

Appendices





Glossary

BREEAM

Building Research Establishment Environmental Assessment Method is a sustainability assessment method that is used to masterplan projects, infrastructure and buildings. BREEAM assessment evaluates the procurement, design, construction and operation of a development against a range of targets based on performance benchmarks.

Circular Economy Statement

All building elements should be included in the CE statement. Less information will be available for outline planning applications and information may be high-level, with gaps (for example, specific materials and products may not be known). However, it is expected that information on certain materials will be available at outline stage, for example, based on experience from previous schemes, and to estimate costs. Applicants are expected to provide as much information as possible to ensure CE principles and targets are embedded early in the design process.

EDC

Ebbsfleet Development Corporation is an Urban Development Corporation established by the Government in 2015.

Embodied Carbon

The carbon emissions associated with the extraction and processing of materials and the energy and water consumption used by the factory in producing products and constructing the building. It also includes the 'in-use' stage (maintenance, replacement, and emissions associated with refrigerant leakage) and 'end of life' stage (demolition, disassembly, and disposal of any parts of product or building) and any transportation relating to the above.

GN18 BREEAM Recognised Responsible Sourcing Certification Schemes and BREEAM Scheme Applicability

BREEAM awards credits for responsibly sourcing construction products (typically under the Mat 03 issue) to encourage responsible

product specification and procurement in construction. To achieve these credits, applicable specified products (as listed in the relevant technical manual) must be covered by an Environmental Management System (EMS) or a responsible sourcing certification scheme (RSCS) recognised by BREEAM. Guidance Note 18 lists the responsible sourcing certifications schemes recognised by BREEAM along with the relevant summary scores to be used in BREEAM assessments.

HAPPI

Housing for Ageing Population Panel for Innovation.

Home Quality Mark (HQM)

A quality standard for new homes in the UK. Developed by the Building Research Establishment (BRE), the same organisation behind BREEAM, HQM serves as a beacon of quality and sustainability for housebuilders, and the mark of assurance for homeowners and tenants. As third party certification HQM provides independent verification that a property has met the expected level of performance for sustainability and quality, thus reducing risk. It can be a demonstrable way of highlighting your sustainability leadership through a recognised badge.

Net-zero Carbon

Net zero is the point at which emissions have been drastically reduced and any residual emissions are counteracted by high-quality emissions removals. At an Ebbsfleet-wide scale, there is no formal definition of how far emissions should be reduced. The C40 Cities network expects global megacities to reduce emissions by 90% when setting long-term net zero targets. In London, the Greater London Authority (GLA) have brought forward their net zero target year to 2030, and their analysis shows that this will correspond to a 78% reduction between 1990 and 2030.



Operational Carbon

The carbon dioxide and equivalent global warming potential (GWP) of other gases associated with the in-use operation of the building. This usually includes carbon emissions associated with heating, hot water, cooling, ventilation, and lighting systems, as well as those associated with cooking, equipment, and lifts (i.e. both regulated and unregulated energy uses).

PAS 2080:2023

Overarching principles used as best practice carbon management in the built environment and applied to Ebbsfleet.

Passivhaus

A design and construction method that adopts a whole-building approach to measure performance focusing on high quality construction. It is a tried and tested solution that allows for net-zero operational delivery providing a high level of occupant comfort using a fabric first approach.

PMV

A metric that measures the proportion of manufactured components within an overall construction project cost. The metric, expressed as a percentage.

Responsibly sourced

As defined by BREEAM Guidance Note 18. Key materials include: concrete, steel, glass, insulation, timber, aluminium, brick and gypsum.

RIBA Sustainable Outcomes Framework

The RIBA has developed voluntary performance targets for operational energy use, water use and embodied carbon. These performance targets form the basis of the 2030 Climate Challenge which the RIBA has been developing in consultation with other professional UK construction bodies. The performance targets align with the future legislative horizon and set out a challenging but achievable trajectory to

realise the significant reductions necessary by 2030 in order to have a realistic prospect of achieving net zero carbon for the whole UK building stock by 2050.

Space Layer

Includes internal partitions, internal finishes.

Soft Landings

A process to ensure smooth handover to buildings users (operators and residents).

UKGBC

The UK Green Building Council: a membership organisation concerned about the environmental impact of buildings and infrastructure on the environment, in particular the use of water, materials, energy, the impact of greenhouse gas emissions, and the health of building occupants.

Upfront embodied carbon

The carbon emissions associated with the extraction and processing of materials, the energy and water consumption used by the factory in producing products, transporting materials to site, and constructing the building.

WELL Building Standard

A performance-based system for measuring, certifying and monitoring features of the built environment in order to deliver spaces that enhance human health and wellbeing. WELL is a global benchmark for health and includes 10 concepts (in v2), including: air, water, nourishment, light, movement, thermal comfort, sound, materials, mind and community. Every WELL project is verified through on-site testing of building performance, called the Performance Verification, where schemes can score Bronze, Silver, Gold or Platinum certification.



Glossary (continued)

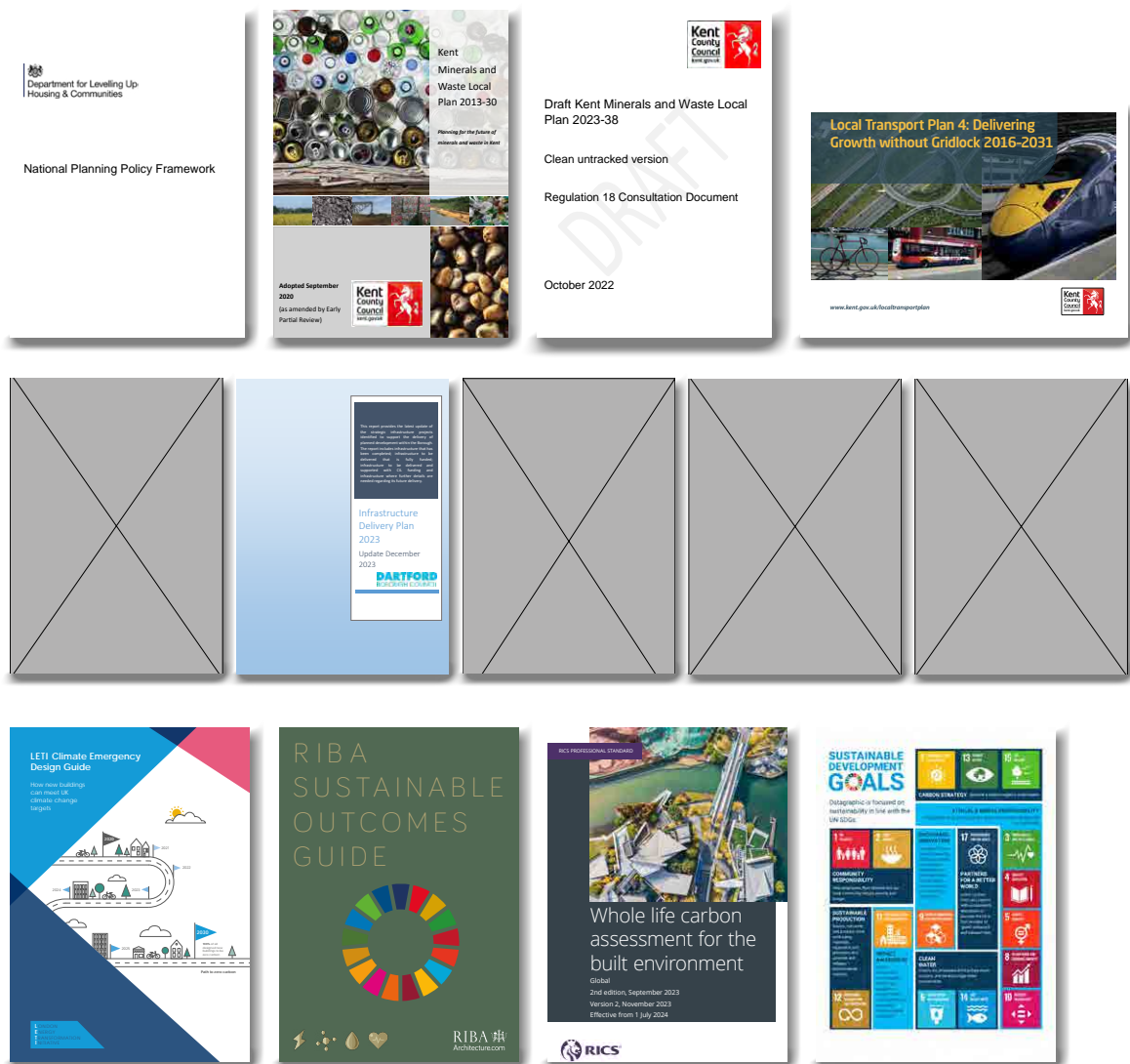
WiredScore

A global rating system that assesses and certifies the digital connectivity and technological infrastructure of **commercial** and **residential** buildings. It can be accredited at the neighbourhood level and building level and is based on a building/neighbourhood technological infrastructure including its internet connectivity, cabling infrastructure, wireless coverage, and cyber-security measures.



Policy and Guidance Context

An overview of the key planning policy and industry guidance documents directing the measures and targets to enable effective delivery of the Ebbsfleet Sustainability Framework.





Planning Policy Context

Key policy documents at the national, county and borough level have been reviewed and referenced to ensure that EDC's approach to assessing sustainable performance is fully aligned with local policy expectations.

The overarching UK strategic planning policy, the National Planning Policy Framework (NPPF), places 'Achieving sustainable development' at the heart of planning policy across the UK; with a presumption in favour of sustainable development. With specific regards to Climate Change, the UK is voluntarily bound by the Paris Agreement through the Climate Change Act 2008 (2019 amendment), which commits the nation to becoming Net Zero by 2050.'

EDC's urban development area spans across Dartford and Gravesham Boroughs, and sits within the boundaries of Kent County Council.

In responding to the 2019 amendment of Climate Change Act 2008 these local government authorities have taken the following actions:

[Kent County Council](#) recognised the UK climate emergency at a County Council meeting on 23 May 2019 and committed to reducing

greenhouse gas emissions from the whole county to Net Zero by 2050.

[Gravesham Borough Council](#) a motion was passed to declare a climate emergency in June 2019 and a pledge made to take action and prepare for the borough to become net zero by 2030. In 2022, it published its Climate Change Strategy and action plan.

[Dartford Borough Council](#) recognised that we are facing a Climate Emergency in October 2019 stating: 'This Council recognises the serious impact of climate change and accepts that rising global temperatures presents a clear and present threat to our world. We are facing a climate emergency.'

Key sustainability actions, expectations and policy requirements from each borough council are outlined within the guide, as appropriate.

As the local Planning Authority for Ebbsfleet Garden City, EDC also has a statutory duty to determine planning applications in accordance with the local adopted development plans of Kent County Council, Dartford Borough and Gravesham Borough Councils.



In support of these local plans, EDC has developed additional guidance and mechanisms to positively influence and direct the outcomes of projects and schemes delivered across the Garden City. In addition to the EDC strategic sustainability documents already referenced, these include:

- A [Pre-Application advice service](#); a highly valuable tool that offers significant opportunities to improve the quality of a scheme and efficiency of the planning application process, ease the understanding of planning considerations, and reduce the likelihood of an application being refused. The Corporation encourages engagement in pre-application discussions for any proposal within its boundary.
- [Design guidance](#) via EDC [Design for Ebbsfleet website](#); From neighbourhoods, buildings, streets, parks and open spaces, the Design for Ebbsfleet website provides design guidance that should be used to inform all planning applications within Ebbsfleet. This includes guidance on the design of buildings, streets/public spaces and preferred approaches to sustainable travel and parking.
- [The Ebbsfleet Design Forum](#) was established in 2019 to help deliver exemplary design quality across Ebbsfleet. The Forum is an independent review panel comprised of 25 professional members, managed by Frame Projects. The Forum supports Ebbsfleet Development Corporation's officers and planning committee in securing high-quality development and the creation of exceptional places.



Reference Documents

- [AECB Design Guidance Standard](#)
- [Air Quality Positive LPG - Greater London Authority, 2023](#)
- [Building for Healthy life, Homes England](#)
- [Circular Economy Statement, London Plan Guidance, GLA 2022](#)
- [Circular Economy Metrics for Buildings, UKGBC, 2023](#)
- [Dartford Plan 2024](#)
- [Dartford Air quality Action Plan 2023-2028](#)
- [Design for Ebbsfleet Character Guide](#)
- [Drainage and Planning Policy - a Local Flood Risk Management Strategy Document, Kent County Council, 2019](#)
- [Ebbsfleet Implementation Framework](#)
- [Ebbsfleet Inclusive Growth Strategy](#)
- [EDC Public Realm Strategy](#)
- [EDC Sustainable Travel Strategy](#)
- [England Trees Action Plan 2021-2024 \(May 2021\)](#)
- [Gravesham Local Plan Core Strategy \(2014\)](#)
- [Gravesham Climate Change Strategy](#)
- [Home Quality Mark ONE, 2018](#)
- [Kent Minerals and Waste Local Plan 2013-30 \(in conjunction with Draft Kent Minerals and Waste Local Plan 2023-38\)](#)
- [Kent County Council's Plan Bee Pollinator Action Plan July 2021](#)
- [Kent County Council's Tree Establishment Strategy 2022-2032](#)
- [LETI Client Guide](#)
- [LETI Climate Emergency Design Guide](#)
- [LETI Embodied Carbon Primer](#)
- [London Legacy Development Corporation's Inclusive Design Standards, 2019](#)
- [Net Zero Carbon Buildings: A Framework Definition, UKGBC 2019](#)
- [PMV technical manual](#)
- [RIBA 2030 Climate Challenge, Version 2 \(2021\)](#)
- [RIBA Sustainable Outcomes Guide 2019](#)
- [Space in Place Report, Ebbsfleet Development Corporation, 2021](#)
- [Urban Greening Factor for England, Development and Technical Analysis, Natural England, 2023](#)
- [Whole life carbon assessment for the built environment, RICS Professional Standard, November 2023](#)



Ebbfleet Sustainability Assessment Design Guide, August 2024
Developed by:

