

EFDC Sustainability Guidance Vol.1 & 2 - Public Consultation Comments Tracker

Engagement Session	Commenter	Date received	Comment	Document	Section	Saved email	Response
Developer Forum - 10/11/2020	Developer	10/11/2020	<p><b>1. Environmental Sustainability: What barriers and obstacles can you see to developing sites to have high levels of sustainability, as set out in the documents?</b></p> <ul style="list-style-type: none"> <li>- From the landowner's side, scrutinised, house building appraisal sustainability works, not only cost per plots. Agent as we are sailing side, there's no way to enforce it.</li> <li>- Post completion section: preoccupation conditions, it's important.</li> <li>- Economy of scale, many developers building Passive Haus, same cost of Building Regulations. It's possible to build at the same cost of current regulation standards.</li> <li>- There are a lot of thing coming from EFDC, GI strategy, Sustainability Guidance, viability appraisal.</li> <li>- 3% residential uplift, well we respect good standards, building flexibility when we are looking transport, water management, landscape, all we be looking into it instead of expecting the high standard. We will be considering viability.</li> <li>- Document has introduced new things such as embodied carbon calculations, which some developers may not be doing</li> <li>- will take time to bed down.</li> <li>- Passivhaus method is different to Q50 method, will be a change that people have to get around.</li> <li>- BREEAM communities, 99 homes may be too small to undertake this, may not be used.</li> <li>- Important to know whether some aspects of a development may only hit amber whilst others hit green. What does that mean for planning process?</li> <li>- For example, may be difficult to hit ventilation targets with some developments due to other factors such as noise.</li> <li>- Waste management - potentially difficult to know on specific greenfield sites on construction waste</li> </ul>	All	Environmental		Comments noted.
Developer Forum - 10/11/2020	Developer	10/11/2020	<p><b>2. Socio-Economic Sustainability: As a developer how would you seek to understand key socio-economic sustainability issues in and around your site, and respond to them?</b></p> <ul style="list-style-type: none"> <li>- Site by site approach.</li> <li>-The ambition it's to be done in the site, but looking in the context, so taking the opportunity to link what already exist. With a strong consultation plan, what do you think it's lacking in your community? It could be an easy win.</li> <li>-The social infrastructure map could help developer to understand the needs of communities. Hopefully in the future the map can be updates and interactive.</li> <li>-You can still have the problem, that the community can respond the question of what they want, it's not relevant to the scheme or it's not regulations compliance. Constraints, of how you respond to people request.</li> <li>-It will be taking into consideration. The local community are the best to decide, in line with planning officers. Not always the developers would provide want the communities want, but it's necessary to think in other options after what discussions with communities. Eg: meanwhile spaces.</li> <li>-<del>W</del>W: We have spent last two years engaging with key local stakeholders such as NP group, School governors, walking officer, NP group, steering group, and others - started with blank piece of paper. Listening exercise, meeting key individuals, specific issues ad constraints raised, and consider how to address these.</li> <li>-<del>K</del>K: analysis of local area, existing facilities, education health community retail, wider interest in existing neighbourhoods, don't want to arrive with pre-set consideration of needs in neighbourhoods</li> </ul>	All	Socio-Economic		Comments noted.
Developer Forum - 10/11/2020	Developer	10/11/2020	Outline applications - will targets and commitments be secured by condition?	All	General		All submitted assessments / reports will be conditioned to the LPA to ensure that all new developments are being completed to the specified design standards in order to close the performance gap and create truly sustainable communities.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	The Epping Society	10/11/2020	Early points 1. Council should build sustainability into planning process; 2. are PV solar panels making a strong enough presence in these proposals; and 3. Grey water recycling - really is not expensive in done in bulk; more prominent please	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\EFDC draft sustainability.msg</a>	Comments noted.

<p><b>Youth Council Workshop - 10/11/2020</b></p>	<p>Youth Council Members</p>	<p>10/11/2020</p>	<p><b>1. What do you think is most important in your future home?</b>  <b>Session 01 Poll Results (9 people):</b> Low cost energy bills and a structure built to last (50%), Good walking and cycling routes (20%), Nature and green spaces (10%), Tight knit community (10%), Other (10%)  <b>Session 02 Poll Results (11 people):</b> Low cost energy bills and a structure built to last (36%), Good walking and cycling routes (36%), Nature and green spaces (27%),  - Other: Need green spaces inside – garden – walk dogs, freedom to play. Private outdoor space important.  - Low cost bills: Housing sustainable is important for families – although all are important, lots of activities outside the home e.g. school, community  - Low cost bills: Couldn't decide between this and walking/cycling – equally important in terms of mental health and being able to live happily – e.g. stress with high costs  - Nature and green spaces: Green spaces nearby can help you go out and be active – helps with both physical and mental health. Breathing in more oxygen. More motivated if it's closer by to visit regularly  - Walking and cycling: Future home – needs easier way to get kids to school and yourself to work means more time for yourself after and therefore less stress. Travelling easier. A good way to get physical exercise outside.</p>	<p>All</p>	<p>General</p>		<p>Comments noted.</p>
<p><b>Youth Council Workshop - 10/11/2020</b></p>	<p>Youth Council Members</p>	<p>10/11/2020</p>	<p><b>2. What do you think is most important to help you stay healthy?</b>  <b>Session 01 Poll Results (9 people):</b> High quality health and community centres (30%), Regular physical activity and good air quality (30%), Outdoor spaces for physical and mental wellbeing (30%)  <b>Session 02 Poll Results (11 people):</b> Regular physical activity and good air quality (64%), Outdoor spaces for physical and mental wellbeing (18%), A home with good light, ventilation and healthy materials (9%), Other (9%)  - Other: Not just necessary to have high quality health centres but important for combinations – like a GP near a park, near residents. Have to sometimes weigh up options and adjust so it's not biased in any way.  Other: Good healthcare – you can help yourself by going to park and running. Needs to balance where you place things and mix uses  - All / Outdoor and Green Spaces: Prevent ill health from the start – sports injuries might happen. But long-term diseases etc. can be prevented by being active, especially at a young age. Prevent necessity for the other options if you get one right. Street and good air quality.  Quality Homes: Majority of us spent a lot of time in our houses especially during lockdown – need good lighting to focus</p>	<p>All</p>	<p>General</p>		<p>Comments noted.</p>
<p><b>Youth Council Workshop - 10/11/2020</b></p>	<p>Youth Council Members</p>	<p>10/11/2020</p>	<p><b>3. How do you want to travel in the future?</b>  <b>Session 01 Poll Results (9 people):</b> Bike (56%), Walk (11%), Car / Moped (11%), Car Share (11%), Train (11%)  <b>Session 02 Poll Results (11 people):</b> Car / Moped (36%), Walk (18%), Bus (18%), Train (18%), Bike (9%)  - Not Bike: Streets in Loughton and Debden are dangerous, improve roads and pavements and you'll get more people to do that. Putting people at risk by asking people to do this – increases pressure on NHS  - Bike: Good to get you close to local spaces like shops school or work. It's also healthy – good for you. More efficient and can get you to places quicker. If long distance then would choose a bus train or car. Not as good for the environment so would like to cycle more. Would be more likely to cycle if parents also cycled – they use cars  - Walk: Helps with stress, and helps focus more. A longer journey – would be happy to walk to station or bus stop. PT is better for the environment. Traffic would make it stressful  - Trains and buses: Becoming more eco-friendly – lots of lines being electrified. Mass transit, eco-friendly and not compromising on the environment  - Train: 10 years in future – going to London without the worry of traffic  - Car: Want to be able to take myself to other places – other ones like buses, taxis, trains etc. mean you don't have the same level of independence. Not the best for the environment, but the most efficient to get to places. Acknowledge bikes can also provide but car is preferable. If leisure things were closer then maybe would consider cycling but not everything is going to be that close  - Car: Living in countryside – used to busy areas and traffic so that doesn't stress out. Better for time, can go at own pace – meeting deadlines like getting to work and having to wait for buses. Safer for families in cars – less restricted in own car. Mixing with strangers on the bus  - Not car: Home and online shopping – one truck reduces wear and tear on the road rather than lots of cars because they only have to go out a couple of times a week and less heavy for people  - 6 out of 9 in Session 1 said they wanted to cycle more.</p>	<p>All</p>	<p>General</p>		<p>Comments noted.</p>

<p><b>Youth Council Workshop - 10/11/2020</b></p>	<p>Youth Council Members</p>	<p>10/11/2020</p>	<p><b>4. How can we help make communities more fair and equal for everyone?</b>  <b>Session 01 Poll Results (9 people):</b> Support eco-friendly businesses (33%), Affordable homes (33%), Strong communities (11%), Improve residents' health and wellbeing (11%), Other (11%)  <b>Session 02 Poll Results (11 people):</b> Provide skills, opportunities and training (50%), Improve residents' health and wellbeing (30%), Support eco-friendly businesses (10%), Strong communities (10%),  - Other: Teach primary school kids and even earlier that this is how the community is – reiterate it so it's fair – different genders and lives. This leads to equality in other things. For money – provide skills and job opportunities, but not the most important for society  - Eco-friendly businesses: Helping the council and everyone out as well as making money. Input into community. Win win for everyone</p>	<p>All</p>	<p>General</p>		<p>Comments noted.</p>
<p><b>Member's Briefing - 24/11/2020</b></p>	<p>EFDC Members</p>	<p>24/11/2020</p>	<ul style="list-style-type: none"> <li>• Safety around cycling, encouragement of more casual cyclists</li> <li>• Air quality for humans, any further measurements that need to be looked for this?</li> <li>• Down existing Council properties</li> <li>• Existing roads, what is being done for active travel?</li> <li>• Public transport to expand to help people take longer journeys</li> <li>• Street trees types that are best for air quality – Ana has a list that I will forward on also this is under review to make sure it's up to date.</li> <li>• Times Farm Residents sustainable proposal for energy</li> <li>• Note to include fields for organised sports in new developments</li> <li>• Bus service to Epping Forest shopping centre to reduce car traffic, DRT on 87 bus route will cover this.</li> <li>• Shared spaces – some against this but inclusive designs would be used and would be the most up to date designs</li> <li>• Grass cutting regimes – part of the GBIS</li> <li>• Is there an opportunity for a gold, silver, bronze sustainability accreditation for takeaways/the high street to encourage good behaviours</li> </ul>	<p>All</p>	<p>General</p>		<p>Comments noted.</p>
<p><b>Member's Briefing - 24/11/2020</b></p>	<p>EFDC Members</p>	<p>24/11/2020</p>	<p><b>1. What do you think is most important in your future home?</b>  <b>Session 01 Poll Results (x people):</b> Low cost energy bills and a structure built to last (29%), Good walking and cycling routes (21%), Tight knit community (21%), Nature and green spaces (14%), Other (14%)</p> <ul style="list-style-type: none"> <li>• Impossible to separate as all connected</li> <li>• Tight knit community seen as important, community gardens and community energy schemes etc can help this</li> <li>• Many developments seen as lots of boxes together with no cohesion try to avoid this</li> <li>• Implementation of local plan – strong negotiation and practical green space ie. good shape and actively overlooked</li> <li>• Cycling and walking to integrate new builds into existing communities</li> </ul>	<p>All</p>	<p>General</p>		<p>Comments noted.</p>
<p><b>Member's Briefing - 24/11/2020</b></p>	<p>EFDC Members</p>	<p>24/11/2020</p>	<p><b>2. What do you think is most important to help you stay healthy?</b>  <b>Session 01 Poll Results (x people):</b> Engaged community with neighbourhood activities (36%), Regular physical activity and good air quality (9%), Outdoor spaces for physical and mental wellbeing (18%), Healthy home (18%), Other (18%)</p> <ul style="list-style-type: none"> <li>• Healthy home seen as important, inadequate damp, cramped housing the cause of many health issues. Fabric first and mechanical ventilation. Sound insulation important too for quality of life.</li> <li>• Smoking, drugs and alcohol big health issues but more of a socio economic issue coupled with ease of access.</li> <li>• Sufficient amenity space throughout and inclusion of playing fields in local plan – intention of net gain in biodiversity</li> </ul>	<p>All</p>	<p>General</p>		<p>Comments noted.</p>

Member's Briefing - 24/11/2020	EFDC Members	24/11/2020	<p><b>3. How can we help make communities more fair and equal for everyone?</b></p> <p><b>Session 01 Poll Results (x people):</b></p> <ul style="list-style-type: none"> <li>• Affordable housing to be truly affordable</li> <li>• Skills, training and job opportunities – employing local labour, apprenticeships</li> <li>• Social value – measure in socio economic section</li> <li>• Employing local people, starting businesses</li> <li>• Use opportunity to bring in community</li> <li>• Reservations</li> </ul> <ul style="list-style-type: none"> <li>o Supplementary planning document</li> <li>o Are policies strong enough to reference this</li> <li>o Follow through within committees</li> </ul>	All	General	Comments noted.
Public Q&A - 30/11/2020	Cllr Janet Whitehouse	24/11/2020	It is disappointing that the turnout for this event is so low, and I contacted EFDC Comms team in regard to this. Need to ensure there are reminders for consultation events, and make sure that consultation page on website is easy to find.	All	General	Agree that larger turnout is desired, however hope that through the consultation process we have spoken and engaged with a large number of stakeholders. In the formal consultation period to date this has included an EFDC Member workshop, an EFDC Developer Forum, an EFDC Youth Council Workshop and this EFDC Community Q&A. We have also held equivalent consultation events for the HGGT Sustainable and Healthy Living consultation for the HGGT stakeholders and community. We did ensure that the Community Q&A date and details for RSVP was noted in the emailed letter issued to the Local Plan database, stakeholders and all Members at the start of the consultation period, and more recently advertised on EFDC social media channels too.
Public Q&A - 30/11/2020	Roger Lowry	30/11/2020	Why is the document only called Guidance?	All	General	Working within a policy context, see this document as a working tool for discussions and prompts during pre-app and masterplan, as well as an assessment tool. Also provides a stepping stone for where we expect policy to go over the next few years in relation to sustainability.
Public Q&A - 30/11/2020	Roger Lowry	30/11/2020	Pie chart near the start of the report notes on-road transport as largest contributor to CO2 emissions, but doesn't have detail on how much of this is through traffic in the District.	All	General	Can we look to provide more data on the traffic levels/ detail of through traffic versus residential traffic in the District in the Sustainable Movement section of the document. Or in initial context pages?
Public Q&A - 30/11/2020	Roger Lowry	30/11/2020	Can the document be better in terms of futureproofing for technologies not yet developed or tested, e.g. use phrase 'Other technologies to be developed'?	All	General	Document aims to be technology agnostic by not specifying which technologies have to be used, to leave open for innovation. E.g. document highlights fossil fuel free technologies. Also signposts to leading industry websites and documents (e.g. UKGBC, LETI, RIBA etc), as these will be kept up to date and updated more regularly than the document, which will be reviewed minimum every 3 years.
Public Q&A - 30/11/2020	Roger Lowry	30/11/2020	TR.2 'Minimise Movements' – this appears to be in conflict with South Epping Masterplan Area allocation, which was selected despite there being other more appropriate sites in terms of connection to movement networks.	All	General	The site allocations were based upon a large evidence base that has been through Local Plan examination, and is progressing towards adoption. The guidance and checklists seek to set out processes, practice and targets for sites which have been allocated, in order to make sure that we get the best outcomes on those sites, including promotion of sustainable and active travel networks.

Public Q&A - 30/11/2020	Roger Lowry	30/11/2020	Epping Society has a report noting that the area is on the verge on water supply deficiency, and all reasonable means should be done to reduce and conserve. Therefore can greywater recycling be noted at a lower level/ as a minimum in the checklist, rather than the 'green' which indicates this is a more difficult thing to achieve (when actually it is a low cost, easy option).	All	General	The checklist question relating to this (W.2) sets out a process or hierarchy for how to achieve a green, with SUDs being the minimum starting point for water management, and then rainwater harvesting and greywater recycling. However if this indicates that greywater recycling is more difficult perhaps we need to review how this is perceived, to ensure that greywater harvesting is clearly noted as a low costs and simple way to manage water.
Public Q&A - 30/11/2020	Roger Lowry	30/11/2020	The guidance notes that workplaces should be located near housing, but some of the Local Plan allocations looks to sell off town centre sites for residential. Is this aspiration therefore at odds with the Local Plan?	All	General	Locating housing in sustainable sites close to existing facilities is a key aspect of sustainable development. In larger new developments such as masterplan areas, where neighbourhoods are being developed, this best practice approach to urban design and masterplanning encourages homes to be in walkable or active travel distances to key facilities such as shops and workplaces where possible.
Public Q&A - 30/11/2020	Cllr Janet Whitehouse	30/11/2020	The checklists can appear quite daunting, is the minor developements guidance too onerous for smaller developers?	Minor Dev	General	Checklists for minor guidance is meant to be appropriate for scale of development. There are topics that can be addressed the same way at both scales, e.g. built fabric, energy efficiency, water recycling. However there are other topics where the checklists have been reduced in order to make them appropriate for use by applicants and developers for smaller sites. However it is important to recognise the impact that even smaller developments can have in terms of their environmental, social and economic footprint when it comes to sustainability. Need to ensure that development across the District is being brought up to a high quality standard, and minor developments must play their part in this.
Public Q&A - 30/11/2020	Mary Mott	30/11/2020	There are five development projects on the go in Epping, are these using the draft Sustainability Guidance?	All	General	Yes, we are encouraging applicants and design teams at pre-application stage to use the draft guidance as a working tool for pre-app discussions and forming a clear sustainability strategy for eventual applications. However, the document is currently in consultation and not yet endorsed, and we foresee that there will be changes to the document after the consultation period ends, so needs to stress that it is the draft Sustainability Guidance and Checklists document which is being utilised a the moment.
Public Q&A - 30/11/2020	Cllr Janet Whitehouse	30/11/2020	How will sustainable transport aspirations work in a place like Epping, given that the wider network remains in some cases unsafe and unattractive? How is the guidance remedying this?	All	General	The Sustainable Movement pages refer to the Epping Forest District Cycling Action Plan, which has clear improvement projects noted in regards to the cycle network, which are also picked up in the EFDC IDP. The Checklists also notes the development is expected to connect into the wider networks such as PROWS, bridleways and cycle routes. Improvements to the network as a whole remain in discussion with Essex County Council, and the Council's Sustainable Transport Officer (Stephen Lloyd-Jones) is also pursuing this to ensure that the network as a whole is being improved to promote sustainable and active travel. Whilst this document clearly sets out aspirations for how sustainable movement is approached in new developments, it dos not seek to provide a full strategy for sustainable travel across the District.

Public Q&A - 30/11/2020	Clr Janet Whitehouse	30/11/2020	What does active travel mean and what are desire lines? Is there too much jargon in the documents?	All	General		Active travel is travel that is normally undertaken by foot or by bike. Sustainable travel includes sustainable public transport options e.g. travelling by bus or by train. Desire lines describe the direct line or 'desire' to or from a destination or home. It is often the Shortest or most easily navigated. Route, and can sometimes be seen as an informal path where the ground is 'marked' by human traffic. We can look to add definitions for these into the glossary into the document.
Public Q&A - 30/11/2020	Clr Janet Whitehouse	30/11/2020	Where there are employment sites allocated, is there anywhere which sets out the size of employment units which will need to be provided?	All	General		As per the socio-economic sustainability section of the guidance, it is important that applicants have a clear understanding of the needs of the local communities and areas in which they are developing. This includes market research and business community needs to understand the appropriate employment uses and sizes of units within proposals. Further information about ensuring socio-economic sustainability is also provided in the socio-economic pages of the guidance and the associated checklist. This focuses particularly on engagement, understanding local context, needs and networks.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	The Epping Society -	28/11/2020	Comments on the sustainability guidance (doc attached to email) - general comments: separate major and minor; cost per housing is significant; clarification on checklists; will these proposals apply to development indicated in Local Plan; should also look at the increased demand for water, electricity & sewage systems required by the Local Plan.	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\EFDC Sustainability Guidance.msg</a>	Comments noted. Many of the questions were also raised at the Public Q&A - please refer to answers there. Further responses to specific points below: 01d. The Sustainable Movement section aims to address traffic related carbon emissions, and signposts to other more focused sustainable transportation documents. 01g. Work is underway on volume 3 of the Sustainability Guidance which will be on Retrofits and Extensions. 02l. Specific quantitative targets for the delivery of social infrastructures are discussed in more detail in the Infrastructure Delivery Plan (IDP), which the document provides a link to.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	LRAPG	06/12/2020	Response on Major developments	Major Dev	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\LRAPG response - major developments.msg</a>	All comments noted. High level responses to selected comments below: - Case studies amended to be more in keeping with the character of development in the District. - Glossary will be updated to include additional terms

Draft Sustainability Guidance (v.4 Public Consultation) - email response	LRAPG	06/12/2020	Response on minor developments	Minor Dev	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\LRA Plans Group response - minor developments.msg</a>	All comments noted. Typos have been corrected. High level responses to selected comments below: - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed. - Drafting Points - all points have been addressed except the final point which queries the use of coloured pages as chapter markers - the document is intended to be used primarily as an interactive and digital pdf (hence the interactivity of the checklist), the number of people printing out the document will be a small percentage of the overall users.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Roger Anthony	07/12/2020	Comments on guidance - Sustainability; Climate Emergency; Pandemic; Covid-19 Recovery; Energy Efficiency & Carbon; Green Infrastructure; Sustainable Movement; Circular Economy; Waste Materials; Air Quality; Non Domestic Development; SOCIAL & ECONOMIC SUSTAINABILITY; Health & Wellbeing; Economic Growth & Job Creation; GLOSSARY	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\SUSTAINABILITY GUIDANCE - CHECKLIST.msg</a>	All comments noted. Typos have been corrected. High level responses to selected comments below: - References to 'Garden Town' removed - Case studies amended to be more in keeping with the character of development in the District. - Glossary will be updated to include additional terms
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Kevin Coleman	08/12/2020	However, the Council will also be aware that, under the 2012 Local Plan Regulations, it is not lawful for non-statutory documents to contain policies for the management of the development, including standards for environmental performance (see in particular Regulation 5(a) (iii) and (iv) of the 2012 Regulations).	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\EFDC Sustainability Guidance - Consultation Response.msg</a>	Comments noted. The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Robert Harrison	09/12/2020	The main concern is that the document is creating new policy rather than building on Local Plan policy.	Major Dev	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\EFDC Sustainability Guidance for Major Developments.msg</a>	Comments noted. High level responses to selected comments below: - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed. - Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Anglia Water	10/12/2020	Water management and the submission checklist	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\Consultation - Sustainability Guidance and Checklist.msg</a>	Comments noted.

Draft Sustainability Guidance (v.4 Public Consultation) - email response	Carr Richard (TFL)	11/12/2020	consider limiting car parking at new developments - impacts of care use congestion and pollution. Graph in overview shows road traffic and accounts for carbon emissions - section on sustainable movement should be given greater prominence	All	Transport	<a href="#">..\\..\\..\\PLANN~1\\POLICY~1\FORWAR~1\T617E~1.LOC\T0981~1.245\SAVEDE~1\CONsul~3.MSG</a>	Comments noted. Reference to the TFL Healthy Streets guidance and EFDC Parking Standards included in updated draft.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Claire McLean	11/12/2020	CRT response - response attached to email (PDF)	All	General	<a href="#">..\\..\\..\\PLANN~1\\POLICY~1\FORWAR~1\T617E~1.LOC\T0981~1.245\SAVEDE~1\CRITCON~1.MSG</a>	Comments noted. High level responses to selected comments below: - Introduction updated to clarify purpose of guidance and checklist. All checklist submission requirements are in addition to general Validation Checklist requirements for a planning application. - Sustainable Movement and Air Quality sections are cross-referenced
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Richard Cooke (ECC)	11/12/2020	response to the latter guidance is the need for a proportionate approach striking an appropriate balance for applicants (and decision-makers) towards minor developments / those with limited impacts 2 (non-exhaustive) practical examples of this consideration need consideration in relation to the requirements for applicants to provide HIA or Transport Assessments (in the full sense, e.g. compared to Transport Statements)	All	General	<a href="#">..\\..\\..\\PLANN~1\\POLICY~1\FORWAR~1\T617E~1.LOC\T0981~1.245\SAVEDE~1\CONsul~4.MSG</a>	Comments noted. High level responses to selected comments below: - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed. - Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications. - Case studies amended to be more in keeping with the character of development in the District. - Glossary will be updated to include additional terms
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Heather Archer (Highways England)	11/12/2020	satisfied that the policies will not materially affect the safety, reliability and / or operation of the SRN (the tests set out in DfT Circular 02/2013, particularly paragraphs 9 & 10, and MHCLG NPPF2019, particularly paragraphs 108 and 109) - no comments	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\HE Sustainability Guidance and Checklist consultation.msg</a>	Comments noted.
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Christopher Roberts	14/12/2020	response submitted on behalf of CEG and Hallam Land Management.	All	General	<a href="#">..\\..\\..\\PLANN~1\\POLICY~1\FORWAR~1\T617E~1.LOC\T0981~1.245\SAVEDE~1\LATON~1.MSG</a>	Comments noted. High level responses to selected comments below: - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed. - Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications. - Case studies amended to be more in keeping with the character of development in the District.



<p><b>Draft Sustainability Guidance (v.4 Public Consultation) - email response</b></p>	<p>Higgins Homes</p>	<p>14/12/2020</p>	<p>representations to the Sustainability and Healthy Living consultation. Concerns the document is creating new policy, rather than building on existing policy.</p>	<p>All</p>	<p>General</p>	<p><a href="#">..\\..\\..\\PLANN~1\\POLICY~1\\FO RWAR~1\\T617E~1.LOCT0981~1.24S\\SAVEDE~1\\SU STAI~2.MSG</a></p>	<p>Comments noted. High level responses to selected comments below:  - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.</p>
<p><b>Draft Sustainability Guidance (v.4 Public Consultation) - email response</b></p>	<p>Paul Belton</p>	<p>14/12/2020</p>	<p>Comments in PDF doc</p>	<p>All</p>	<p>General</p>	<p><a href="#">..\\..\\..\\PLANN~1\\POLICY~1\\FO RWAR~1\\T617E~1.LOCT0981~1.24S\\SAVEDE~1\\EF DCSU~4.MSG</a></p>	<p>Comments noted. High level responses to selected comments below:  - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.  - Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.  - Case studies amended to be more in keeping with the character of development in the District.</p>
<p><b>Draft Sustainability Guidance (v.4 Public Consultation) - email response</b></p>	<p>Fairfield Partnership</p>	<p>14/12/2020</p>	<p>Comments in PDF doc</p>	<p>All</p>	<p>General</p>	<p><a href="#">..\\..\\..\\PLANN~1\\POLICY~1\\FO RWAR~1\\T617E~1.LOCT0981~1.24S\\SAVEDE~1\\FAI RFI~1.MSG</a></p>	<p>Comments noted. High level responses to selected comments below:  - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.  - Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.  - Section regarding cost uplift to developments will be amended to include broader range of building types - however the guidance only gives an indication of cost uplift but it is not within its scope to provide detailed case studies.  - Glossary will be updated to include additional terms</p>

Draft Sustainability Guidance (v.4 Public Consultation) - email response	Liz Burn	14/12/2020	Comments in PDF doc	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\Sustainable Living - Consultation Response.msg</a>	<p>Comments noted. High level responses to selected comments below:</p> <ul style="list-style-type: none"> <li>- The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.</li> <li>- Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.</li> <li>- Section regarding cost uplift to developments will be amended to include broader range of building types - however the guidance only gives an indication of cost uplift but it is not within its scope to provide detailed case studies.</li> </ul>
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Julie Morgan - Barwood Land	14/12/2020	Comments in PDF doc	All	General	<a href="#">Saved email responses - Public Consultation Draft Nov 2020\Sustainability Report Representations - Barwood Land.msg</a>	<p>Comments noted. High level responses to selected comments below:</p> <ul style="list-style-type: none"> <li>- The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.</li> <li>- Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.</li> </ul>
Draft Sustainability Guidance (v.4 Public Consultation) - email response	Thomas Kilvert (Pegasus Group)	14/12/2020	Comments in PDF doc	All	General	<a href="#">..\\..\\..\\PLANNING\\1\POLICY~1\FORWAR~1\T617E~1.LOC\T0981~1.24\S\SAVEDE~1\EFDCAN~1.MSG</a>	<p>Comments noted. High level responses to selected comments below:</p> <ul style="list-style-type: none"> <li>- The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.</li> <li>- Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.</li> <li>- Section regarding cost uplift to developments will be amended to include broader range of building types - however the guidance only gives an indication of cost uplift but it is not within its scope to provide detailed case studies.</li> </ul>

<p><b>Draft Sustainability Guidance (v.4 Public Consultation) - email response</b></p>	<p>Andy Butcher - Strutt and Parker</p>	<p>14/12/2020</p>	<p>Comments in PDF doc</p>	<p>All</p>	<p>General</p>	<p><a href="#">..\\..\\..\\PLANN~1\\POLICY~1\\FORWAR~1\\T617E~1.LOCT0981~1.24S\\SAVEDE~1\\EEDCCO~1.MSG</a></p>	<p>Comments noted. High level responses to selected comments below:  - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.  - Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.  - Section regarding cost uplift to developments will be amended to include broader range of building types - however the guidance only gives an indication of cost uplift but it is not within its scope to provide detailed case studies.</p>
<p><b>Draft Sustainability Guidance (v.4 Public Consultation) - email response</b></p>	<p>Luke Boroughs (TFL CD)</p>	<p>14/12/2020</p>	<p>Comments to major development - movement and car parking in PDF</p>	<p>Major Dev</p>	<p>General</p>	<p><a href="#">..\\..\\..\\PLANN~1\\POLICY~1\\FORWAR~1\\T617E~1.LOCT0981~1.24S\\SAVEDE~1\\TFLCDR~1.MSG</a></p>	<p>Comments noted. High level responses to selected comments below:  - The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.  - Checklists to be amended within 'Major Developments' document to differentiate between Outline Planning Applications and Full Planning Applications / Reserved Matters Applications.  - Section regarding cost uplift to developments will be amended to include broader range of building types - however the guidance only gives an indication of cost uplift but it is not within its scope to provide detailed case studies.</p>
<p><b>Draft Sustainability Guidance (v.4 Public Consultation) - email response</b></p>	<p>David Chalmers (Fairview)</p>	<p>18/12/2020</p>	<p>Comments in PDF doc</p>	<p>All</p>	<p>General</p>	<p><a href="#">Saved email responses - Public Consultation Draft Nov 2020\\Sustainable and healthy living consultation.msg</a></p>	<p>Comments noted. The Guidance promotes best practice, working across themes to ensure a holistic approach to sustainability is considered. Each theme will be assessed by Officers in the round and in context of constraints that may be unique to a development, providing flexibility in how each application is assessed.</p>