Achieving
Sustainable Development

Guidance Notes and Assessment
Adopted April 2005

SALISBURY
District Council

Sustainable development
Guidance for minor applications

1. What is sustainable development?

1.1 Sustainable development (or "sustainability") is an international concept of creating a better quality of life for all in the present time, whilst not compromising the quality of life for future generations. It requires action at a local level and involves balancing the competing priorities of the local economy, social inclusion, and the local environment.

1.2 The UK Government advocates the following sustainable development objectives:

- social progress which recognises the needs of everyone
- effective protection of the environment
- prudent use of natural resources
- maintenance of high economic growth and employment

1.3 These objectives are reflected in national planning guidance, the policies of the Wiltshire Structure Plan and the adopted Salisbury District Local Plan (2003) (www.salisbury.gov.uk/localplan).

2. What is Supplementary Planning Guidance (SPG)?

2.1 SPGs are separate documents used to provide more detail to policies outlined in the Local Development Plan.

2.2 This document does not introduce anything fundamentally new to what is already written within the Local Plan. It has been consulted on widely, and consequently it serves as a material consideration for the determination of planning applications.

3. Who is the guidance for?

3.1 The sustainability assessment applies to all 'minor' planning applications i.e. small to medium-scale development proposals for up to 9 dwellings or less than 1000m^2 of floor space, and can be applied to household extensions and other minor building/refurbishment works.

3.2 'Major' applications (medium to large-scale developments) are expected to cover and expand upon these issues in their own specific design statement.

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4. Salisbury District Council Vision Statement	To promote a better quality of life for all through high quality design of all new development which addresses not only its appearance but its functionality, its interaction with the surroundings, and its contribution to the local community over its whole lifetime.

5. How should this guidance be used?

5.1 This guidance is designed to raise awareness about sustainability issues and encourage better quality development for the benefit of all. It should be used alongside the relevant planning policy including the **Wiltshire Structure Plan** and **Salisbury District Local Plan.** It does not replace Building Regulations and separate consultation with Building Control is advisable at the earliest opportunity.

5.2 Although not compulsory, completion of this assessment will help towards the determination of your planning application and allows you to demonstrate how your proposal meets the objectives of sustainable development.

6. Instructions for completing the checklist

6.1 Please provide your answers to each of the questions in the spaces provided, or in a separate document. Please ensure that any separate documents are clearly labelled and cross-referenced to this numbered assessment.

6.2 Your responses should be reasonably brief, and can be supported by any additional information that you wish to be considered with your planning application e.g. maps, drawings, and photographs.

6.3 Where you feel a question does not apply to your application, please state "not applicable".

7. Further information

7.1 For more information about these issues and the policy context, visit the Council's Web Site at: **www.salisbury.gov.uk/planning/forward-planning/sustainable-development**

7.2 Further assistance in completing the checklist can be obtained from the Planning Offices, 61 Wyndham Road, Salisbury (Telephone 01722 434362) or forwardplanning@salisbury.gov.uk.

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About the development site

1. Are there any negative impacts on neighbouring properties e.g. overshadowing, blocking sunlight, or over-looking problems?

2. Have any existing natural features (trees, hedges, ponds etc) been preserved to add quality and character to the development?

3. Has the development site (including any existing buildings) been assessed for its wildlife habitats and protected species, and how does the design help to minimise any disturbance to the natural environment e.g. trees and shrubs?

4. How will site drainage be managed - has the risk of flooding been considered and how will surface water be drained?

5. Who would have legal responsibility for maintaining the drainage?

6. Is the development site in, or near to, a protected landscape e.g. Conservation Area, Area of Outstanding Natural Beauty (AONB), or Site of Special Scientific Interest (SSSI)? If so, how has this affected the design of your proposal?

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7. Are there any potential pollution hazards on or near the site e.g. chemical spillages, noise or glare from lighting? If so, how do you propose to manage or avoid them?

About the building(s)

8. Do you propose to use any locally made materials or local suppliers, therefore supporting the local economy?

9. Do you propose to use any recycled or salvaged materials? If so, where are these materials likely to be sourced?

10. Has the development been designed to make efficient use of energy (e.g. electricity, oil, gas) and water?

11. Will any of the energy come from renewable sources e.g. solar panels or wood-fuelled boilers? If so, do you have any grant support e.g. from Clearskies: Renewable Energy Grants?

12. How will occupiers/users/visitors be encouraged to reduce their waste - are there any facilities for collecting and storing recycling?

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Where you feel a question does not apply to your application, please state "not applicable".

13. Will residents have space and facilities (e.g. phone connections for the internet) to enable working from home?

14. Will the design allow for alterations or extensions (e.g. loft conversions) if they are needed in the future?

15. How has the development been designed to be safe, secure and reduce opportunities for crime?

About access to the development

16. Where are the nearest connections to public transport, pedestrian and cycle routes - do these provide a realistic alternative to using the car for local journeys?

17. What access and parking facilities will be provided, including for bicycles, and is there provision for all users including emergency and utilities vehicles (water, gas, telecoms)?

18. For businesses or community developments, how will people be encouraged to travel to and from the site? Does your application include a Travel Plan?

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About the local community

19. How does the design provide access for all members of the community e.g. the elderly, disabled and children?

20. Does the design fit in with the surroundings and the local character? Have any community planning resources helped you in your design e.g. Parish Plans and Community Plans?

21. Would this development provide or support any community facilities e.g. local shops?

22. Would the development enhance the community in any way e.g. restore a derelict building, improve the local environment or make a contribution to public recreation space?

23. Does the proposal include any affordable housing for local people?

24. Will any jobs be created or supported by the development - if so, will they be available for local people?

Useful sources of further information:

Salisbury District Council
www.salisbury.gov.uk
www.salisbury.gov.uk/localplan
www.salisbury.gov.uk/planning/forward planning/sustainable-development
Tel: 01722 434362

Wiltshire County Council
www.wiltshire.gov.uk
Tel: 01225 713000

Office of the Deputy Prime Minister (ODPM)
www.odpm.gov.uk/planning

Sustainable Development: The UK Government's Approach
www.sustainable-development.gov.uk

Sustainable Construction
www.dti.gov.uk/construction/sustain

Environment Agency
www.environment-agency.gov.uk

English Nature
www.english-nature.org.uk

Countryside Agency
www.countryside.gov.uk

Wiltshire Wildlife Trust
www.wiltshirewildlife.org

BRE's Environmental Assessment Consortium
www.breeam.co.uk

Clearskies: Renewable energy grants (DTI/BRE)
www.clear-skies.org

Energy Saving Trust
www.est.org.uk

Cover page - Salisbury Foyer Building (KKM Architects) (part funded by Salisbury District Council)

The design scheme includes a green-roof, natural lighting, timber cladding, and a south-facing courtyard amongst other sustainable features.

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