

Green Building Guidelines for Steyning Parish Council Planning Committee (Initial draft for discussion)

Part of the vision set out in the 2022 Steyning Neighbourhood Plan is that:

“Steyning will take active steps to become a ‘climate smart’ community, so that it is resilient to the changes and risks caused by climate change, and is taking measures as far as reasonably practicable to reduce its own environmental footprint.”

These guidelines are designed for the Planning Committee to use when reviewing planning applications. They provide a reminder of the policies set down in the Neighbourhood Plan and offer some guidance on how they should be interpreted.

Area	Neighbourhood Plan Policies	Interpretation
Responsible Environmental Design	SDNP 2.1: As appropriate to their scale and nature, development proposals should be designed responsibly, and take account of their impact on the environment throughout their lifetime.	<i>Development proposals should include measures to minimise domestic water consumption, e.g. through the use of grey water recycling systems.</i>
	SDNP 2.2: As appropriate to their scale and nature, and taking account of the findings of the Steyning Character Assessment 2019, development proposals should: a) Incorporate existing hedgerows, trees, woodlands, banks, ponds, watercourses and other natural features, such as green corridors, into the design. b) Provide additional indigenous habitat on site where possible through planting and the creation of new wildlife corridors. c) Incorporate indigenous plant species into landscaping schemes, avoiding species which would not normally be found within the parish. d) Utilise landscaping to minimise negative visual impacts and actual urbanising impacts of any new built form.	<i>Expect to see a convincing treatment of these issues in any large development (more than 3? houses). Under point c) the emphasis should be on encouraging planting which is likely to have a positive effect to the local environment and biodiversity.</i>
	e) Incorporate permeable hard landscaping and sustainable drainage solutions (SuDs).	<i>Individual properties should be designed to avoid runoff and flood risk. Larger developments should demonstrate the use of creative SuDS solutions, for example through the provision of green roofs, permeable</i>

		<i>surfaces and rain gardens, and show how their design will enhance wildlife and biodiversity as well as minimise the impacts of flooding.</i>
	f) Design buildings so that they are energy efficient, ensuring they are sited and orientated to optimise passive solar gain, use high quality and thermally efficient building materials.	<i>Alterations to existing buildings should be designed with energy savings in mind and comply with latest sustainable design and construction standards.</i> <i>All new builds should be designed to the highest sustainability standards, adopting a 'fabric first' approach and using high quality, thermally efficient, low carbon building materials. Designs should take into account the need to keep buildings cool in summer, as well as warm in winter.</i>
	g) Be energy self-sufficient, utilising renewable energy sources wherever possible.	<i>New builds should incorporate meaningful on-site energy generation from renewable sources such as solar panels, and use low-carbon heating systems such as heat pumps.</i>
	h) Promote the use of non-motorised or zero emission transport modes.	<i>New builds should include facilities for on-site EV charging. Larger developments should include measures to encourage cycling and walking.</i>
Green Infrastructure and Biodiversity	SNDP 1.1: Development proposals will be supported, where they protect and, wherever possible, enhance the green infrastructure, natural capital and valued landscape features of the Parish, and add to the potential for carbon sequestration. SNDP 1.2: Development proposals, which result in a biodiversity net gain will be supported, particularly when such proposals would increase the amount of publicly accessible green infrastructure.	<i>Expect to see a convincing treatment of these issues in any large development.</i>