

## Supplementary Planning Guidance (SPG) Greener Resources

# SPG 8c Environmental Performance

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## 1. INTRODUCTION

1.1 In considering development schemes requiring an environmental performance assessment the Council will have particular regard to the following: adopted Haringey Unitary Development Plan (1998) Policy RIM 3.1, Haringey UDP First Deposit Consultation (2003) Policies UD 1, UD 2, UD 6, ENV1 – 7 (inclusive), SPG 9 and this supplementary guidance<sup>1</sup>.

1.2. Supplementary guidance is provided below regarding the following:

- Context
- Environmental performance assessment
- BEEAM
- BRE's EcoHomes
- Other methods of assessment

## 2. CONTEXT

2.1. The Council is generally seeking all development schemes to take on board sustainable development by requiring a sustainability statement (see SPG 9: Sustainability Statement – Including Checklist) to be submitted with applications for planning permission and listed building consent. SPG 9 provides guidance on a number of components which would be included in an environmental performance assessment.

2.2. It is possible to indicate the extent to which schemes are environmentally friendly by incorporating an environmental performance assessment method.

## 3. ENVIRONMENTAL PERFORMANCE ASSESSMENT

3.1. There are various methods of assessing the environmental performance of development schemes which are carried out as a means for achieving environmentally friendly sustainable development, with lowered heating and maintenance costs. Not only are such schemes environmentally more friendly but for users they have economical benefits

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<sup>1</sup> The information in this SPG has been largely adapted from that on the sustainability works website and EcoHomes websites. Haringey would like to thank sustainability works and EcoHomes for allowing us to reproduce material which appears on their websites - <http://www.sustainabilityworks.org.uk> and [www.bre.co.uk/ecohomes](http://www.bre.co.uk/ecohomes)

- 3.2. The Council encourages these, especially with medium developments.
- 3.3. For large scale developments, where it would be submitted as part of the Environmental Performance Statement, it is required under the Environmental Impact Assessment regulations (For detailed guidance see SPG 8h: Environmental Impact Assessments).

#### 4. **BUILDING RESEARCH ESTABLISHMENT ENVIRONMENTAL ASSESSMENT METHOD (BREEAM)**

- 4.1. BREEAM is an independent assessment method which assesses individual commercial buildings on the basis of credits for a set of performance criteria on which it gives credits. The number of credits achieved results in the building achieving a rating of “Pass”, “Good”, “Very Good” or “Excellent”.
- 4.2. The BREEAM performance criteria cover the following: management; health and comfort; energy; transport; water; materials; land use; site ecology; and pollution.

#### 5. **BRE'S ECOHOMES**

- 5.1. In the BRE's (Building Research Establishment) EcoHomes method, looks at the environmental performance of new housing.
- 5.2. Sustainable development issues assessed are grouped into the following 7 categories: energy; water; pollution; materials; transport; ecology and land use; and health and wellbeing.
- 5.3. The procedure for formal EcoHomes assessment is that the developer enters information on design and specification into the workbook and passes it to the assessor. The assessor checks the information, completes the workbook and determines the rating achieved. The workbook is then returned to BRE for quality assurance and certification. EcoHomes assessors are trained and licensed by BRE. Developers' staff may also be trained and licensed to undertake assessments.
- 5.4. BRE considers its EcoHomes scheme to be “very flexible because all the issues are optional. This allows the scheme designer to address the most appropriate and beneficial issues for a particular development”. Schemes are assessed on the basis of the whole development by licensed assessors for a fee. Assessment takes place at the design stage. Every house type on a site is considered, but the award is given for the whole development. The environmental performance is expressed on the following scale: Pass, Good, Very Good and Excellent.
- 5.5. BRE considers that most developments should achieve a Pass with only minor changes to the specification and at minimal additional cost. For Good, the developer needs to have been able to demonstrate good practice in most areas. Very Good is for “Developments that push forward the boundaries of

environmental performance”. While “Excellent” is for “Developments that demonstrate exemplary environmental performance across the full range of issues”.

- 5.6. The Housing Corporation awards additional grant, the Sustainability Multiplier, for schemes that achieve an EcoHomes Good rating. From April 2003, all schemes seeking Housing Corporation funding will have to receive an EcoHomes accreditation or will not be funded.
- 5.7. Further information about EcoHomes can be obtained from the BRE EcoHomes webpage. EcoHomes workbooks are also available from the site. A list of licensed EcoHomes assessors can be obtained from BRE by e-mailing EcoHomes@bre.co.uk.

## 6. OTHER ASSESSMENT METHODS

- 6.1. Other methods for assessing environmental performance include the National Home Energy Rating (NHER), which is a measure of the energy efficiency of dwellings in terms of running costs, and similar appraisal systems have also been developed for the National Health Service (NHS) and for schools.
- 6.2. The NHS Environmental Assessment Tool (NEAT) assessments use the following categories: management; energy; transport; water; materials; land use and ecology; pollution; internal environment; social (e.g. links with the community and access for the disabled); operational waste.
- 6.3. The Schools Environmental Assessment Method (SEAM) enables architects and building services engineers to assess the environmental impacts for new build and refurbishment school schemes. (It can also be used as part of the curriculum using the school grounds and buildings as a learning resource). SEAM covers issues from global matters such as the destruction of the rain forests and the depletion of the ozone layer down to local problems such as transport to school; and internal problems such as lead paint.

*This SPG has been consulted on as part of the Haringey UDP First Deposit Consultation. As such, it is a material consideration in determining planning applications.*