



EBBSFLEET SUSTAINABILITY ASSESSMENT GUIDE

// October 2024

Contents

Overview

Introduction	<u>03</u>
Ebbsfleet's Sustainability Framework	<u>04</u>
Using the assessment tables and guidance	<u>06</u>

Assessment Tables

<u>Residential Project</u>	<u>13</u>
<u>Commercial Projects</u>	<u>23</u>
<u>School and Community buildings Projects</u>	<u>35</u>
<u>Public Realm and Infrastructure Project</u>	<u>45</u>

Guidance

 <u>Carbon+ Energy</u>	<u>54</u>
 <u>Waste and Materials</u>	<u>66</u>
 <u>Health and Wellbeing</u>	<u>72</u>
 <u>Water</u>	<u>80</u>
 <u>Natural Environment</u>	<u>86</u>

Appendices

1. <u>Glossary</u>	<u>92</u>
2. <u>Policy and Guidance Context</u>	<u>96</u>
3. <u>Reference Documents</u>	<u>99</u>

Introduction

This document sets out EDC's approach to assessing the sustainable performance of planning applications within the urban development area of Ebbsfleet.

The document is intended to be used by applicants, Ebbsfleet Development Corporation's planning team and the Ebbsfleet Design Forum to frame discussions around sustainability from the outset of a project. The assessment tables will also be used to report on sustainable performance to the planning committee at application stage.

Our focus has been on clarity, consistency and practicality, using the performance levels that have been developed by industry to measure and report on design performance of projects in Ebbsfleet. We have also monitored progress of the newly launched 'Net Zero Carbon Building Standard', and aligned where possible. The guide aligns local planning policy with EDC's environmental ambitions and industry defined best practice to provide a consistent methodology for assessing and reporting across **Carbon & Energy, Water, Waste & Materials, Natural Environment, Health & Wellbeing and Inclusive Growth & Community Development.**

The document provides two key tools for applicants;

- **Assessment tables** provide a framework for defining sustainable performance within a planning application. They have been developed to interpret local planning policy into clear performance levels that are consistent with national industry best practice, and to ensure delivery of quantifiable ambitions set out in Ebbsfleet's Sustainable Framework.
- Simple and clear **design guidance** is provided for key project types. This guidance is intended to provide a basic framework for demonstrating project sustainability performance within the application documentation. The guidance will also be used during pre-application meetings to ensure key design approaches and technologies have been tested and incorporated where appropriate into projects at the earliest opportunity.

The guidance and assessment tables will be reviewed on a regular basis to ensure they remain relevant, practical, and impactful in enabling EDC to deliver on the ambitions of the Ebbsfleet Environmental Sustainability Framework.



Ebbsfleet's Environmental Sustainability Framework

In 2021 Ebbsfleet Development Corporation published the Ebbsfleet Environmental Sustainability Framework and Action Plan to bring together its activities around environmental sustainability into a single programme. This programme compliments EDC's placemaking work around economic development, inclusive growth, community development and social value, to cover all three pillars of sustainable development.

The core of this framework has been developed from the relevant UN Sustainable Development Goals and assimilated into five priority environmental themes, as well as a sixth 'Inclusive growth and community development' them to reference the socio-economic aspects of sustainability.

The resulting action plan focuses and encourages improved sustainability of the emerging Garden City in Ebbsfleet, the facilitation of sustainable behaviours, and improving EDC's organisational performance.



Carbon and Energy

- **Energy use:** Ebbsfleet will aim to be net zero carbon upon completion.
- **Energy generation & distribution:** EDC projects aim to be exemplar in energy generation and usage.



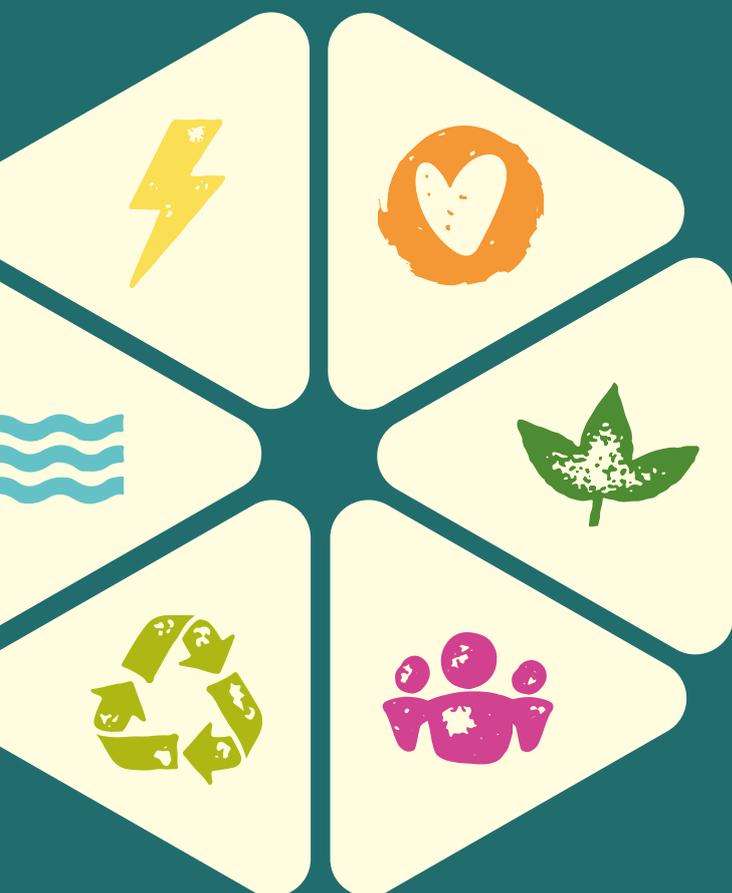
Water

- **Water use:** Minimise net water supply from outside the Ebbsfleet Garden City area.
- **Water quality:** Provide access to a broad range of affordable leisure and sports activities within Ebbsfleet's water courses.
- **Flood resilience:** EDC projects to prioritise green and blue sustainable drainage to achieve resilience to 1% annual exceedance probability.



Waste & Materials

- **Waste reduction :** Minimise construction and operational waste and maximise domestic recycling.
- **Waste reduction:** Promote circular economy through EDC procurement, partnerships, and investment.
- **Healthy materials:** Promote sustainable building materials within EDC projects (where appropriate).



Health & Wellbeing

- **Environment:** Create a healthy environment where people are empowered to enjoy a high quality of life and improved life expectancy, supported through sustainable buildings and civic infrastructure.
- **Sustainable travel:** Net zero travel-based carbon emissions per person per day.
- **Healthy buildings:** Deliver comfortable and accessible buildings.



Natural Environment

- **Greening the city:** To create a healthy, biodiverse and attractive landscape, including 400ha of newly accessible green and blue spaces that supports active lifestyles by 2035.
- **Biodiversity:** To achieve net positive species impact by 2035.



Inclusive growth + community development

- **Enterprise and social inclusion:** EDC has identified core social value TOMs (Themes, Outcomes and Measures) that focus on jobs, economic growth, community and environmental commitments and are based on activity identified as being able to meet local needs.
- Deliver an inclusive, diverse and creative economy.

Purpose, audience and application

Purpose of assessment tables

The assessment tables and guidance have been developed for;

EDC to provide a common understanding of sustainability and net zero aligned performance measures applicable across the Garden City.

Applicants to provide a clear set of sustainability and net zero aligned performance measures they are to achieve and with guidance on how to achieve them.

The assessment tables have been developed to enable EDC and applicants alike to deliver against ;

- 1) sustainability policies included in the development plans applicable to Ebbsfleet
- 2) the vision set out in the Ebbsfleet Sustainability Framework
- 3) the objectives defined in EDC's Decarbonisation Plan

The performance measures and levels set out in the assessment tables aim to support all EDC projects being net zero carbon on completion of the Garden City, ensuring that carbon emissions are mitigated at every stage of the project's life cycle.

The expectation from EDC is that applicants will aim to meet the measures set out in the dark green box for each performance measure to achieve carbon net-zero performance and deliver the vision and planning policies for Ebbsfleet.

However we also recognise that technologies and practice is changing rapidly, and the performance level that can be achieved may also be dependent on the specifics of a site's context and brief. Where applicants are unable to meet the dark green performance level, they should evidence in the supporting documentation the reasons why dark green can not be achieved.

In line with the NPPF's presumption in favour of sustainable development, planning applications that place priority on Net Zero measures across all six priority will be considered exemplary.

Applicants are required to complete the relevant Sustainability Summary Assessment Table (dependent on project type), and submit supporting documentation to evidence this performance level as detailed in EDC's validation checklist. In instances where an applicant is delivering projects that cover more than one typology, assessments matrices must be submitted for each typology.



Ebbsfleet's Environmental Sustainability Framework sets two key ambitions for carbon and energy; to be net zero carbon upon completion, and to be an exemplar for energy generation, distribution, and efficiency.'

Ebbsfleet Decarbonisation Plan, August 2023



How to use the assessment tables

Step 1 > Select a project type

Firstly, applicants should decide which of the four project types apply to their project, these being 1) residential, 2) commercial, 3) public buildings, and 4) public realm and infrastructure.

In instances where an applicant is delivering projects that cover more than one typology, an assessments table should be submitted for each building type.



Residential Buildings

The Ebbsfleet Garden City is a large residential-led masterplan area comprising or a mix of housing typologies including:

- Terraced dwellings, typically ≤ 3 storeys
- Semi-detached dwellings, typically ≤ 3 storeys
- Detached dwellings, typically ≤ 3 storeys
- Medium scale apartment blocks, ≤ 4 storeys
- Large scale apartment block, > 4 storeys



Commercial Buildings

Commercial Buildings within the Ebbsfleet Garden City development area includes:

- Office buildings / floor space
- Retail buildings / floor space
- Industrial facilities



Schools & Community Buildings

School and Community buildings within the Ebbsfleet Garden City development area includes:

- Nurseries
- Primary Schools
- Secondary Schools
- Multi-faith facilities + Community halls/facilities
- Healthcare facilities



Public realm + Infrastructure

Public realm and infrastructure development covers a range of elements including:

- Open Space / External Play Space
- Hard & Soft Landscaping
- Community Gardens/Allotments/Orchards
- Roads + Cycle Paths + Green/Blue/Drainage Infrastructure in the public realm



Step 2 > Consult assessment tables

Applicants should consult the relevant assessment tables for the specific project type. The assessment tables are split into the six sustainability themes as set out in Ebbsfleet's Sustainability Framework; Carbon and Energy, Water, Waste and Materials, Health and Wellbeing, Natural Environment and Inclusive Growth and Community Growth.

Applicants should work through each performance measure, and use the guidance where necessary to better understand how they can achieve the performance level

You can click on the guidance tab to the left of each performance measure, to short-cut to the relevant guidance.

Ebbsfleet Sustainability Framework Theme heading

Carbon and Energy

Sustainable Performance Assessment

Interactive Buttons

- Contents
- Previous page
- Next page

		Performance measure	Will not deliver Net-Zero Ebbsfleet	Towards Net-Zero	Net-zero best practice
Guidance <	Whole Life Carbon	Whole life carbon CO2 emission from both embodied and operational stages- (modules A-C, excluding B6- B7) CO2 e / m2 (GIA)	>800 kgCO2 e/m2	≤800 kgCO2 e/m2 (RIBA 2030 outcomes)	≤450 kgCO2 e/m2 (LETI targets)
		Upfront carbon Upfront carbon (A1-A5) kg CO2 e / m2 (GIA)	>500 kgCO2 e/m2 (LETI targets)	≤500 kgCO2 e/m2 (LETI targets / RIBA 2030 outcomes)	≤300 kgCO2 e/m2 (LETI targets / RIBA 2030 outcomes)
Energy Efficiency		Energy Use Intensity (EUI) Annual measure of the total energy consumed in a building. kWh / m2 / y (GIA)	>60 kWh/m2/y	≤60 kWh/m2/y	≤35 kWh/m2/y

Click on guidance box to go to related design guidance for delivering that measure, including info on submission requirements

Describes the name of each sustainability performance measure and a quantitative metric for measuring performance and delivery.

Minimum level of performance that maybe policy compliant

Intermediate performance level that maybe policy compliant

Optimum level of performance that would deliver net-zero development, and recognised as policy compliant

Go to specific thematic guidance



Step 3 > Use the design guidance

Each performance measure has supporting design and submission guidance that sets out key design principles and submission requirements for evidencing the performance of your planning application.

You can click on the guidance box to the left of each performance measure to hyperlink to the relevant guidance for that measure.

The guidance sets out

- 1) Relevant policies in the local plans that require performance for that sustainability theme
- 2) General best practice design principles
- 3) Submission requirements
- 4) Links to more detailed guidance



Definition of sustainability subject area

Whole-life Carbon Assessment
Aim: Reduce carbon emissions at every stage of the project's life cycle

Whole life carbon is a measure of the total amount of carbon emitted throughout the life cycle of a building or infrastructural asset, and include both upfront emissions generated through construction, and operational emissions generated during the building's use.

The UK Green Building Council's 'Net zero carbon framework' provides a useful approach to guide projects in reducing carbon across all stages to mitigate climate change.

Building Construction	Building Operation		Building Demolition	Beyond the Recycle
Upfront Carbon Construction products and processes Upfront Carbon	Operational Carbon Materials: repair, refurbishment	Operational Carbon Energy: Heating, Cooling, Ventilation, Lighting and Appliances	Embodied carbon: construction materials, demolition	Embodied carbon: repair, refurbishment, recycling
Module A1-A7	Module B1-B5B7	Module B6	Module C	Module D

1 Use a whole-life carbon assessment method to inform the design process, and reduce carbon at every stage. Embedding a whole-life cycle assessment into the design process will ensure every design decision considers its impacts on the embodied and operational carbon emitted. It should also encourage design for flexibility, adaptability and deconstruction to minimise end-of-life impacts and enable a 'circular economy' within the built environment.

2 Use a circular economy approach to reduce upfront carbon. Upfront carbon can be significantly reduced through the re-use and retrofit of existing buildings / infrastructure. The pursuit of a circular economy approach in the design and specification of products and materials, and the reduction of waste. The **upfront carbon** metric provides a summary of how much carbon is emitted during construction. > See: Upfront carbon for detailed guidance.

3 Reduce operational energy need. Reducing the energy demanded by a building when in use will make it much easier to be operationally net-zero carbon, regardless of whether the energy is generated by on-site renewable sources or the national grid. This can be achieved by using a combination of passive design to reduce the energy needed for servicing the building, using efficient electrical devices and systems

within the building, and providing smart energy management systems to allow users to monitor and manage energy use into the future. The **'Energy Use Intensity'** is a measure of how much energy per m² is required by the building per annum. > See: Energy Efficiency for detailed guidance.

5 Use passive design to reduce the energy needed for heating / cooling. Passive design aims to use the conditions and climate of a site, and the design of the building's external walls, roof and floors to minimise energy needed to keep occupants comfortable throughout the year. The **'operational heating demand'** metric provides a measure of how well passive design has been applied.

6 Generate renewable energy. Generating energy on site helps to reduce demand on the national grid, decarbonise the national grid, and off-set the energy demanded by the site. The **'operational renewables'** metric provides an understanding of whether a site is reliant on the decarbonisation of the national grid to achieve operational net-zero by 2050, or can claim to be net-zero upon completion. > See: Renewables for detailed guidance. Provide metering, monitoring and reporting to help users reduce their energy use. Incorporating smart energy/building management systems can allow users to better manage and reduce their energy usage. The reporting of the buildings / project's in-use energy on an annual basis will improve our ability to further reduce carbon across the industry. > See: Energy Management for detailed guidance.

Submission requirements:

EDC Sustainability Assessment
 > Complete Tab 2+3: Whole Life Carbon Assessment

Whole-life carbon performance should be demonstrated through the submission of a completed EDC Whole Life Carbon Assessment Table 2 and 3. The two templates are based on the RICS Whole Life Carbon Assessment methodology, and any alternative approach to reporting should be agreed by the EDC Planning officer during the pre-application stage.

> Recommended detailed guidance:

- LETI Client Guide
- GLA London Plan Guidance: Whole Life Cycle Carbon
- LETI Climate Emergency Design Guide
- RIBA Sustainable Outcomes 2030 Guide

Key design principles

Submission requirement

Links to other more detailed guidance

Step 4 > Complete Sustainability Assessment Summary Table

Applicants are required to submit a Sustainability Summary Assessment Table as part of their planning application, which will be presented to the Planning Committee as part of the Planning Officer's Report (where applications are determined by committee)

Complete the relevant summary assessment table based on the type of project, by ticking which of the three boxes the scheme achieves for that performance measure. Only one box should be ticked for each performance measure.

Complete planning application project info

Application Assessment Summary

Project Name: _____ Date: _____

Sustainability Themes / Performance Measure	Please select Sustainability Level achieved in each measure		
Carbon & Energy			
Whole life Carbon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Upfront Carbon	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy efficiency : Energy Use Intensity (EUI)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Passive Design : Space heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewables	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Energy Management	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Waste & Materials			
Circular sourcing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Responsible sourcing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
End of life reusability	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Construction waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Offsite Manufactured, MMC, Pre-manufactured	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health & Wellbeing			
Cycle parking & facilities	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Car club	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Transport connections	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Healthy materials	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
External daylight and sunlight	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Internal daylighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Overheating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water			
Sustainable Urban Drainage Systems (SuDs)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Surface water run off	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potable Water use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Collection	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Natural Environment			
Biodiversity Net Gain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urban Greening Factor	<input type="checkbox"/>	N/A	<input type="checkbox"/>
Tree Canopy cover	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Green Roof coverage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food growing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drought resistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sustainability level check boxes, from lower performance that won't achieve net zero (left) to net zero best practice (right).
Check the box that reflects the selected level for each measure.



Step 5 > Provide supporting evidence

Planning applications should include the following documentation, to provide the supporting evidence of performance of the project as set out in the Sustainability Assessment Summary Table. Further information on submission requirements can be found in the guidance pages for each performance measure.

The expectation from EDC is that applicants will aim to meet the measures set out in the dark green box for each performance measure to achieve carbon net-zero performance and deliver the vision and planning policies for Ebbsfleet.

However we also recognise that technologies and practice is changing rapidly, and the performance level that can be achieved may also be dependent on the specifics of a site's context and brief. Where applicants are unable to meet the dark green performance level, they should evidence in the supporting documentation listed to the left the reasons why dark green can not be achieved, with any supporting calculations to support this.

- Energy Report
- Whole Life Carbon Assessment *
- EUI + Heating Demand Calculation *
- Construction waste management strategy
- Circular Economy Statement *
- Travel Strategy
- Housing Schedule
- Internal daylighting study
- Overheating calculation
- External space shadow map *
- Drainage Strategy
- Water Use Report
- Biodiversity netgain calculation / report
- Landscape strategy + Site plans
- Urban Green Factor calculation / report *

* New Requirement



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EBBSFLEET SUSTAINABILITY ASSESSMENT

// Residential



Ebbsfleet
DEVELOPMENT CORPORATION



Residential

One Page Design Guidance



Carbon & Energy

The primary focus is on the the delivery of Net Zero Carbon residential buildings, which:

- **Embodied carbon:** Use materials that are highly sustainable, renewable or made of high recycled content such as timber, GGBS concrete and recycled steel. Schemes should make reference to how materials are manufactured, procured, transported and constructed onsite to reduce Upfront Carbon figures. Questions should be asked about what are the big ticket carbon saving materials being used, their specifications & strategies for repair, maintenance & replacement of the homes to reduce in-use embodied carbon
- **Passive design:** Windows locations and sizes- are based on facade orientation, natural light optimisation and inclusion of shading devices, where appropriate
- **Passive design:** Incorporate natural ventilation- are dual aspect as a priority, and utilise MVHR where appropriate
- **Energy efficiency:** Low carbon heating sources- do not use fossil fuels. Schemes should adopt direct electric active systems or Ground/Water/Air Source Heat Pumps
- **Renewables:** Utilise renewable energy sources such as solar panels PV cells to ensure a low operational carbon homes. Applicants should demonstrate orientation of homes' main elevation within +/- 30deg of south, maximise solar PV gains and winter heat gains
- **Metering and monitoring:** Align with Soft Landing principles to reduce performance gaps in completed homes .



Water

The primary focus is to construct dwellings to be climate resilient, and minimise potable water use to reduce pressure on water demand. Residential schemes should demonstrate:

- **SUDs:** Evidence of blue / green infrastructure and Sustainable Urban Drainage Systems that capture stormwater and mitigate flooding
- **SUDs:** Evidence of permeable hard landscape surfaces
- **SUDs:** Provision of rainwater collection such as water butts to dwellings and Grey water recycling measures
- **Water use:** Reduced appliance and fitting flow rates to minimise water use and use of Waste Water Heat Recovery appliances
- **Water Use:** Refer to the [AECB Design Guidance Standard](#) for guidance



Waste & Materials

The primary focus is to construct dwellings to be climate resilient, and minimise potable water use to reduce pressure on water demand. Residential schemes should demonstrate:

Residential schemes should demonstrate:

- **Waste:** Appropriately sized storage provision for recycling streams.
- **Circular economy:** Specify responsibly sourced materials and treatment.
- **Circular economy:** Demonstrate energy efficiency, high PMV, deconstruction with DfMA and Offsite Construction



Health & Wellbeing

The primary focus is to develop healthy neighbourhoods with active travel and low carbon and pollution infrastructure, that allow residents to be within a 5 minute walk of day to day amenities. Healthy homes should be safe, secure, accessible, light, quiet, comfortable and resilient to climate change. Residential developments should incorporate:

Sustainable Travel:

- **EDC Sustainable Travel Strategy** requirements and measures
- Mobility hubs within 400m of front doors to provide residents with an interchange for sustainable modes of transportation to take them further afield. A mobility hub should provide connection between at least two types of sustainable transportation such as bus-to-train or bike-to-bus
- Car Clubs to promote reduced car quantities and pollution
- EV charging points to individual dwellings and car hub locations as specified
- A clear public realm design hierarchy of pedestrian, cycle and public transport routes
- Secure Bicycle storage facilities

Housing Quality:

- Align architectural design proposals with the **Design for Ebbsfleet Character Guide**
- NDSS space standards as a minimum with M(4)2 compliance desired alongside EDC outdoor space requirements
- Demonstrate design and specification of healthy materials with low emission of Volatile Organic Compounds via EPD datasheets
- **Overheating:** Optimise dwelling orientation, density, massing and room locations to maximise natural daylight and limit overshadowing. Allow a distance of 1/1.5 times the building height between apartment buildings
- **Overheating:** Demonstrate summer solar gain and overheating mitigation with shading devices and projecting balcony locations



als

Construct dwellings with circular...
te sustainable and healthy...
residents to minimise domestic

Evidence:

d, easily accessible and secure...
cling food and domestic waste

Specify reused or recycled and...
rials in dwellings and landscape

monstrate design for material...
struction or adaptability of homes...
struction / MMC methods.



Natural Environment

The primary focus is to construct dwellings and their surroundings with green infrastructure that contributes to climate resilience and provides opportunities to enable residents to connect with nature and make sustainable lifestyle choices. Applicants should provide evidence of:

- **Biodiversity:** Creation and provision of habitats in the landscape
- **Biodiversity:** Adoption of minimum 10% Biodiversity Net Gain and target 0.4 or greater Urban Greening Factor opportunities
- **Green Infrastructure:** Soft landscaping and Tree Canopy Cover strategies in alignment with **EDC'S Public Realm Strategy**
- **Green Infrastructure:** Diversity of native and drought resistance species of planting
- **Green Infrastructure:** Connect new public realm to existing
- **Green Infrastructure:** Provision of food growing facilities



Residential

Carbon and Energy

Sustainable Performance Assessment

< Guidance

	Performance measure	Will not deliver Net-Zero Ebbsfleet	Towards Net-Zero	Net-zero best practice
Whole Life Carbon	Whole life carbon CO2 emission from both embodied and operational stages- (modules A-C, excluding B6- B7) CO2 e / m2 (GIA)	>800	≤800 kgCO2 e/m2 (RIBA 2030 outcomes)	≤450 kgCO2 e/m2 (LETI outcomes)
	Upfront carbon Upfront carbon (A1-A5) kg CO2 e / m2 (GIA)	Houses >430 Apartments >565	≤430 kgCO2 e/m2 (RIBA 2030 outcomes)	≤290 kgCO2 e/m2 (LETI outcomes)
Energy Efficiency	Energy Use Intensity (EUI) Annual measure of the total energy consumed in a building. kWh / m2 / y (GIA)	>60 kWh/m2/y	≤60 kWh/m2/y	≤35 kWh/m2/y (LETI targets / RIBA 2030 outcomes)
Passive Design	Operational Space heating Space heating demand of a dwelling kWh / m2 / y (GIA)	>40 kWh/m2	≤40 kWh/m2	≤15 kWh/m2
Renewables	Renewables % of energy demand supplied by onsite renewables	<50% Annual energy for at least 2 floors generated on site	≥50% Annual energy for at least 2 floors generated on site	100% Annual energy for at least 2 floors generated on site
Energy Management	Energy Management % building with a comprehensive metering + management strategy	Not included (Provide justification)	Not Applicable	100% inc. sub-metering approach for occupiers





Residential

Waste & Materials

Sustainability Performance Assessment

< Guidance

Circular Economy

Performance measure	Will not deliver Net-Zero Ebbsfleet	Towards Net-Zero	Net Zero / Circular economy
Circular sourcing % building materials by volume that are reused, recycled, secondary and renewable in construction See glossary for definition.	<30% Provide comprehensive justification	≥30% Provide circular economy statement	≥50% Provide Circular Economy statement and table of results.
Responsible sourcing % construction materials by volume that are responsibly sourced	<75% of key materials are responsibly sourced	≥75% of key materials are responsibly sourced	100% of key materials are responsibly sourced
End of life reusability % building materials/ elements reusable at end of life by volume/tonnage	Not designed for reuse and/or disassembly	50% 'Space' layer 50% Wholebuilding Designed for disassembly and reuse	Towards Net Zero Target + Material passports introduced site wide
Construction waste Waste to landfill and % incinerated volume/tonnage	Waste to landfill and incineration	*Zero non-hazardous waste to landfill and ≤10% incinerated.	*Zero non-hazardous waste to landfill and 0% incinerated.
Offsite Manufactured, MMC, Pre-manufactured % Pre manufactured volume/tonnage	<10%	≥10% -50%	> 50%

* Referencing GLA CE Template v1.1 May 2023





Residential

Health & Wellbeing

< Guidance

Sustainable Performance Assessment

	Performance measure	Will not deliver a healthy Ebbsfleet	Towards a healthy Ebbsfleet	Healthy Ebbsfleet
Sustainable Travel	Local amenities % of homes are located within 5min walk of 3 key services and 15min walk from 6 key services.	100% of homes are located within 10 mins walk to 3 key services	100% of homes are located within 10 mins walk to 6 key services	100% of homes are located within 5 mins walk to 6 key services
	Cycle parking & facilities No. of secure (enclosed), high quality cycle parking spaces & facilities per person.	Houses : 1 cycle space / bedroom Flats : 1 cycle space / unit (Kent County parking standards)	Flats/Houses : 1 cycle space / bedroom	Flats/Houses : 1 cycle space / resident
	Car club Distance from car club and ratio of car/number of units.	1 car club bay or less within 5min walk of all homes.	Not Applicable	2 car club bays within 5 minute walking radius of all homes.
	Transport connections Distance to public transport stops and Mobility hubs	Not all homes are within 400m of a bus stop	All homes are within 400m of a bus stop	All homes are within 400m of a mobility hub (car share, bike share, bike hubs, bus stops)
Healthy Homes and Buildings	Housing Quality Meet National Space Standards	Nationally Described Space Standards (NDSS) EDC outdoor space stds +	NDSS + EDC outdoor space stds + Part M4(2)	Meets NDSS EDC outdoor space stds + Part M4(2) + sprinklers for ≥ 4 storeys
	Healthy materials % surface area of materials that restrict VOC emissions	<90% flooring, <75% insulation, ceiling wall panels	≥90% flooring, ≥75% insulation, ceiling wall panels from WELL	≥95% flooring, ≥85% insulation, ceiling wall panels from WELL
	External daylight + sunlight Compliance with BRE 209 standard for external daylight and sunlight	< 2hrs direct sunlight on the ground to 50% or more of open space on 21st March	≥ 2hrs direct sunlight on the ground to 70% of open space on 21 March	≥ 3hrs direct sunlight on the ground to 70% of open spaces on 21 March
	Internal daylighting Compliance with minimum daylight standards	BS EN 17037 daylight standard (Min. 300 lx natural light over 50% the space)	>85% of the space at 500lux BS EN 17037 daylight standard (medium level)	>85% of the space at 750lux BS EN 17037 daylight standard (high level)
	Dual aspect % dual aspect	<75% dual aspect units and no north facing single aspect	≥75% dual aspect units and no north facing single aspect	100% dual aspect units
Overheating	Overheating All buildings to pass overheating criteria	Part O requirements (Overheating Calculations: Simplified Method)	≥80% pass 2050 weather scenario (Dynamic Thermal Modelling: CIBSE TM59 Calculations)	100% pass 2050 weather scenario (Dynamic Thermal Modelling: CIBSE TM59 Calculations)





Residential Water

Sustainable Performance Assessment

< Guidance

	Performance measure	Non water- resilient	Towards water-resilient	Water resilient
Sustainable Drainage	SuDs Sustainable Urban Drainage Systems See glossary for definition.	No SuDs measures provided (Provide justification)	SuDs measures provided including some above ground	SuDs measure include 100% above-ground attenuation
	Surface water run off Runoff volume	No control	Control runoff to greenfield volume	Control runoff to greenfield volume and no net increase in volume from existing state
Water Use	Potable Water Use Water usage per person (l/p/d)	110-95 l/p/d	<95 l/p/d (RIBA 2030 outcomes)	<75 l/p/d (RIBA 2030 outcomes)
	Water Collection Water collection or recycling measures	100% provision of water butts	Rainwater harvesting systems	Grey water recycling & harvesting





Residential

Natural Environment

Sustainability Performance Assessment

< Guidance

	Performance measure	Under-performing	A greener Garden City	Garden City Best Practice
BNG	Biodiversity Net Gain % biodiversity net gain (BNG)	Not Applicable	≥10% BNG	≥20% BNG
Green Infrastructure	Urban Greening Factor Urban Greening Factor	<0.4 target score	Not Applicable	≥0.4 target score
	Tree Canopy cover % tree canopy cover of amenity and public realm outdoor space	Not aligned with Ebbsfleet Public Realm Strategy: No. street trees per 50m length	Aligned with Ebbsfleet Public Realm Strategy: No. Street trees per 50m length	Aligned with Ebbsfleet Public Realm Strategy + Tree canopy >20% of the masterplan area
	Green Roof coverage % roofs covered in green roofs. (For Residential Apartment Buildings only)	<5% of roof area	5-20% of roof area	>20% of roof area
	Food Growing Proximity to community growing garden, orchard or allotment.	< 15 min walk to Community Garden, Allotment or Orchard from all homes	< 5 min walk to Community Garden, Allotment or Orchard from all homes	Onsite Community Garden, Allotment or Orchard provided within development phase
	Drought resistance % drought resistant species of trees, shrubs and ornamental planting specification	No Drought resistant planting provided. (Provide justification)	≥80% planting to be drought tolerant	100% planting to be drought tolerant





Residential

Inclusive growth + community development



Performance measure	Assessment criteria	Yes	No
Community Engagement	Project has delivered engagement aligned with EDC's guidance on community engagement , and facilitated co-design events early in the design process to up-skill the community on design, and enable them to engage in the co-design of the project.	<input type="checkbox"/>	<input type="checkbox"/>
Community Engagement	Project has utilised a digital engagement platform throughout the design process to provide a portal for all briefing and community engagement activities, and to provide feedback on community proposals and ideas.	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	Project has included an access consultant to enable best practice accessibility within the project.	<input type="checkbox"/>	<input type="checkbox"/>
Accessibility	For Public Buildings, the project has applied the public building section of the London Legacy Development Corporation's Inclusive Design Standards.	<input type="checkbox"/>	<input type="checkbox"/>
Arts and Culture	Design team has reviewed the Ebbsfleet Public Art Strategy , and integrated the Ebbsfleet public art principles into the project's design process and engagement programme.	<input type="checkbox"/>	<input type="checkbox"/>

Application Assessment Summary

Project Name: _____ Date: _____

Sustainability Themes / Performance Measure	Please select Sustainability Level achieved in each measure		
Carbon & Energy			
Whole life Carbon			
Upfront Carbon			
Energy efficiency : Energy Use Intensity (EUI)			
Passive Design : Space heating			
Renewables			
Energy Management		N/A	
Waste & Materials			
Circular sourcing			
Responsible sourcing			
End of life reusability			
Construction waste			
Offsite Manufactured, MMC, Pre-manufactured			
Health & Wellbeing			
Local Amenities			
Cycle parking & facilities			
Car club		N/A	
Transport connections			
Housing Quality			
Healthy materials			
External daylight and sunlight			
Internal daylighting			
Dual aspect			
Overheating			
Water			
Sustainable Urban Drainage Systems (SuDs)			
Surface water run off			
Potable Water use			
Water Collection			
Natural Environment			
Biodiversity Net Gain	N/A		
Urban Greening Factor		N/A	
Tree Canopy cover			
Green Roof coverage			
Food growing			
Drought resistance			