

NOTE: Modifications set out encompass changes agreed following Stage 1 Hearings and further proposed modifications as a result of Stage 2 of the Examination.

Policy 89 - Sustainable Design and Construction

The sustainable delivery of development will be achieved by **Developers are required to submit a Sustainability Statement setting out sustainability information to demonstrate compliance covering the following:**

A. Ensuring that the design, construction and operation of new development is informed by the latest London Plan and associated guidance that development proposals clearly demonstrate how sustainable design standards are integrated into the proposal;

~~A. Ensuring that the design, construction and operation of new development is informed by the latest London Plan and associated guidance that development proposals clearly demonstrate how sustainable design standards are integrated into the proposal;~~

~~B. Ensuring that non-residential development greater than 100m² achieves a minimum of BREEAM 'very good' or equivalent standards, and encouraging major non-residential development to achieve 'excellent' or equivalent;~~

~~C. Ensuring that residential development targets higher standards of sustainability including the Home Quality Mark and Passivhaus or equivalent;~~

~~D. Ensuring that development of 1 or more units or greater than 100m² is designed with sustainable development principles to achieve stepped zero carbon targets in line with the London Plan;~~

~~E. Adopting sustainable construction and demolition methods including using sustainably sourced, re-used and recycled materials and where feasible demolished material from the development site;~~

~~F. Controlling and monitoring dust, NO_x, PM₁₀ and PM_{2.5} emissions from development aligned with mitigation measures set out in Policy 89 Air Pollution;~~

~~G. Requiring all built development to achieve at least a 35% on-site carbon reduction below Part L of the Building Regulations 2013 (or the latest version of the London Plan), targeting zero carbon where possible and offsetting the remainder;~~

~~H. Maximising urban greening, blue and green infrastructure measures and incorporating 'living building' principles into new and existing developments and including measures to improve biodiversity;~~

~~I. Minimising waste during the construction and operation phases of development in line with the Circular Economy Statement and Whole Lifecycle Carbon assessment required by the GLA to cover the whole lifecycle of the development on referable schemes;~~

~~J. Providing a clear strategy for adequate waste and recycling storage and collection facilities; and~~

~~K. Supporting the low carbon retrofitting of existing buildings to reduce carbon emissions.~~

B. Ensuring that non-residential development greater than 100m² achieves a minimum of BREEAM 'very good' or equivalent standards, and encouraging major non-residential development to achieve 'excellent' or equivalent;

C. Ensuring that residential development targets higher standards of sustainability including the Home Quality Mark and Passivhaus or equivalent;

D. Ensuring that development of 1 or more homes or greater than 100m² is designed with sustainable development principles to achieve stepped zero-carbon targets in line with the London Plan;

E. Adopting sustainable construction and demolition methods including using sustainably sourced, re-used and recycled materials and where feasible demolished material from the development site;

F. Controlling and monitoring dust, NOx, PM10 and PM2.5 emissions from development aligned with measures set out in Policy 90 Air Pollution;

G. Maximising urban greening, blue and green infrastructure measures and incorporating 'living building' principles into new and existing developments and including measures to improve biodiversity;

H. Minimising waste during the construction and operation phases of development in line with the Circular Economy Statement and Whole Lifecycle Carbon assessment required by the GLA to cover the whole lifecycle of the development on referable schemes;

I. Providing a clear strategy for adequate waste and recycling storage and collection facilities; and

K. Supporting the low-carbon retrofitting of existing buildings to reduce carbon emissions beyond building regulations requirements, through energy efficient design of the site, buildings and services.

Supporting Text

18.7 By aiming to exceed national standards (such as Building Regulations) and encouraging development that enhances the natural environment, this policy will further support low-carbon, sustainable development. Accordingly, all non-residential developments will be also expected to achieve BREEAM (Building Research Establishment Environmental Assessment Method) targets (a minimum of BREEAM 'very good'). The adoption of sustainable design principles, use of sustainable construction methods and building materials in addition to measures to increase resource efficiency will be supported. This will help to reduce greenhouse gas emissions, aid prevention of adverse environmental impacts, and help to ensure resilience to the impacts of climate change. Guidance as set out in the Mayor of London's 'The Control of Dust and Emissions During Construction and Demolition' Supplementary Planning Guidance (SPG) should also be followed.

18.8 If BREEAM, Home Quality Mark or the Sustainable Design and Construction Supplementary Planning Guidance is replaced or amended during the lifetime of the plan, the equivalent replacement requirements will be applied.

[New Paragraph] Applications for retrofitting energy efficiency works to Listed buildings or properties in Conservation Areas should seek advice from the Council's Conservation Officer at an early stage. This would confirm if planning permission is required and consider whether installing the energy efficiency measures would have a detrimental impact on the building or the Conservation Area. A new Residential Extensions and Retrofit SPD will provide additional guidance on this.

Policy 90 - Air Pollution

New development should ~~mitigate~~ **ensure the avoidance of** any adverse air pollution impacts **and aim to improve air quality in the borough**, by:

- A. Ensuring development meets, and where possible improves upon, air quality neutral standards over its lifetime and does not contribute to a decrease in air quality during the construction or operation stage;
- B. Undertaking Air Quality Assessments (AQA's) for the following types of development:
 - i. All major developments, unless there is clear evidence that transport and building emissions will be less than the existing use;
 - ii. Development in areas of sub-standard air quality and changes of use which result in an introduction of sensitive receptors to areas of poor air quality;
 - iii. Development in close proximity to sensitive uses;
 - iv. Developments which involve significant demolition and construction;
- C. Ensuring development is air quality positive in air quality focus areas;
- D. Assessing existing air quality and avoiding locating sensitive uses in areas exposed to air pollution;
- E. Minimising exposure to air pollution through the considered positioning and design of new development, considering private, communal, public open space and child play spaces;
- F. Incorporating on-site measures to improve air quality, however where it can be demonstrated that on-site provision is impractical or inappropriate, off-site measures to improve local air quality may be acceptable, providing equivalent air quality benefits can be demonstrated; and
- G. Where major application proposals would not achieve the air quality neutral benchmark, the applicant will be expected to make a financial contribution as set out in Planning Obligations SPD

Supporting Text

18.8 Air pollution has significant impacts on climate and human health. It is essential that exposure to atmospheric pollutants is minimised across the borough. Due to its high air pollution levels, Waltham Forest published an Air Quality Action Plan (2018) establishing plans to improve local air quality; a priority within the borough. Existing concentrations of nitrogen dioxide and particulates (PM2.5, PM10) are of considerable concern and pose a significant threat to human health; where they are most heavily concentrated along major roads and in areas of high motor vehicle activity.

18.9 Development that aims to improve upon air quality neutral standards will be strongly supported and larger scale developments in particular will be expected to be air quality positive in line with the London Plan. Innovative design solutions, urban greening and other mitigation strategies will also be encouraged to improve air quality in all developments. In accordance with the London Plan, air quality assessments will be required for major developments, developments associated with sensitive uses/receptors and where considerable demolition will occur.

18.10 Air Quality Assessments will also be required where there will be a significant increase in vehicular traffic and the use of more polluting technologies including the use of non-road mobile machinery (NRMM) in construction. This will help to identify any major sources of

pollution, constraints placed on sites by poor air quality, suitable land uses for sites, and design strategies that could improve air quality. Direct exposure to air pollution will be minimised through intelligent design of new development, and the plan will support on/off-site measures where they clearly demonstrate the delivery of air quality improvements in line with the London Plan.

[New Paragraph] Development proposals will be required to be submitted with Transport Assessments (Policy 65 - Development and Transport Impacts) to ensure that there is an overall net reduction in traffic and air quality improvements within the borough as a result of the Plan policies. Traffic which may affect air quality within 200m of the Epping Forest SAC will be monitored through Policy 97.