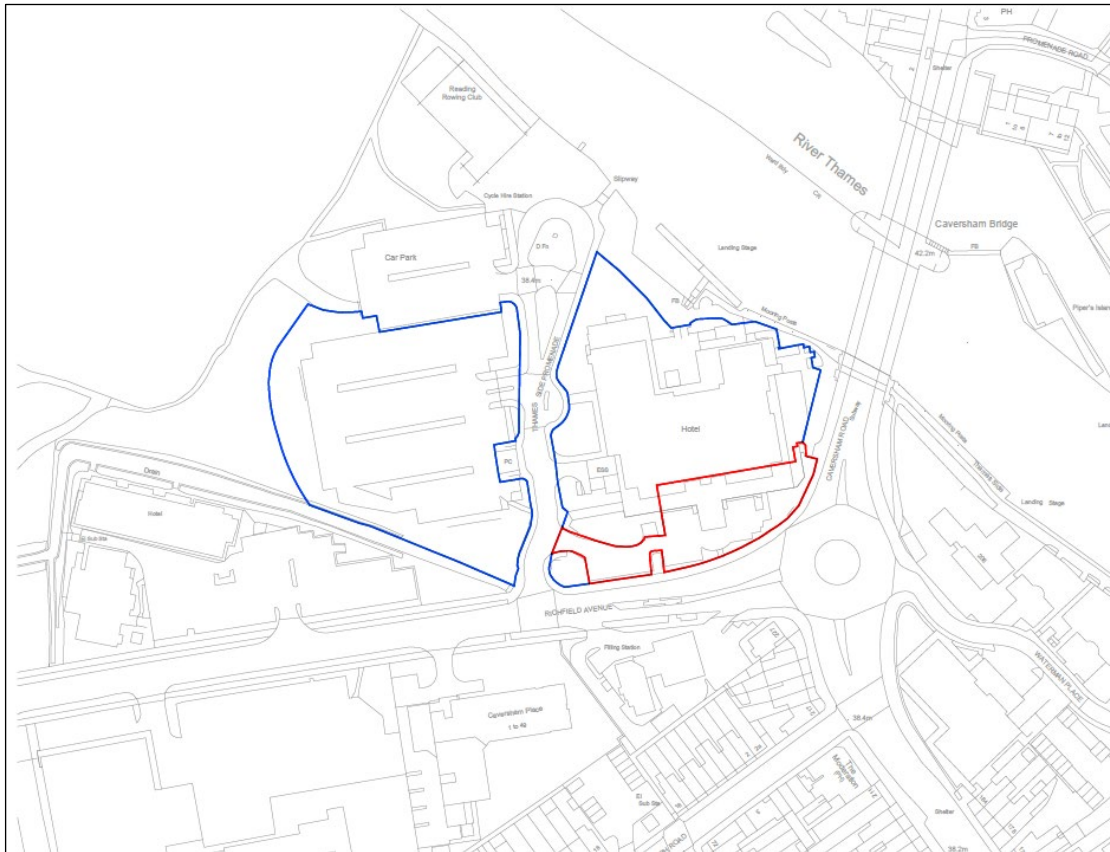
- 1.1.1 This Sustainability Statement has been prepared on behalf of VUR Village Trading No.1 Limited (the 'Applicant') in support of a full planning application to Reading Borough Council for the extension of the Village Hotel, Reading (hereafter 'Proposed Development') at the former Crowne Plaza Hotel on Richfield Avenue, Reading (the 'Site').
- 1.1.2 This Statement outlines how the Applicant has designed and will construct the Proposed Development to be sustainable considering economic, social, and environmental aspects.

1.2 The Site

- 1.2.1 The Site comprises the front portion of the former Crowne Plaza Hotel and the treeline which borders Richfield Avenue.
- 1.2.2 The Site is located adjacent to Richfield Avenue. River Thames flows to the north of the Site which is connected to Thames Path. To the east of the Site is the roundabout which connects Richfield Avenue the A4155. Adjacent to the west of the Site is Premier Inn Reading.
- 1.2.3 Many services and amenities are accessible within walking and cycling distance. Additional hotels such as the Premier Inn, Central Reading Hotel and Thameside Hotel are within 300m of the Site. Restaurants, cafes and bars are also within close proximity, as well as the Thames Rivercruise Reading and the Reading Rowing Club, both located to the north and west of the Site respectively. Located 210m south east of the Site is the Caversham Road Post Office and 490m is Aldi.
- 1.2.4 Approximately 550m southeast of the Site is Reading station (15-minute walk) which offers services on the Great Western Railway, South Western Railway and the Elizabeth Line. Reading station provides connections to Bristol, London and to many more locations west and southwest in the UK.
- 1.2.5 The Site is located within a Nitrate Vulnerable Zone and is identified as a Drinking Water Safeguard Zone for surface water.
- 1.2.6 The River Thames flows closely to the northern border of the Village Hotel therefore the majority of the Village Hotel is in Flood Zone 2 which means there is medium risk of flooding, with an annual probability of flooding between 1% and 0.1% however all proposed built form lies within Flood Zone 1.
- 1.2.7 The Site is not covered by any historic designations. The closest heritage assets to the Site are on the northern side of the Thames. Caversham Court Grade II Listed Park and Garden is located 200m north of the Site.
- 1.2.8 An extract of the Site Location Plan is shown in **Figure 1.1** with the full version shown in **Appendix A**.



Figure 1.1 Site Location Plan



1.3 The Development

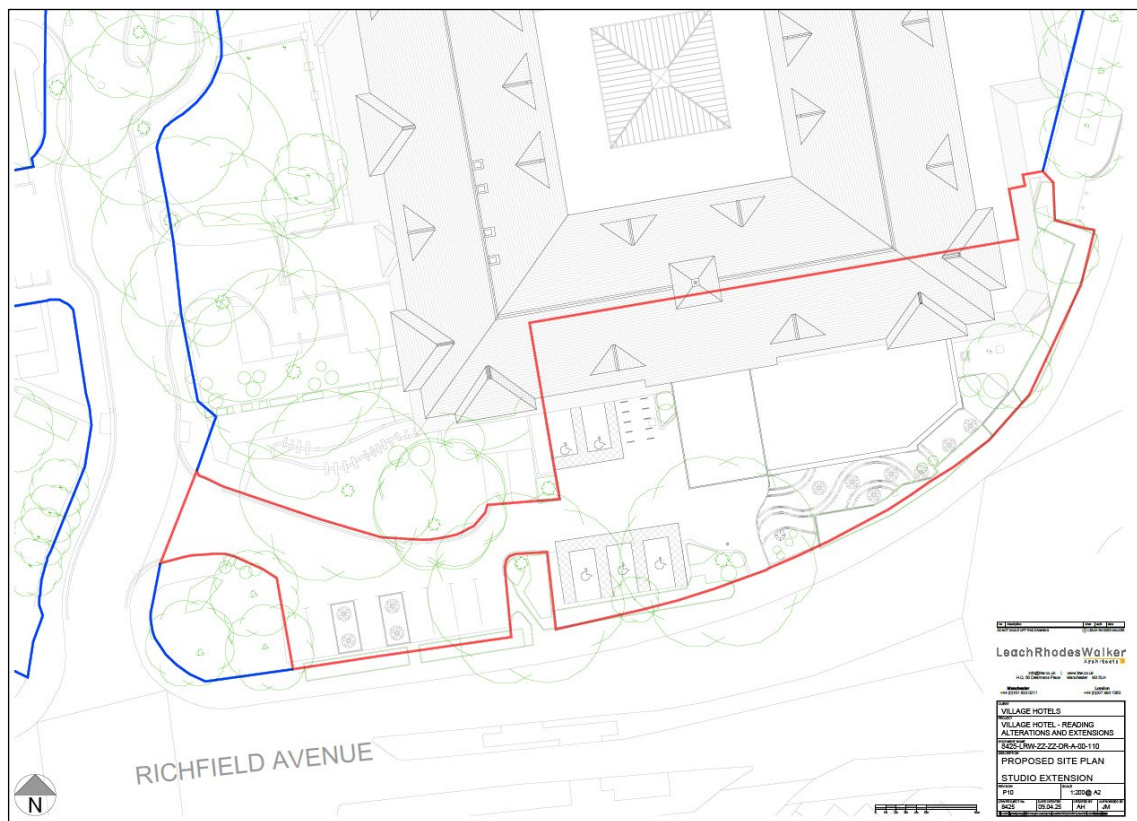
1.3.1 The Proposed Development will comprise:

“Single storey, flat roof extension at the ground floor level to the front of existing hotel to create extension to fitness suite Health & Wellness Club and replacement of canopy over to main entrance and associated landscaping and parking. the refurbishment and extension of the Former Crowne Plaza Hotel, now acquired by Village Hotels.”

1.3.2 The Site measures 0.0241 hectares (ha) and has an internal floor area of 220 sqm. Access to the Site will be off Richfield Ave and an additional access track off Richfield Ave which serves the car park and the hotel.

1.3.3 An extract of the Proposed Site Plan is shown in **Figure 1.2 with the full version, in addition to the ground floor and roof plan, shown in **Appendix A**.**

Figure 1.2 Proposed Site Plan



1.5 Purpose of the Report

1.5.1 This Sustainability Statement has been created to detail the sustainability aspirations and goals of the Proposed Development.

1.5.2 Sustainable development focuses on enabling a way of life that can be sustained into the future. The Brundtland definition² is the most common:

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

1.5.3 Sustainable development is a key theme of the National Planning Policy Framework (NPPF) which states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF encourages the transition to a low carbon future within a changing climate and for development to take a 'proactive approach to mitigating and adapting to climate change'. Further details are provided in **Section 2**.

1.5.4 The Statement responds to the requirements of the RBC Local Plan Sustainable Design and Construction SPD (see **Appendix C**) and national legislation covering economic, social and environmental aspects of sustainability as well as climate change adaption and mitigation. The Statement is grouped into the following topics:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use and Ecology
- Pollution
- Innovation

1.5.5 The Proposed Development will deliver an extension to the existing hotel and therefore is smaller in footprint than developments that would usually fall under 'Non-Residential Development' in the SPD. The Sustainability Statement has addressed aspects of the SPD that apply to minor extension developments.

1.5.6 The Statement is standalone in nature and compliments other technical reports, drawing together policy themes, objectives, and requirements. Requirements are assessed against key national and local policy objectives, whilst recognising the importance of maintaining flexibility given the evolving nature of sustainability and climate change policy.

1.5.7 The Statement also draws upon the following associated technical reports:

² United Nations. 1987. Report of the World Commission on Environment and Development. Our Common Future (Brundtland Report).



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- Landscape and Visual Technical Note;
- Air Quality Assessment;
- Design and Access Statement;
- Transport and Highway Note;
- Construction Method Statement; and
- Preliminary Ecological Appraisal and Biodiversity Net Gain (BNG) Assessment.



2 Legislation and Planning Policy Context

2.1 Introduction

- 2.1.1 A summary of the key legislation and policies relevant to the Statement are outlined below with a comprehensive summary provided at **Appendix B**. This includes all policies which interface with climate change and health and wellbeing, given their extensive breadth and scope. This policy context includes those at the national level, such as the NPPF and those at the local level including the Reading Borough Local Plan. The policy context relevant to minor extensions to existing buildings is relevant to the Proposed Development.
- 2.1.2 The vision and structure of the Reading Borough Local Plan covers the economic, social, and environmental aspects of sustainability that the Proposed Development will need to consider, and by which this Sustainability Statement will be assessed against in **Table 4.1**.

2.2 National Context

- 2.2.1 The UK Government has acknowledged that climate change is a threat to our way of life and the natural world. It has also acknowledged that a "green recovery" from the coronavirus pandemic is an opportunity for the UK to boost economic growth, reduce inequality and improve our environment as well as helping to mitigate the effects of climate change. Quantitative targets have been set for reducing greenhouse gas (GHG) emissions in primary legislation, which is summarised below.

Climate Change Act 2008 and 2019 Amendment (Net Zero)³

- 2.2.2 The Climate Change Act (2008) sets a legally binding target for reducing greenhouse gas (GHG) emissions, in particular carbon dioxide (CO₂), by at least 80% (on 1990 levels) by the year 2050 in the UK, and a requirement that domestic emissions are reduced by no less than 3% each year.
- 2.2.3 In setting these targets, the Act established the Committee for Climate Change, which is responsible for setting binding interim targets for the Government over five-year periods. In May 2019, the CCC recommend a new emissions target for the UK: a 100% reduction ('net zero') in greenhouse gases by 2050. This change in legislation mandating a 100% reduction in CO₂ emissions by 2050 was approved by the House of Commons on 24th June 2019 and the House of Lords on 26th June 2019.

National Planning Policy Framework and Planning Practice Guidance⁴

- 2.2.4 The NPPF which was revised in December 2024 requires developments to *"take a proactive approach to mitigating and adapting to climate change."* Section 14 of the NPPF 'Meeting the challenge of climate change, flooding and coastal change' emphasises in paragraph 161 that the planning system should *"support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change".* It should help to *"shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."* It sets out the planning system's pivotal role in sustainable development as written in paragraph 163: *"The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts."*
- 2.2.5 National Planning Practice Guidance (PPG) was published in June 2014 and recognises that the planning system can "increase resilience to climate change impact through the location, mix and design

³ The Climate Change Act 2008 (2050 Target Amendment) Order 2019. Available from <https://www.legislation.gov.uk/ukdsi/2019/9780111187654>

⁴ National Planning Policy Framework. Available from [National Planning Policy Framework](#)



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of development". The guidance advises how to identify suitable mitigation and adaptation measures in the planning process to address the impacts of climate change.

2.2.6 Paragraph 005 of the PPG puts forwards recommendations for Local Planning Authorities to consider:

- *"Identifying no or low-cost responses to climate risks that also deliver other benefits, such as green infrastructure that improves adaptation, biodiversity, and amenity;*
- *Building in flexibility to allow future adaptation if it is needed, such as setting back new development from rivers so that it does not make it harder to improve flood defences in the future; and*
- *The potential vulnerability of a development to climate change risk over its whole lifetime."*

2.3 Local Context

Reading Borough Local Plan (2019-2036)⁵

2.3.1 A detailed summary of the relevant Reading Borough Local Plan Policies is included in **Appendix B**. The key Policies of the Reading Borough Local Plan are as follows:

- Policy CC2: Sustainable Design and Construction;
- Policy CC3: Adaptation to Climate Change;
- Policy EN12: Biodiversity and the Green Network; and
- Policy TR5: Car and Cycle Parking and Electric Vehicle Charging.

The Sustainable Design and Construction SPD⁶

2.3.2 The Sustainable Design and Construction SPD provides detailed guidance for residential and non-residential developments on implementing the sustainability policies outlined in the Local Plan. Key points from the SPD are as follows:

- **Energy Efficiency:** All developments must meet the target of net zero carbon by 2030 and carbon emissions must be reduced by 85% by 2025. Achieve high energy performance by incorporating renewable energy, improving insulation and energy efficient solutions.
- **Climate Change Adaptation:** Incorporate sustainable drainage systems (SuDS), and encouraged is the integration of green roofs, green walls, and other green infrastructure to enhance biodiversity and provide cooling effects. Buildings should be designed to cope with higher temperatures through improved insulation, natural ventilation, and shading.
- **Water Management:** Commercial properties must achieve a water efficiency standard of 110 litres per person per day. Commercial buildings are required to implement water-saving measures to reduce consumption. Incorporating permeable surfaces is encouraged.
- **Waste Reduction:** Commercial developments are required to submit a Site Waste Management Plan (SWMP) which details how waste will be minimised, and reuse and recycling will be maximised. Waste should be segregated at the source, as well as ensuring sustainable construction methods to reduce waste are implemented.

⁵ Reading Borough Local Plan. Available from:
https://images.reading.gov.uk/2019/12/Local_Plan_Adopted_November_2019.pdf

⁶ Sustainable Design and Construction Supplementary Planning Document (Adopted December 2019). Available from:
<https://images.reading.gov.uk/2019/12/Sustainable-Design-and-Construction-SPD-Adopted-December-19.pdf>



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2.3.3 **Submission Requirements:** For submitting a planning application for a commercial property or an extension of a commercial property in Reading, the two requirements in focus include:

- **Sustainability Statement:** A detailed sustainability statement must be submitted, demonstrating how the development meets the sustainability policies outlined in the Local Plan and SPD. This includes energy efficiency, water management, waste reduction, and climate change adaptation measures.
- **Energy Strategy:** An energy strategy must be provided, outlining how the development will achieve high energy performance standards. This includes the use of renewable energy sources, improved insulation, and energy-efficient systems and technologies.

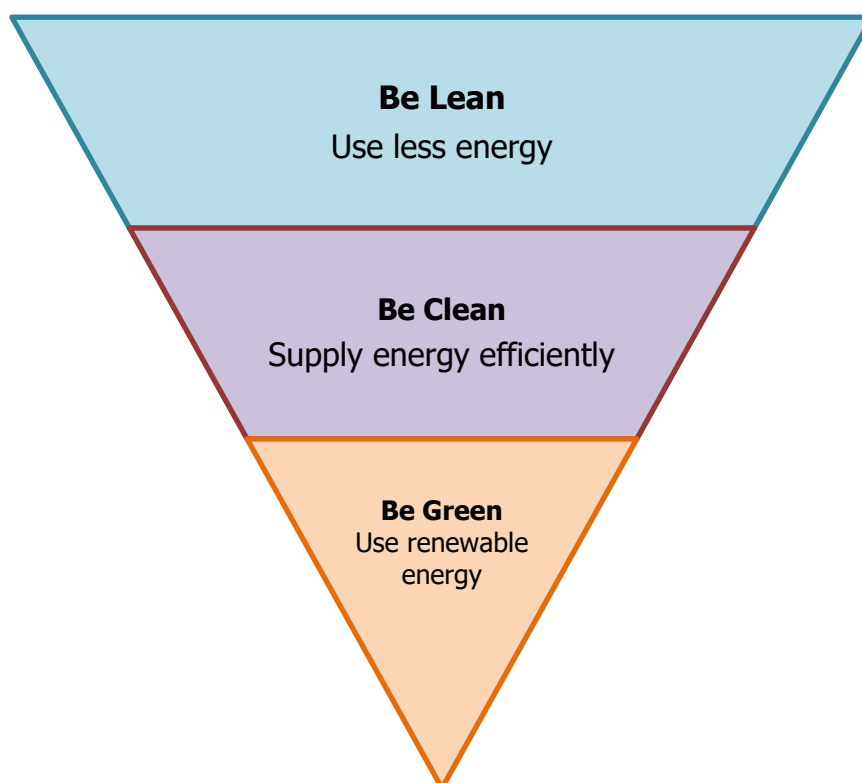


3 Energy Strategy

3.1 Introduction

- 3.1.1 This Energy Strategy has been prepared to demonstrate how principles concerning the reduction of energy consumption will be incorporated, in line with the Reading Borough Local Plan and Sustainable Design and Construction SPD.
- 3.1.2 The Proposed Development seeks to reduce energy consumption by following the nationally recognised Energy Hierarchy of:
- 1) Reducing energy demand in the first instance ('Be Lean');
 - 2) Before using energy efficiently and cleanly ('Be Clean'); and only then,
 - 3) Using renewable and low carbon technologies ('Be Green'), where possible.
- 3.1.3 This is broadly based on the national recognised Energy Hierarchy displayed in **Figure 3.1**.

Figure 3.1: Energy Hierarchy in Development



3.2 Fabric-First Approach ('Be Lean')

- 3.2.1 Demand reduction is typically a more cost-effective means of reducing energy consumption and achieve carbon savings than providing low or zero carbon technologies. This is particularly true of passive measures (the architecture), which are simpler and have greater longevity than active systems (the building services).



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- 3.2.2 The fabric efficiency of the Proposed Development has been designed to reduce heat demand and energy needs. This includes providing high levels of insulation and low air permeability, with consideration for thermal bridging junctions. The fabric specification exceeds the fabric efficiency requirements of Part L 2021.

3.3 Use of Energy Efficiency ('Be Clean')

- 3.3.1 The Proposed Development will seek to supply energy efficiently. However, the use of individual ASHPs is not considered practicable for the proposed extension due to the challenges of locating multiple ASHP in the minimal extended area.

3.4 Renewable and Low Carbon Technologies ('Be Green')

- 3.4.1 Following the incorporation of the Be Lean and Be Clean measures, a high-level feasibility study has been carried out to assess potentially viable sources of low carbon technology and renewable energy under the Be Green stage of the energy hierarchy. The results are shown in **Table 3.1**.

Table 3.1: Feasibility of Low Carbon and Renewable Technologies

Technology	Appropriate	Comments
Heat Pump	Potential	Heat pumps are a suitable technology to meet the hot water and heating demand of the building. However, how this technology would fit for the rest of the building outside of just the refurbished area would need to be considered.
Battery Storage	Potential	Battery storage at building level could reduce peak electrical demands. Battery storage technology is currently expensive. Whilst this is likely to decrease over the next five to ten years it is not currently deemed appropriate.
Solar Thermal	No	There is not expected to be roof space available to provide solar thermal technology as there is minimal roof space on the extension.
Photovoltaic (PV) panels	Potential	There will be a flat roof design in the extension which could be suitable for PV panels. However, the size of the roof is not expected to provide sufficient roof capacity for this to be a cost-effective technology for the Proposed Development.
Wind	No	Building-integrated wind turbines and wind turbines sited in urban areas perform poorly due to unfavourable wind microclimate.
Biomass	No	There may be concerns regarding the delivery of biomass fuel to the users of the Hotel.
District Heating	No	The nearest existing district heat network is 410m south east of the Site known as North of the Station Cluster. Due to the size of the extension and the location of the existing heat network, it's not considered feasible or viable for the Proposed Development to connect to the existing heat network.

3.5 Results

- 3.5.1 The Proposed Development will incorporate energy consumption reduction measures which are likely to include the following:



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- Improved building air tightness and insulation reducing energy for space heating;
- Enhanced natural lighting and low energy lighting to minimise energy for artificial lighting;
- Highly insulated building fabric with external walls, floors, and roofs of low U-Values to reduce heat loss; and
- Efficient double-glazed windows.



4 Sustainability Statement

4.1 Overview and Methodology

- 4.1.1 This Sustainability Statement outlines how the Reading Borough Local Plan and Sustainable Design and Construction SPD policies will be followed in the Proposed Development, organised by key sustainability aspects. The aspects are organised in accordance with the categorisation set out in the Reading Borough Local Plan and Sustainable Design and Construction SPD as the basis for Sustainability Statements.
- 4.1.2 This Statement considers these key aspects and assesses them against key national and local policy objectives. It is critical that the strategy is kept flexible given the minor nature of the Proposed Development.
- 4.1.3 This section sets out the approach taken to each topic of sustainability and how this will be delivered in order to deliver a scheme compliant with national and local Planning Policy.

4.2 Management

- 4.2.1 Management of the Proposed Development will consider environmental and social aspects during construction and operation. These will be encouraged and recognised through the design of the extension.

Design Commitments

- 4.2.2 During construction, the Site will be managed through a Construction Method Statement, which outlines measures that protect the environment on Site and reduce impacts to the local community. During operation, the Proposed Development will be managed through a manned entrance which will reduce the opportunity for and the fear of crime.
- 4.2.3 The extension to the Village Hotel will be managed according to the Applicant's ESG and Sustainability Strategy, which sets sustainability standards for all hotels to adhere to.

4.3 Health and Wellbeing

- 4.3.1 The Proposed Development will be designed to improve the quality of life of the local community, contributing to the overall sustainability. This considers the safety, physical and mental wellbeing of users of the Site during construction and operation.

Design Commitments

- 4.3.2 The Proposed Development will deliver an improved Health & Wellness Club, which will provide additional studios to support a range of fitness classes. Frequent exercise can have positive impacts in regard to mental and physical health. The Health & Wellness Club is accessible to the local community through a fitness membership, therefore improving the health and wellbeing of the local community. The Health & Wellness Club will be designed to provide a good quality amenity level to occupants, such as adequate ventilation and access to lighting.
- 4.3.3 In addition, the construction of the Proposed Development will establish opportunities for healthy working including:
- Establishing health & safety goals for the project to protect the health, safety and welfare of people working on Site and the local community;
 - Well maintaining equipment to reduce risks of hazards;



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- Protecting workers and the local area against exposure to noise, vibration and dust;
- Incorporating regular breaks and job rotation on Site during construction; and
- Establishment of 'Welfare Areas' for construction staff.

4.3.4 In regard to safety, the entrance point of the hotel will be manned during working hours to prevent unauthorised access to the hotel, protecting hotel guests and Health & Wellness Club users.

4.4 Energy

4.4.1 The emission of greenhouse gases is the primary cause of climate change. Most emissions are derived from energy production. Other significant emission sources are industrial processes and agriculture.

4.4.2 The volume of greenhouse gas emissions is increasing the global temperature and triggering more extreme weather patterns. The Paris Agreement sets out an international agreement to reduce greenhouse gas emissions to zero by 2050 – a measure that is aimed at limiting global warming to 1.5°C.

4.4.3 Through the Climate Change Act 2008, the UK Government has set a target to significantly reduce UK greenhouse gas emissions by 2050 – a reduction of at least 100% of 1990 levels. An interim target has been set for a 78% reduction by 2035.

4.4.4 The concept of climate change mitigation is centred around reducing the greenhouse gas emissions attributable to the Proposed Development, both during construction and operation phases. A reduction in emissions supports a pathway to net zero in 2050 as required by UK legislation.

4.4.5 A hierarchical approach to energy consumption will be adopted following the principles of the energy hierarchy – see **Figure 3.1**.

Design Commitment

4.4.6 In line with the **Be Lean** step, the fabric performance of the building shall equal or better the Building Regulations Part L targets.

4.4.7 Minimising energy demand is considered throughout the design including:

- Efficiency of the building envelope with U-values enhanced beyond the Part L2A (2021) limiting values;
- Improving air permeability to lessen heating demand in winter months; and
- Balanced g-value for translucent elements to make sure there are optimised internal conditions in winter and summer months.

4.4.8 In line with the **Be Clean** step, energy will be supplied efficiently through the following measures:

- LED lighting; and
- Efficient ventilation.

4.4.9 In line with the **Be Green** step, renewable energy could be provided on Site. An assessment of the feasibility of renewable technologies has been carried out, and further steps will be taken to determine if any technologies are viable during the detailed design stage.



4.5 Transport

- 4.5.1 The surrounding area has a well-established network of pedestrian routes connecting to bus stops, local amenities and Reading train station providing options to travel via active and sustainable modes. The Site can be accessed by existing pedestrian and cycle infrastructure for those using the Health & Wellness Club and for future guests of the hotel.

Design Commitment

- 4.5.2 The Proposed Development will increase the number of cycle parking spaces from 10 to 20 to accommodate the gym extension and facilitate sustainable modes of transport to and from the Site.

4.6 Water

- 4.6.1 Managing water is crucial to prevent overextraction and pollution of ground and surface water bodies. Water is a resource that is being, and will continue to be, affected by the changing climate with hotter dryer summers, warmer and wetter winters and an increased frequency of extreme weather events.

Design Commitments

- 4.6.2 The Proposed Development will be designed to comply with the requirements set out in the NPPF, including requirements to be adaptable and resilient to climate change impacts over the Proposed Development's lifetime.
- 4.6.3 All proposed built form lies within Flood Zone 1 and therefore the Proposed Development will not require design measures to reduce flood risk. Where possible, the Proposed Development will consider measures where rainwater can be harvested and reused. Due to the size and scale of the hotel extension, there is no predicted impact on the increase of water consumption and therefore the consumption target does not apply to the Proposed Development.

4.7 Materials

- 4.7.1 Materials, also known as resources, which are no longer suitable for use, reuse or recycling drop down the Resource Hierarchy⁷ and become waste. See **Figure 3.2**. Efficient and effective use of materials supports carbon reduction and climate mitigation through reducing the impact of materials, and associated waste.
- 4.7.2 The extraction, manufacture, processing, and transportation of raw materials all contribute to the embodied carbon of building materials. Embodied carbon refers to the 'up front' emissions associated with the production and construction stages and also includes the 'in use' stage and 'end of life' stage. Sourcing of materials is a key consideration in selecting materials efficiently and minimising embodied carbon.

Design Commitments

- 4.7.3 The Proposed Development will seek to incorporate a series of measures to conserve material resources, and to manage waste safely and effectively.
- 4.7.4 The proposed extension will continue the use of brick as the primary external material, this will ensure that the Proposed Development maintains local character. The sourcing of materials will be driven by reducing embodied carbon and ensuring a low environmental impact.

⁷ WMCA Circular Economy Routemap. Available from: <https://www.wmca.org.uk/documents/environment-energy/wmca-circular-economy-routemap/>



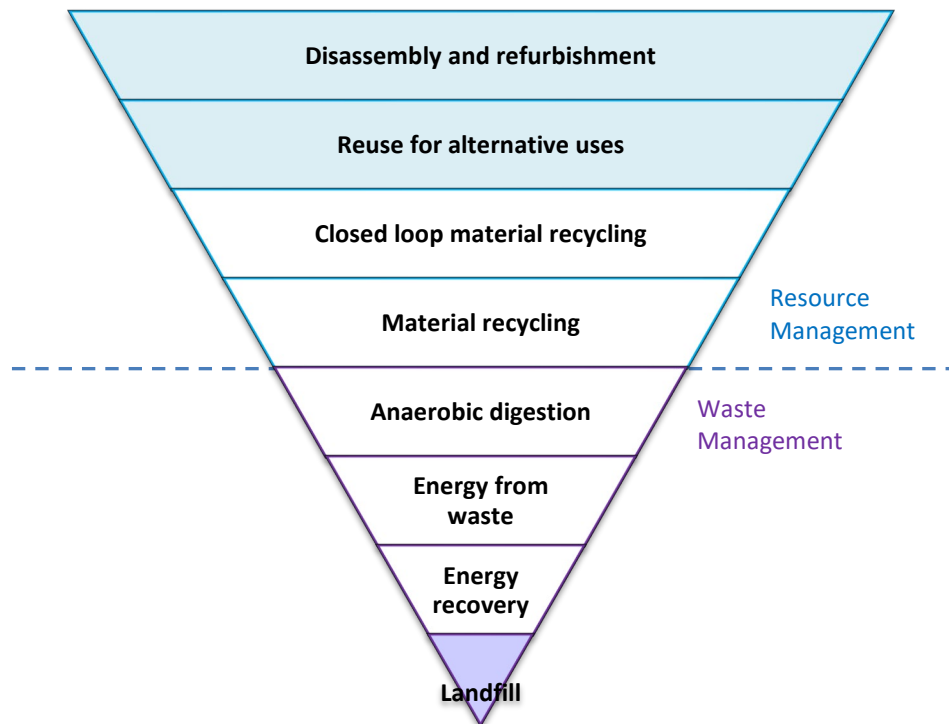
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- 4.7.5 The Proposed Development will use the existing structure of the Former Crowne Plaza Hotel which will reduce the need for creating new structure and sourcing new materials.

4.8 Waste

Figure 4.1: The Resource Hierarchy (Source: David Greenfield, 2013)



- 4.8.1 The Waste Regulations⁸ set a range of targets designed to achieve a more sustainable approach to waste minimisation and management. A key principle is to reduce the amount of waste created, through waste minimisation practices, before ensuring best practice waste management to collect, process and dispose safely of waste.
- 4.8.2 Waste generation, storage, treatment, and disposal before, during and after demolition, construction and during operation will be managed in accordance with the waste hierarchy and circular economy principles.

Design Commitment

- 4.8.3 A Construction Method Statement has been prepared to monitor and reduce the amount of waste produced by the construction of the Proposed Development. The Proposed Development commits to sustainable waste management by following the four steps of preventing and reducing waste, reusing materials, recycling waste and only sending waste to the landfill as a last resort. Licensed waste contractors on Site will be liaised with to manage waste generation and monitor recycled content.
- 4.8.4 During operation of the Village Hotel, storage will be provided for recycling of waste for both hotel guests and Health & Wellness Club users. As detailed in the Village Hotel ESG and Sustainability Strategy, 98% of waste from Village Hotels are diverted from landfill through recycling measures.

⁸ The Waste (England and Wales) Regulations 2011. Available from:
<https://www.legislation.gov.uk/ukxi/2011/988/contents/made>



4.9 Land Use and Ecology

- 4.9.1 There are no ecological designations within the Site boundary. The Site is located in an urban area and currently comprises the Village Hotel with some associated hard and soft landscaping including vegetation, hedgerow and trees bordering the Site boundaries.
- 4.9.2 Consideration of biodiversity and ecology are key factors in environmental protection, enhancement, and restoration. The Proposed Development is taking a landscape-led approach, which will maximise the multi-functional nature of these benefits, including improvements in air quality, reducing noise, water management, and benefits to physical and mental health and wellbeing.

Design Commitment

- 4.9.3 The Proposed Development will include a planting scheme which will retain the existing vegetation on Site and improve the natural environment. The planting scheme will deliver a minimum of 10% BNG on Site and will include the following:
- Shrubs, perennials, ferns and grasses;
 - Evergreen hedges;
 - Retained grassland;
 - Retained shrubs and hedges; and
 - Trees.
- 4.9.4 In addition to the planting scheme, the Proposed Development will include a green living wall. This wall will support the delivery of BNG by providing microhabitats for insects and birds, in addition to improving air quality and reducing the urban heat island effect.
- 4.9.5 There is no identified contamination on the land and therefore removal methods are not proposed.

4.10 Pollution

- 4.10.1 The Proposed Development will be designed to minimise damage through air, ground and surface water, land noise or light pollution.

Design Commitment

- 4.10.2 The Proposed Development will reduce pollution during the construction phase by a package of mitigation measures which will reduce dust, noise and light pollution. Precaution will also be taking for nesting birds, hedgehogs and a sensitive lighting scheme for bats to reduce any impacts to the local environment.
- 4.10.3 There will be a minimal impact on traffic associated with the increase of health and fitness services and hotel guests. Therefore, there will not be an increase of air pollution resulting from traffic. Additionally, users of the Proposed Development will be encouraged to use sustainable modes of transport through the provision of extra cycle parking and multiple pedestrian access points, decreasing air pollution.
- 4.10.4 In regard to surface water pollution, the Proposed Development is not in an area of high flood risk and due to the small size of the extension, there will be no increase in pollution which could negatively impact the water environment.



4.11 Innovation

- 4.11.1 Recognition of innovation in regard to design has been considered for the Proposed Development. The design of the extension has been adapted innovative approaches by incorporating a massing and scale which improves the setting of the hotel. This also includes innovative features such as the green living wall. Innovation in procurement, management process and technology does not apply to the Proposed Development due to the nature of the extension.



Village Hotel, Reading
Energy and Sustainability Statement

Table 4.1: Reading Borough Local Plan Policies

Policy Name	Objective	Details / Evidence	Compliant with National Policy?	Compliant with the Local Plan?
CC2	Proposals for refurbishment of existing building stock will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change.	The Proposed Development will be built to be highly energy efficient by utilising natural lighting and efficient ventilation systems. A Construction Method Statement will ensure that sustainable construction methods are adhered to, protecting natural resources on Site.	Yes	Yes
CC3	All developments must demonstrate measures to adapt to climate change. Proposals involving existing buildings should demonstrate how they have been designed to maximise resilience to climate change. Use of trees and planting should be provided. All developments should minimise the impact of surface water runoff.	The Proposed Development will be designed efficiently to reduce energy consumption and be climate resilient. The Proposed Development will deliver a minimum 10% BNG through a detailed planting scheme which will protect and enhance habitats on Site. The Proposed Development will include a green living wall which will contribute to biodiversity, providing microhabitats for insects and birds, as well as improving the air quality and reducing the urban heat island effect. The Proposed Development is at low flood risk and due to the minimal nature of the hotel extension, flood risk will not be increased.	Yes	Yes
EN12	On all sites, development should not result in a net loss of biodiversity. Where possible development should protect and enhance features of biodiversity and provide new tree plantings.	The Proposed Development will provide green infrastructure through a detailed planting scheme which will include shrubs, perennials, ferns, grasses, evergreen hedges, retained grassland, retains shrubs and hedges and trees. The Proposed Development will provide a green living wall.	Yes	Yes
TR5	Development should provide car and cycle parking where appropriate.	The Proposed Development will provide 10 additional cycle parking spaces and accessible parking spaces.	Yes	Yes



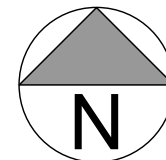
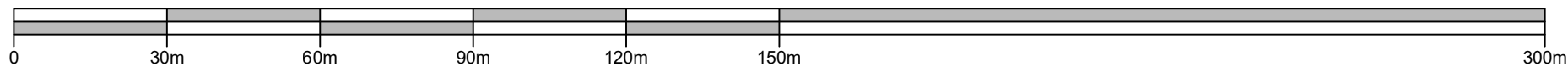
5 Summary

- 5.1.1 This Sustainability Statement demonstrates the sustainability credentials and approach for the project. The Proposed Development at Richfield Avenue, Reading is policy compliant at the national level through the NPPF and at the local level through the Reading Borough Local Plan and Sustainable Design and Construction SPD.
- 5.1.2 The Statement demonstrates that the Proposed Development has been designed to be sustainable considering economic, social and environmental aspects which have been categorised into the components summarised in **Table 5.1**.
- 5.1.3 These themes have been analysed in relation to the Proposed Development in **Section 4** and provide evidence of the compliance with the NPPF and Reading Borough Local Plan and Sustainable Design and Construction SPD.
- 5.1.4 Several technical reports which have been submitted with the planning application have supported the creation of this Statement and are listed in **Section 1**.

Table 5.1: Key Sustainability Features by Aspect

Management
- The Construction Method Statement will encourage environmentally and socially considerate construction activities - Community safety and the reduction of crime will be prioritised through a manned entrance during operational hours - Sustainable operations will be governed by the Village Hotel ESG and Sustainability Strategy
Health and Wellbeing
- Extension of the Health & Wellness Club will improve the local community's wellbeing and fitness - Adhering to healthy working measures during the construction period
Energy
- Exploring and considering the feasibility of renewable and low carbon technologies for the extension - Reducing energy usage of the Proposed Development through natural lighting and efficient ventilation
Transport
- Increase of 10 cycle parking spaces on Site - Appropriately located development with good access to multiple public transport modes
Water
Consideration of incorporating rainwater harvesting
Materials
- The Proposed Development is designed to maintain the local community character - Materials will be sourced to reduce environmental impact and embodied carbon
Waste
Delivery of a Construction Method Statement to reduce waste and prioritise recycling and the reuse of materials
Land Use and Ecology
- Delivering a minimum of 10% BNG through a planting scheme which retains and enhances the landscaping on Site - Inclusion of a green living wall to support the BNG delivery
Pollution
- Reduction of air pollution by encouraging sustainable transport modes - Habitat precautions and protection methods to minimise noise and employ a sensitive lighting strategy
Innovation
- Design improvements of the front extension - Incorporation of a green living wall as an innovative design measure

Appendix A Site Location Plan and Proposed Site Plans

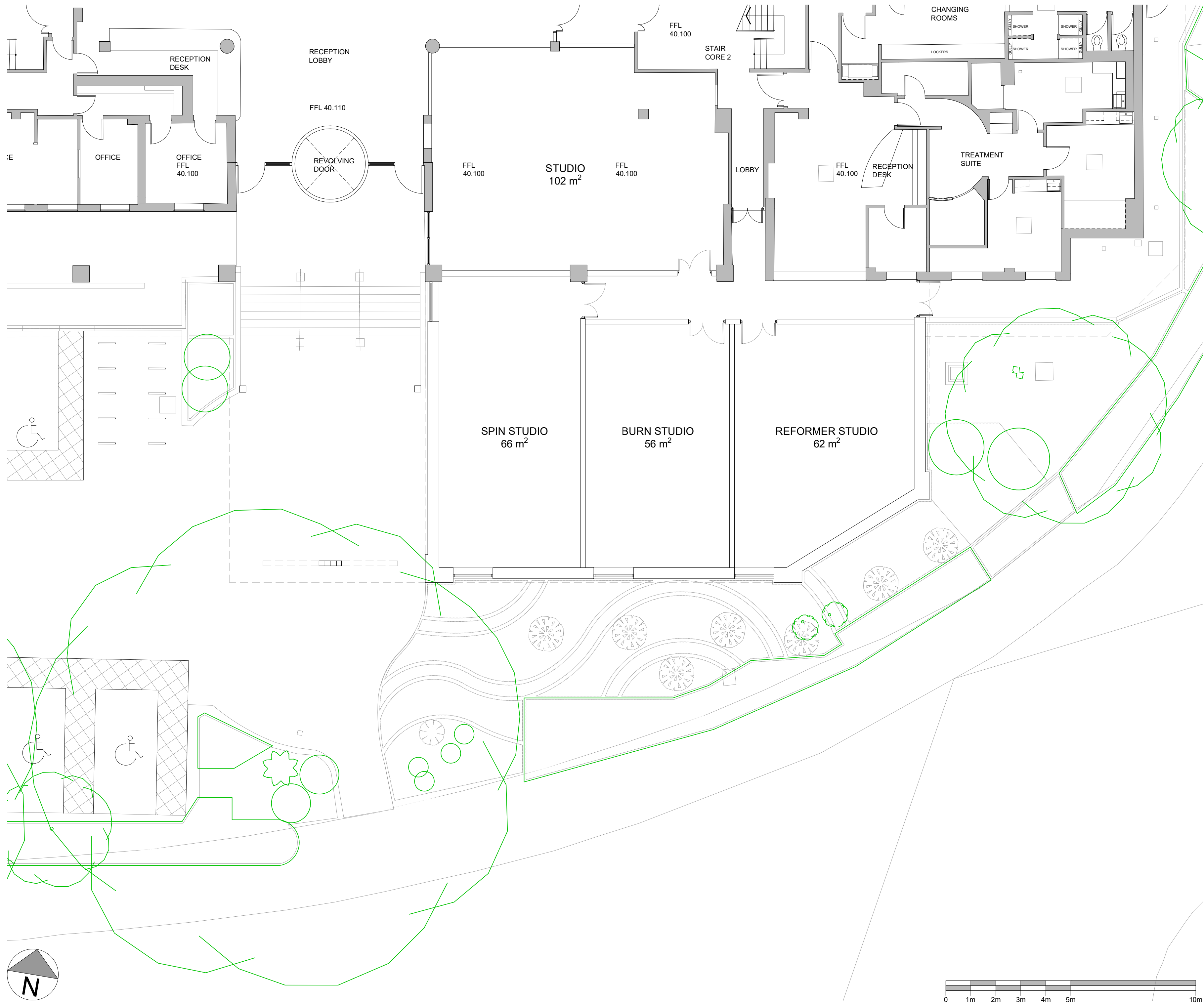


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CLIENT			
VILLAGE HOTELS			
PROJECT			
VILLAGE HOTEL - READING ALTERATIONS AND EXTENSIONS			
DOCUMENT NAME			
8425-LRW-ZZ-ZZ-DR-A-00-107			
DESCRIPTION			
SITE LOCATION PLAN			
REVISION		SCALE	
P04		1:1250 @ A3	
LRW PROJECT NO.	DATE CREATED	CREATED BY	AUTHORISED BY
8425	31.03.25	AH	JM
File: L:\04\107\8425-Reading-Changing-DR\LRW\Drawings\Concept Design\Main\8425-LRW-ZZ-ZZ-DR-A-00-107_SiteLocationPlan.dwg		Printed: Admin User	



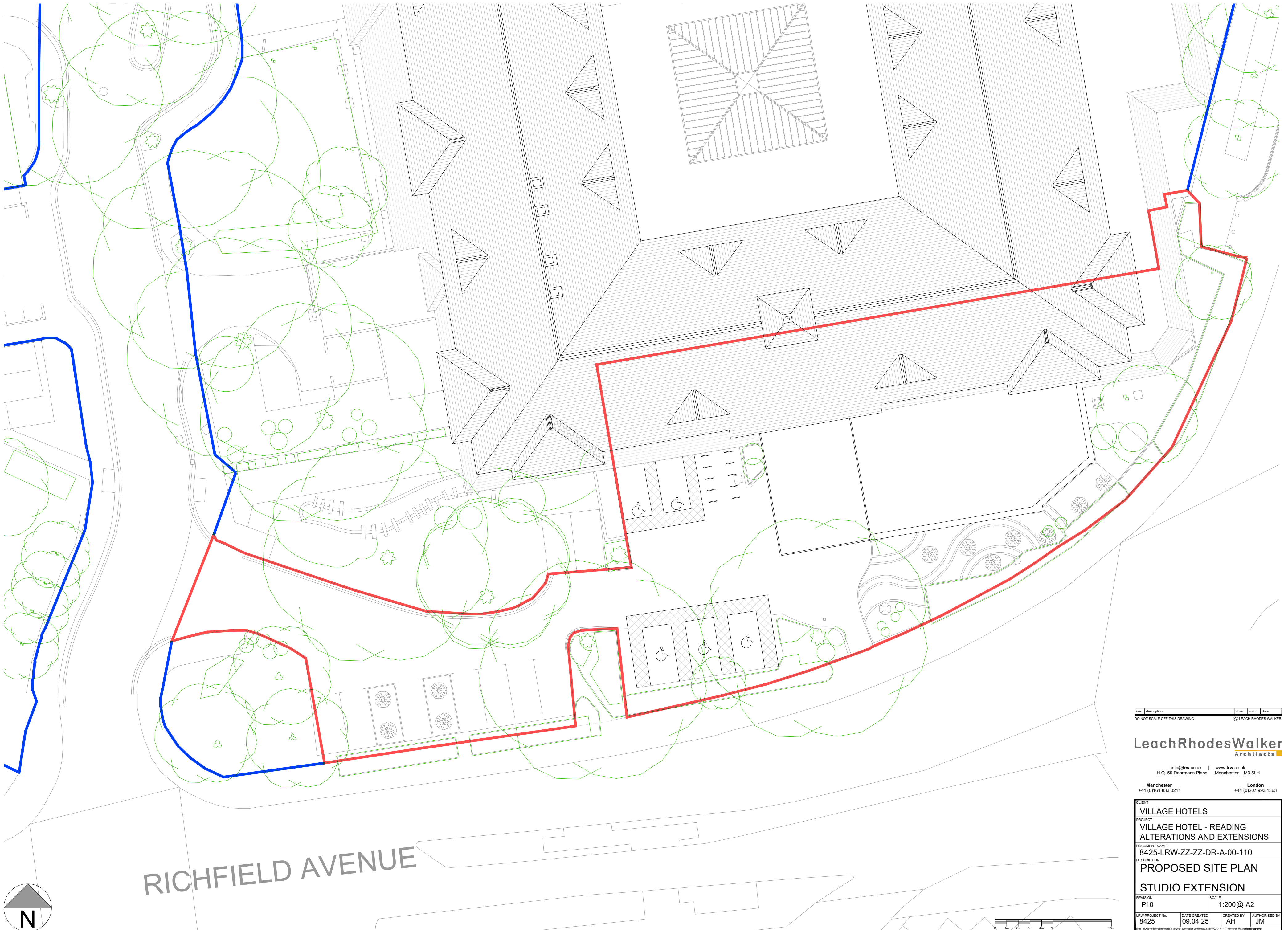
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CLIENT VILLAGE HOTELS			
PROJECT VILLAGE HOTEL - READING ALTERATIONS AND EXTENSIONS			
DOCUMENT NAME 8425-LRW-ZZ-00-DR-A-00-111			
DESCRIPTION PROPOSED GROUND FLOOR PLAN STUDIO EXTENSION			
REVISION P03	SCALE 1:100@ A2		
LRW PROJECT No. 8425	DATE CREATED 09.04.25	CREATED BY AH	AUTHORISED BY JM



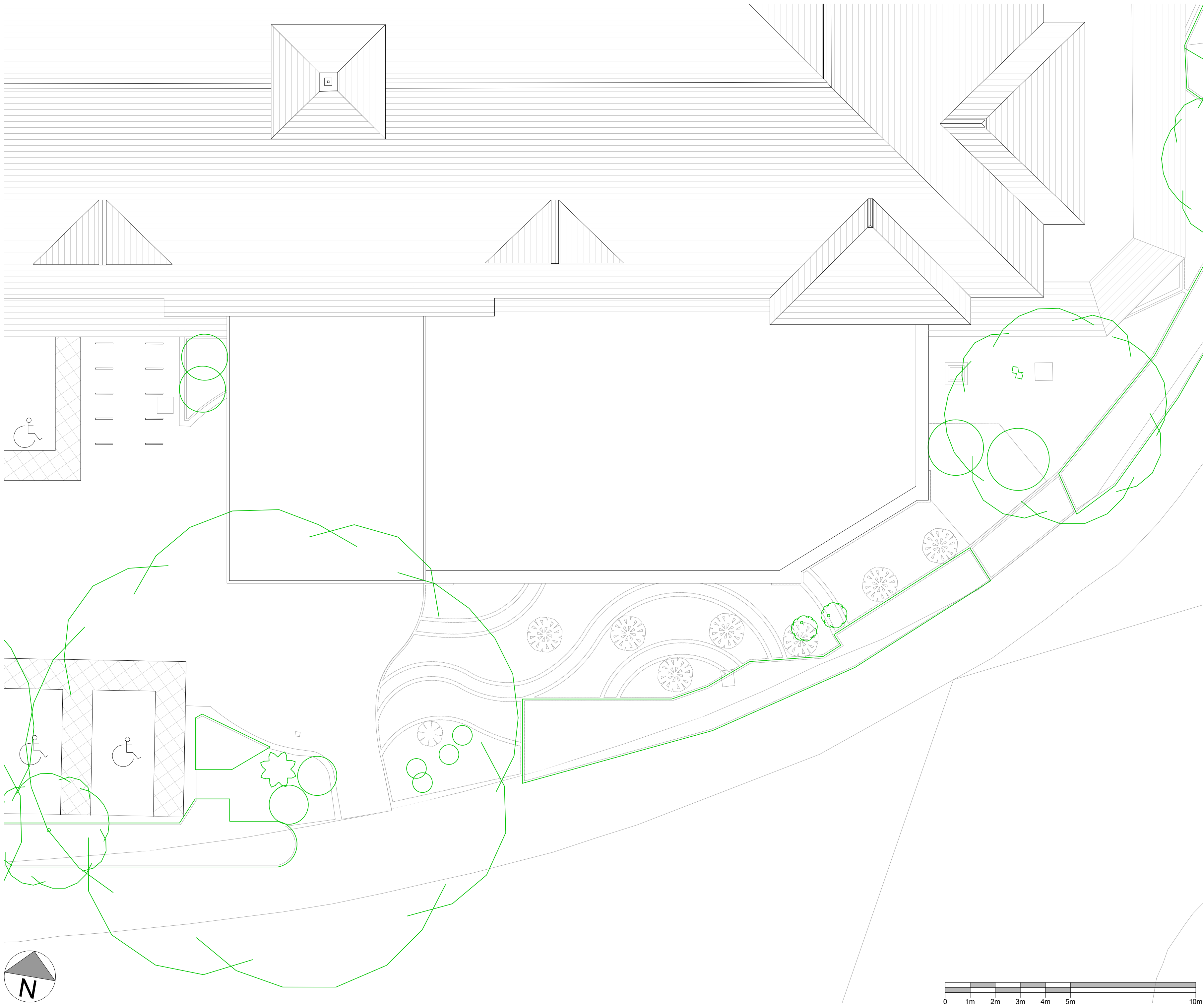


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CLIENT			
VILLAGE HOTELS			
PROJECT			
VILLAGE HOTEL - READING			
ALTERATIONS AND EXTENSIONS			
DOCUMENT NAME			
8425-LRW-ZZ-ZZ-DR-A-00-110			
DESCRIPTION			
PROPOSED SITE PLAN			
STUDIO EXTENSION			
REVISION		SCALE	
P10		1:200@ A2	
LRW PROJECT No.	DATE CREATED	CREATED BY	AUTHORISED BY
8425	09.04.25	AH	JM



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CLIENT VILLAGE HOTELS			
PROJECT VILLAGE HOTEL - READING ALTERATIONS AND EXTENSIONS			
DOCUMENT NAME 8425-LRW-ZZ-00-DR-A-00-116			
DESCRIPTION PROPOSED ROOF PLAN STUDIO EXTENSION			
REVISION P03	SCALE 1:100@ A2		
LRW PROJECT No. 8425	DATE CREATED 30.04.25	CREATED BY AH	AUTHORISED BY JM



Appendix B Policy and Legislative Context

Introduction

- B.1.1 This appendix details national policy, regulation, and local planning policies which are relevant to the Proposed Development.

National Policy Context – Climate Change

- B.1.2 Climate change is recognised as one of the most immediate global environmental challenges. In May 2019, the Committee on Climate Change published the Net Zero Report, recommending that the UK Government introduce a target of at least a 100% reduction of greenhouse gas (GHG) emissions by 2050.
- B.1.3 In 2019, the Climate Change Act (2008) was amended to include a revision of the previous aim of an 80% reduction of GHG emissions compared to 1990 levels by 2050. The Act now mandates that *“the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline”*.
- B.1.4 The UK Government's international commitment, transposes into national and local planning policy. The Government has sought to reduce CO₂ emissions associated with new buildings through energy demand reduction and the incorporation of low and zero carbon technologies to deliver electricity and heat.

Net Zero Strategy

- B.1.5 In October 2021, the UK Government published the Net Zero Strategy, bringing forward the government's commitment to a fully decarbonised power system. The following key policy objectives are relevant to energy:

“To take action so that by 2035, all our electricity will come from low carbon sources, subject to security of supply, bringing forward the government's commitment to a fully decarbonised power system by 15 years.

Aiming to phase out the installation of new and replacement natural gas boilers by 2035 in line with the natural replacement cycle, once costs of low carbon alternatives have come down, including any hydrogen-ready boilers in areas not converting to hydrogen, to ensure that all heating systems used in 2050 are compatible with net zero”.

Powering Up Britain

- B.1.6 The UK Government's Policy Paper 'Powering Up Britain'⁹, published in March 2023, outlines how the government will deliver net zero commitments, enhance the country's energy security, and seize the economic opportunities of the transition. The document combines the Energy Security Plan and Net Zero Growth Plan detailing how the supply of renewable energy will be increased including information on emerging technologies such as Carbon Capture Utilisation and Storage and hydrogen. The priorities are to domesticate, diversify and decarbonise energy production.

National Planning Policy Framework (2024)

- B.1.7 The NPPF (2024) sets out the Government's overarching planning policy for England. In order to transpose national legislation into local policy, local planning authorities must take into account the NPPF when developing their planning policies.

⁹ Powering Up Britain. Available from:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147340/powering-up-britain-joint-overview.pdf

- B.1.8 The NPPF maintains the “*presumption of sustainable development*”. Paragraph 161 of the NPPF explains that the planning system should: “*support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change*”.
- B.1.9 It should help to: “*Shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources, including the conversion of existing buildings, and support renewable and low carbon energy and associated infrastructure*”.
- B.1.10 Plans should take a proactive approach to mitigating and adapting to climate change and should be planned for in ways that:
- Avoid increased vulnerability to climate change impacts and incorporate adaptation measures such as green infrastructure and sustainable drainage systems
 - Can help to reduce greenhouse gas emissions, such as through its location, orientation, and design
 - Provide a positive strategy for renewable and low carbon energy sources, that maximises the potential for sustainable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)
 - Consider suitable areas for renewable and low carbon energy sources, and opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems.
- B.1.11 When determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply (unless demonstrated to be unfeasible or unviable). Development should take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption.

National Building Regulations – Part L (Conservation of Fuel and Power)

- B.1.12 The UK’s international commitments are transposed into National Building Regulations. The energy efficiency requirements of the Building Regulations are set out in Part L (Conservation of Fuel and Power) which states that new development is encouraged to reduce carbon emissions in accordance with the energy hierarchy of reducing energy demands in the first instance, supplying energy efficiently, and finally the provision of appropriate renewable and low carbon energy technologies.
- B.1.13 Changes to the Building Regulations Part L include a significant tightening of standards to better equip buildings for a low and zero carbon future with consideration of thermal comfort in modern buildings. This is seen as a stepping stone to zero carbon and the proposed Future Homes Standard.

Updated – 2021 Edition

- B.1.14 Following consultation beginning in October 2019, the new Part L was published on the 15th of December 2021 announcing changes to the Building Regulations which aim to help the UK deliver net zero.
- B.1.15 This approved document took effect on 15th June 2022 for use in England. It does not apply to work subject to a building notice, full plans application or initial notice submitted before that date, provided the work for each building is started before 15th June 2023.
- B.1.16 Key changes include the requirement for all new buildings to meet a new primary energy target and a carbon emissions rate target.

- B.1.17 The changes to Approved Document L enhance the performance requirements for compliance. For new dwellings, 30% carbon reduction is expected for compliant buildings in contrast with Part L 2013. For new non-domestic buildings, on average, 27% carbon reduction is expected for compliant buildings in contrast with the previous Part L 2013.
- B.1.18 As part of the journey to net zero by 2050, the Government has committed to introducing a Future Homes Standard by 2025. They expect that an average home built to the Standard will have 75-80% less carbon emissions than one built to the Part L 2013 energy efficiency requirements.
- B.1.19 Therefore, the national target for energy at the Proposed Development is the Part L 2021 Building Regulations. This is subject to further amendments in the future.

Local Policy

Reading Borough Local Plan (2019)¹⁰

- B.1.20 The Reading Local Plan was adopted in November 2019 and sets out the aims for amount of development, areas and sites for development and restrictions. The Plan additionally sets out policies for how planning applications will be decided.
- B.1.21 Relevant policy to energy and sustainability is as follows:

Policy CC1: Presumption in Favour of Sustainable Development

- Applications will be determined in accordance with the NPPF and the Local Plan.

Policy CC2: Sustainable Design and Construction

This policy requires that all new developments, including hotel refurbishments, achieve high standards of energy efficiency and sustainable construction. **Policy CC3: Adaptation to Climate Change**

- Hotel extensions must incorporate measures to adapt to climate change, such as sustainable drainage systems (SuDS), green roofs, and other features that enhance biodiversity and manage flood risk.

Policy CC4: Decentralised Energy

- Any non-residential development of over 1,000 sqm shall consider the inclusion of decentralised energy provision unless it is demonstrated that the scheme is not suitable.
- Where there is existing decentralised energy provision within proximity of the application site of non-residential development of over 1,000 sqm, the development will be expected to link into the existing network or demonstrate why this is not feasible.
- This does not apply to the Proposed Development as it is underneath the size threshold.

Policy CC5: Waste Minimisation and Storage

- Developments should minimise the generation of waste in construction, use and life of buildings and promote more sustainable approaches to waste management.
- Waste management should include reduction or recycling of construction waste, promotion of layout and design, well-designed space to facilitate waste storage and composting.

Policy EN1: Protection and Enhancement of the Historic Environment

¹⁰ Reading Borough Local Plan. Available from:
https://images.reading.gov.uk/2019/12/Local_Plan_Adopted_November_2019.pdf

- Historic features and the historic environment, as well as their settings should be preserved and enhanced where possible.
- Developments should ensure impacts to the historic environment are avoided where possible.

Policy EN11: Waterspaces

- Reading's waterspaces should be protected and enhanced so that waterspaces can continue to contribute to biodiversity, ecology, flood mitigation and local character.
- When developments are within vicinity of the watercourse there should be an enhanced relationship, provide access to the watercourse and be set at least ten metres back where practicable.

Policy EN12: Biodiversity and the Green Network

- This policy emphasises the protection and enhancement of biodiversity. Hotel extensions should contribute to the green network by incorporating green infrastructure, such as green walls and roofs.

Policy EN13: Trees, Hedges and Woodlands

- Individual trees and groups of trees will be protected from damage or removal where they are identified as important. The goal is to extend Reading's vegetation cover.

Policy EN15: Air Quality

- Developments should improve air quality and reduce the effects of poor air quality.

Policy EN16: Pollution and Water Resources

- Developments should not be damaging to the environment, specifically land, noise or light pollution. Adequate mitigation measures should be implemented if potential damages are identified.
- Ground and surface water quality should not be deteriorated.

Policy TR5: Car and Cycle Parking and Electric Vehicle Charging

- This policy sets targets for the provision of electric vehicle charging points and adequate cycle parking in new developments and extensions, including hotels.

Sustainable Design and Construction SPD¹¹

B.1.22 The **Sustainable Design and Construction Supplementary Planning Document (SPD)** for Reading provides detailed guidance on implementing the sustainability policies outlined in the Local Plan. Key points from the SPD are as follows:

1. Energy Efficiency:

- BREEAM Rating: New non-residential buildings, including commercial properties and their extensions, must achieve a minimum BREEAM 'Excellent' rating. This ensures high standards of energy efficiency and sustainable construction practices. The Proposed Development is not required to meet this rating as it is not a new build.

¹¹ Sustainable Design and Construction Supplementary Planning Document (Adopted December 2019). Available from: <https://images.reading.gov.uk/2019/12/Sustainable-Design-and-Construction-SPD-Adopted-December-19.pdf>

- **Carbon Reduction:** The Carbon Plan 2020-2025 aims to **reduce carbon emissions by 85% by 2025**, with a goal of becoming a **net-zero carbon organization by 2030**. This target applies to all developments, including commercial properties. The Proposed Development does not apply to this minimum target as it is not a new development.
- **Energy Performance:** The Sustainable Design and Construction SPD emphasises achieving high energy performance standards. This includes using renewable energy sources, improving insulation, and incorporating energy-efficient systems and technologies.

2. Climate Change:

- **Flood Risk Management:** Commercial developments must incorporate sustainable drainage systems (SuDS) to manage surface water and reduce flood risk. This includes features like permeable surfaces and rainwater harvesting.
- **Green Infrastructure:** The SPD encourages the integration of green roofs, green walls, and other green infrastructure to enhance biodiversity and provide cooling effects. This helps mitigate the urban heat island effect and supports local wildlife.
- **Heat Resilience:** Buildings should be designed to cope with higher temperatures. This includes measures such as improved insulation, natural ventilation, and shading to maintain comfortable indoor environments during heatwaves.

3. Water Management:

- **Water Efficiency:** New developments, including commercial properties, must achieve a water efficiency standard of 110 litres per person per day. This target is set to reduce water consumption and promote sustainable water use. Commercial buildings are required to implement water-saving measures to reduce consumption. This includes the use of water-efficient fixtures and fittings, as well as systems for recycling greywater.
- **Permeable Surfaces:** The SPD encourages the use of permeable surfaces in new developments to allow rainwater to infiltrate the ground, reducing surface water runoff and improving groundwater recharge.

4. Waste Reduction:

- **Site Waste Management Plans (SWMPs):** Commercial developments are required to prepare and implement SWMPs. These plans should detail how waste will be managed during construction and operation, aiming to minimise waste generation and maximise recycling and reuse.
- **Waste Segregation:** The SPD emphasises the importance of segregating waste at the source. Commercial properties must provide adequate facilities for separating recyclable materials from general waste.
- **Construction Waste:** The SPD encourages the use of sustainable construction practices to reduce waste. This includes using materials efficiently, prefabrication, and designing for deconstruction and reuse.

5. Decentralised Energy and District Heating:

- **Connection to District Heating Networks:** Where feasible, new commercial developments should connect to existing or planned district heating networks. This helps to improve energy efficiency and reduce carbon emissions.

6. Submission Requirements:

- For submitting a planning application for a commercial property or an extension of a commercial property in Reading, the Sustainable Design and Construction SPD outlines several key requirements, the two in focus include:

- **Sustainability Statement:** A detailed sustainability statement must be submitted, demonstrating how the development meets the sustainability policies outlined in the Local Plan and SPD. This includes energy efficiency, water management, waste reduction, and climate change adaptation measures.
- **Energy Strategy:** An energy strategy must be provided, outlining how the development will achieve high energy performance standards. This includes the use of renewable energy sources, improved insulation, and energy-efficient systems and technologies.

**Appendix C Sustainable Design and Construction
Checklist – Table A1.2**

Table A1.2: SUSTAINABLE DESIGN CHECKLIST FOR NON-RESIDENTIAL DEVELOPMENT

Sustainable Design Checklist	
Management	
<i>Aim: To recognise and encourage environmentally and socially considerate development.</i>	
1.	Will guidance for the non-technical building user be provided so they can understand and operate the building efficiently and understand how the design reduced the overall environmental impact of the building and raise environmental awareness?
2.	What consideration has been given to resource use, energy consumption and pollution in terms of the construction site impacts?
3.	Will site investigation and appropriate remedial action be undertaken?
4.	Will the community and stakeholders be involved in the design process encouraging flexibly designed buildings which cater for shared use with the local community?
5.	How has the building been designed to reduce the opportunity for and the fear of crime?
6.	What consideration has been given to the maintenance of the building?
Health and Well-being	
<i>Aim: To ensure a good quality amenity level is afforded to occupants of buildings.</i>	
7.	How has the development been designed to ensure users have sufficient daylight, an external view, adequate and appropriate lighting, ventilation, air quality and drinking water?
Energy	
<i>Aim: To conserve energy and maximise the use of energy efficiency techniques.</i>	
8.	How has the building been designed to minimise CO2 emissions associated with their operational energy consumption?
9.	How has the development been designed to optimise the use of the energy from the sun, natural daylighting and controlled natural ventilation?
10.	How will the design of the building make efficient use of energy? (e.g. use of thermally massive materials, levels of insulation and use of green/brown roofs etc.).
11.	Have renewable energy sources or decentralised energy been considered for this development and if so, how would they be incorporated within the development?
Transport	
<i>Aim: To reduce the need to travel through appropriately located development.</i>	
12.	How has the design and layout incorporated measures to reduce the need to travel, especially by car, and promote alternative and sustainable modes of transport such as walking, cycling and the use of public transport?
13.	How have public transport networks been considered in terms of the location of the development and proximity to local amenities?
14.	How have deliveries and the manoeuvring of delivery vehicles been considered?

Water

Aim: To improve efficiency in the use of water, conserve water resources and minimise vulnerability to flooding.

15. How will the development incorporate the use of water saving devices to achieve a maximum consumption of 5.5 cubic m per year per person for office developments? (or the most appropriate benchmark for other types of development).
16. Will the development and access to and from it such as roads and paths be located away from areas of potential flooding?
17. How will the development incorporate harvesting and re-use of rainwater?
18. Does this development meet the requirements of EN18?

Materials

Aim: To retain local character and promote the use of materials with a low environmental impact.

19. How will the selected materials help retain local character, ensure long life and ensure a low environmental impact, including consideration of embodied energy?
20. What consideration has been given to reusing materials in-situ, responsibly sourcing materials and re-using existing structures?

Waste

Aim: To minimise the production of waste and maximise re-use and recycling.

21. Has an audit of the materials present on the site been conducted with an assessment of the extent to which materials could be re-used?
22. How will the development make the maximum use of construction, demolition waste and recycled materials?
23. How will provision be made for the storage and recycling of waste for all users of the site?

Land Use and Ecology

Aim: To retain, protect and enhance wildlife habitats and natural features.

24. How have the wildlife habitats and natural features on and adjacent to the site been considered and how will they be retained, protected and enhanced?
25. What consideration has been given to not using previously undeveloped land?
26. What consideration has been given to the removal of contamination from the land?

Pollution

Aim: To minimise damage to the environment through air, ground/surface water, land, noise or light pollution.

27. What measures have been incorporated to ensure that noise and light pollution plus pollution transported through surface water runoff or infiltration will be minimised through the development?
28. What measures have been incorporated to ensure that light pollution will be minimised through the development?
29. What consideration has been given to reducing refrigerants and minimising nitrogen dioxide emissions?
30. How has the development been sited to minimise the impact of flooding?
31. How has the design considered the use of sustainable drainage systems (SuDS) and how will they be incorporated within the development?

Innovation

Aim: To recognise innovation in the field of sustainability.

32. What consideration has been given to innovative sustainability measures in terms of a procurement strategy, design feature, management process or technological