Developer's Intelligently Green Declaration – Proposal

You are invited to submit a statement with your planning application demonstrating how your development will contribute to the aims of the Wychavon Intelligently Green Plan. We are particularly interested to hear about developments that will raise the bar on issues such as:

- Embodied carbon in materials and construction processes
- Energy efficiency and reducing space heating demand
- Utilising low carbon heating systems
- Installing renewable energy technologies
- Improving biodiversity and habitats

Whilst submitting this statement is not mandatory and is not part of the planning application process, we want to gather information on best practice in new development and recognise those developers who are going above the minimum requirements in sustainable design and construction.

Statements can be submitted in the same way and together with the rest of your application.

Some questions that you might want to consider are included in the table below, but you are not constrained by the elements of your project you would like to put forward or how you provide the information.

If the application is subsequently approved the declaration statement will be referred to the Council's Carbon Reduction Panel for review.

We will promote schemes that show good practice on a whole range of sustainability topics, including some or all of those issues above. We encourage you to shout about the positive impacts of your development.

Example questions:

1. What measures have been taken to reduce the embodied carbon involved in construction? This includes the materials, transport, construction process and end of life disposal.
    - Can you provide a measurement of the embodied carbon in in kgCO2e/m2/yr? (The benchmark for housing is considered to be 500 kgCO2e/m2/yr)
2. What measures have been taken with the design and performance of the building fabric to reduce the space heat demand of the development?
    - Can you provide a measurement of the space heat demand in kWh/m2/yr? (The benchmark for housing is considered to be 15 kWh/m2/yr)
    - Can you provide a measure of the air tightness in m3/h/m2? (The benchmark for housing is considered to be <1m3/h/m2)
3. What measures have been taken to reduce the overall energy demand of the development? This includes both regulated and unregulated energy.
    - Can you provide a measurement of the energy use intensity in kWh/m2/yr? (The benchmark for housing is considered to be 35 kWh/m2/yr)
4. Will the development utilise a non-fossil fuel based, low-carbon heating system?

5. How much of the predicted energy demand from the development will be met by on-site renewable energy production?

    - Can you provide a measurement of the renewable energy production by kWh/m2 building footrpint/yr? (The benchmark for housing is considered to be 120 kWh/m2fp/yr)
    - How closely does this match the energy use intensity?

6. How will the development make a positive contribution towards enhancing biodiversity habitats?

    - How will the development deliver on its requirements for biodiversity net gain and will it exceed the minimum 10% required?

Promotion & Review:

We are considering a number of options for inviting applicants to submit statements, including promoting it on our website (for example on the Making a Planning Application webpage), including examples in letters/advice/guidance forms and notifying applicants through the pre-application process. Although the technical details need to be finalised, it is planned that the submission of a statement would trigger a notification to the Carbon Reduction Officer, who will then track the progress of the application.

If the application is approved the statement will be brought to the Carbon Reduction Panel meetings for review. We will then determine whether the proposal is considered to demonstrate good practice in sustainability.

It may also be appropriate to encourage successful applicants to submit a nomination to our Building Design Awards and/or Intelligently Green Awards.