Introduction

What is the Sustainable Development SPD?

The Sustainable Development SPD is designed to expand on and enhance the principles set down in Policy C1 of the North Wiltshire Local Plan 2011. The Checklist, based on the published South West Sustainability Checklist for Developments, sets out a range of questions addressing key sustainability issues and provides technically sound makers. The answers will cumulatively provide and overall indication of the sustainability of the proposed development.

How do I comment on this document?

This document is now out for public consultation from the **12th October 2007 – 23rd November 2007**.

The document will be consulted on in accordance with the requirements set out in the Councils adopted Statement of Community Involvement (SCI).

We welcome all comments and attach a questionnaire at the back of this document intended to help facilitate responses. If you have any queries concerning this document please contact any member of the Spatial Planning Team or Assets Design and Regeneration Team.

Additional questionnaires can be requested from the Spatial Planning Team (Details below), downloaded from the Council website: www.northwilts.gov.uk/LDF or picked up at any library or information points across the district. Completed questionnaires should be returned to the Spatial Planning Team.

Spatial Planning Team

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Assets Design and Regeneration Team

Community & Environment

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What Happens Next?

At the end of the six-week consultation period the Council will review all representations received and make appropriate amendments to the draft document. All members of the North Wiltshire community that submit representations will receive a reply summarising their representation and the Council's response. It is anticipated that the SPD will be adopted in January 2008.

Sustainability Appraisal (SA)

Paragraph 8.22 of the Government White Paper, Planning For Sustainable Communities, states that in cases where the SPD "may not have significant effects additional to the policy it supplements. In such cases further detailed appraisal does not add value to the decision making process and results in a great deal of duplication and disproportionate work." The North Wiltshire Local Plan 2011 includes a Core Policy on Sustainable Development, the purpose of this Sustainable Development SPD is to enhance the principles set down under Core Policy 1 of the Local Plan 2011.

<u>Monitoring</u>

We will actively monitor the success of the Sustainable Development Policies to ensure that the procedures for Sustainable Development are up to date and meeting the Council's targets. This monitoring review will occur within the Council's Annual Monitoring Report (AMR) which will assess the extent to which the Sustainable Development policies are being successfully implemented. The AMR will identify the key challenges and opportunities for the provision of Sustainable Development and revisions will be made.

North Wiltshire District Council produced its Sustainability Appraisal and Strategic Environmental Assessment (SE/SEA) in October 2006. The Revised Scoping Report can be viewed from the Council's website at: <u>www.northwilts.gov.uk/ldf</u>. The SA/SEA scoping report includes a list of objectives and indicators that will be used as a tool to monitor the impact of the Sustainable Development SPD.

There are also Output Indicators specific to the SPD, which will also be used to monitor the impact of the SPD.

<u>Output Indicators</u>

LDF Indicator	Local Plan Policy	Indicator
SD1	Policy C1	Number of Major applications (10 or more dwellings) submitted with a Sustainability Checklist.
SD2	Policy C1	Number of Sustainability Checklist submitted that score "High"
SD3	Policy C1	Number of Sustainability Checklist submitted that score "Low"

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Consultation Draft
October 2007

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'Integer' (Intelligent and green) housing in Cherhill , by Westlea Housing association incorporates passive solar designed sunspaces, in addition to solar hot water panels on the roof, to take advantage of heat gains.

A large array of grid-connected photo-voltaic solar cells form the roofing material of housing in Corsham by Westlea Housing Association generates some 30kW of power. The Low Carbon Buildings Programme currently offer 50% grants of up to £15,000 for renewable energy schemes involving photo-voltaics.

Street lighting at Lyneham, powered by wind and solar panels, was installed to light a busy junction where the cost of connecting the distant electricity supply would have been higher. The power is stored in batteries in the column bases, and running costs are zero.


A domestic solar hot water installation on a house roof at Corsham.

With only two existing hydro-power schemes in North Wiltshire, there is much potential, and available grant assistance, for adjacent landowners to develop such schemes in the future.

North Wiltshire District Council's offices at Monkton Park were completed in 2001, and achieved a BREEAM 'Excellent' rating. At the time of construction, the overall rating score was second only to the BRE's own research building at Watford.
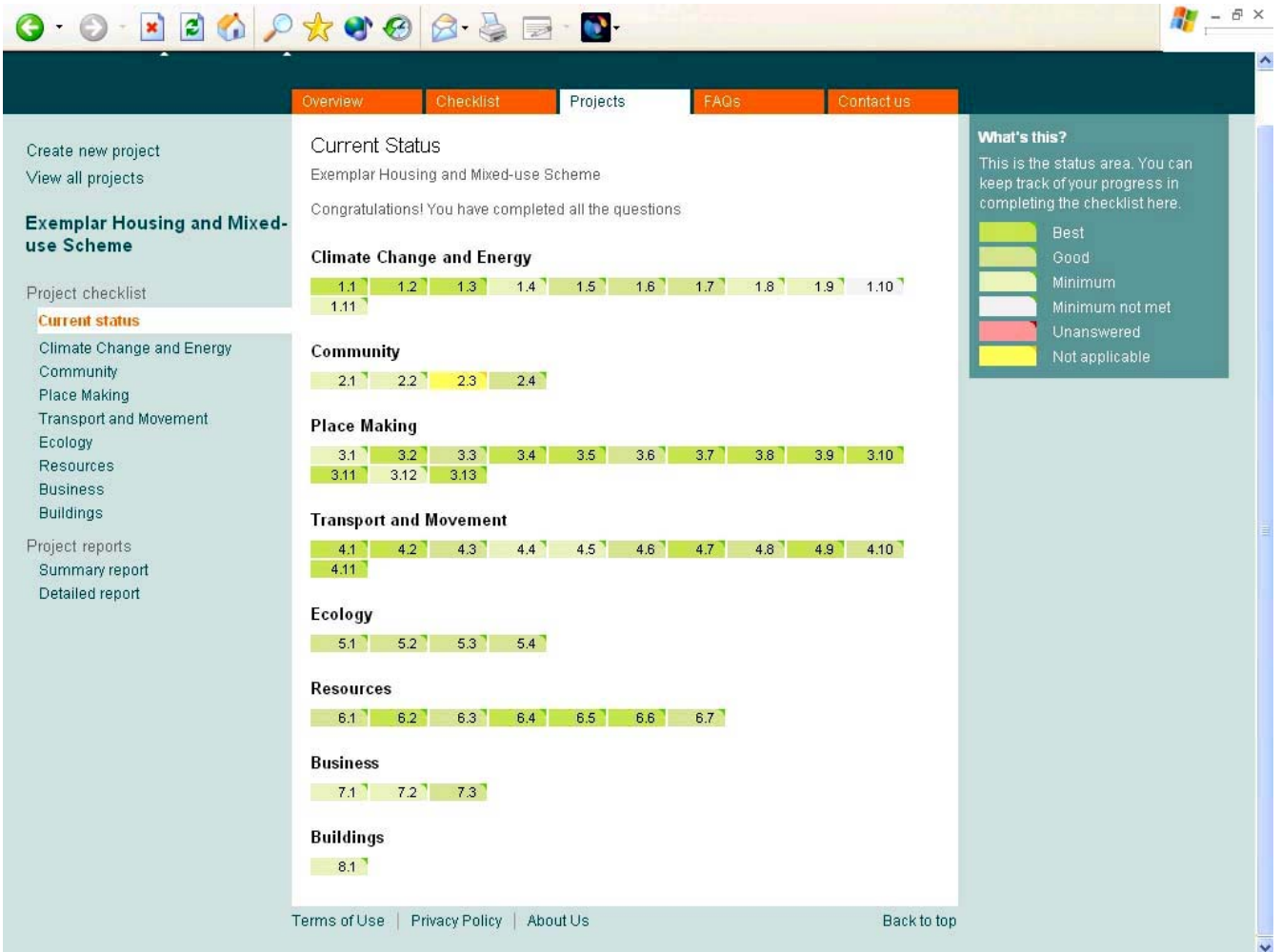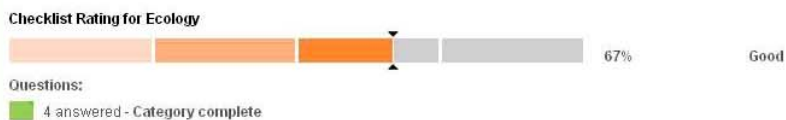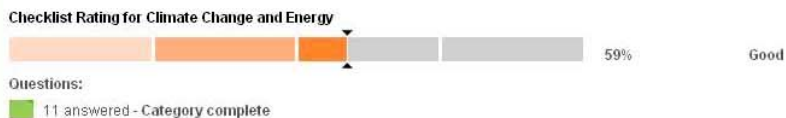
Example Project Overview from Regional Checklist

Create new project
View all projects

Exemplar Housing and Mixed-use Scheme

Project checklist
  Current status

Project reports
  Summary report
  Detailed report
  Climate Change and Energy
  Community
  Place Making
  Transport and Movement
  Ecology
  Resources
  Business
  Buildings

Report summary
Exemplar Housing and Mixed-use Scheme

What can I do with my Report?
  View and Print the full report | Email the full report |

Author: Julian Kashdan-Brown   Region: South West   Density: 50 dwellings (Mixed)
Organisation: North Wiltshire District Authority: North Wiltshire District Council
               Council

Checklist Rating for Climate Change and Energy
                                                  59%   Good
Questions:
  ☐ 11 answered - Category complete

Checklist Rating for Community
                                                  44%   Minimum
Questions:
  ☐ 4 answered - Category complete
  ☐ 1 not applicable

Checklist Rating for Place Making
                                                  86%   Best
Questions:
  ☐ 13 answered - Category complete

Checklist Rating for Transport and Movement
                                                  76%   Best
Questions:
  ☐ 11 answered - Category complete

Checklist Rating for Ecology
                                                  67%   Good
Questions:
  ☐ 4 answered - Category complete

Checklist Rating for Resources
                                                  86%   Best
Questions:
  ☐ 7 answered - Category complete

Checklist Rating for Business
                                                  44%   Minimum
Questions:
  ☐ 3 answered - Category complete

Checklist Rating for Buildings
                                                  33%   Minimum
Questions:
  ☐ 1 answered - Category complete

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Example Project Summary Report from Regional Checklist

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Consultation Draft
October 2007

A draft Supplementary Planning Document based on the regional South West Sustainability Checklist For Developments; June 2007

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Contents

Sustainable Development,

The Checklist

1. Climate Change and Energy

2. Community

3. Place Making

4. Transport and Movement

5. Ecology

6. Resources

7. Business

8. Buildings

_____

Inside front cover: Examples of sustainable development and opportunities in North Wiltshire
Back cover: Example completed Regional Checklist Project Summary

Consultation Note:

Please note that for ease of reference the main proposals in this Supplementary Planning Document consultation draft are in bold and contained within dark shaded text boxes.

Extracts from the already published regional South West Sustainability Checklist are shown within pale text boxes.

North Wiltshire Sustainable Development Supplementary Planning Document:
North Wiltshire Sustainability Checklist For Developments, Consultation Draft, October 2007

1

Sustainable Development

The 10 warmest years on record have all been since 1990. Over the last century average global temperatures have risen by 0.6°C - the most drastic temperature rise for over 1,000 years in the Northern Hemisphere. (HMGO, 2004)

Carbon dioxide (CO2) levels in the atmosphere were steady at 250-280 parts per million (ppm) until 1750. In 2003 they were at 376ppm. Scientists believe that 450ppm is the controllable limit and that 'runaway' and irreversible climate change will occur at 550ppm. If the world's population continues developing and emitting at current rates levels are expected to reach 950ppm by 2100..   The UK has been responsible for 15% of the worlds CO2 emissions since 1750. (JHA, 2006)

Around 52% of the UK's carbon dioxide emissions come from creating or using buildings. (DEFRA, 2006) Transport contributes to 24% of the UK's CO2 emissions (EA, 2003) and traffic levels are predicted to rise by 40% between 2000 and 2025. (DoT, 2004)

Our government has made a national commitment to reduce CO2 emissions to 20% below 1990 levels by 2010, and 60% below by 2050. (HMGO, 2004) Scientists recommend we should be aiming for 80% reduction by 2050.

Sustainable development can be defined as;
'A dynamic process which enables all people to realise their potential and improve their quality of life in ways which simultaneously protect and enhance the Earth's life support systems.' (Forum for the Future, 1996).

'Development that meets the needs of the present without compromising the ability of future generations to meet their own needs' (Brundtland, 1987)
Essentially it is about achieving the increasingly tough emission and environmental targets, alongside social and economic improvements, through the implementation of new development proposals.

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2

The Checklist

The North Wiltshire Local Plan 2011[1] sustainability core policy C1 mentions the intended preparation of this Supplementary Planning Document and states that development proposals;

> *"….. will be examined for their performance against the following sustainable development principles:*
> i) *Promotes or maintains the long term economic health of the local economy*
> ii) *Promotes or maintains socially inclusive communities and their access to community infrastructure*
> iii) *Promotes or maintains the quality of the natural and the historic environment*
> iv) *Demonstrates the prudent use of natural resources and incorporates, where relevant, recycling, renewable energy and energy conservation measures.*
> *…….A judgement on the "high" or "low" performance of proposed developments will differ from proposal to proposal. Detailed help will be available to potential applicants in the form of a Supplementary Planning Document. This will be prepared in the light of emerging policy guidance."*

The North Wiltshire Sustainability Checklist For Developments is a Supplementary Planning Document (SPD) to the North Wiltshire Local Plan 2011, and is therefore subject to public consultation in accordance with North Wiltshire District Council's Statement of Community Involvement[2], prior to its adoption.

The format of this document is based on the regional South West Sustainability Checklist For Developments; June 2007[3] which, in turn, is based on the BRE's National Sustainability Checklist For Developments; 2002[4]. The South West Checklist is an on-line tool which sets out a range of questions addressing key sustainability issues, and provides many technically sound markers - or 'categories' - for "minimum", "good" and "best" practice. When the checklist is completed for a development proposal the category of the answer given for each question cumulatively provides an overall indication of the sustainability of the proposed development. This can then be presented and printed out on a Detailed Report or Summary Report.

Although the regional checklist provides a tool for consistency in the presentation and assessment of the sustainability of proposals across the South West, it specifically encourages local planning authorities to produce their own locally tailored versions. In particular, the Checklist Overview[5] (see also Appendix 1) notes that:
- most **"minimum" standards** have been left to local authorities to determine,
- the **weighting** attributed to questions can be amended to reflect the significance of issues locally, and;
- **additional questions** can be introduced to address locally significant issues.

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[1] http://www.northwilts.gov.uk/index/env/planning/localplans/localplan2011.htm
[2] http://www.northwilts.gov.uk/index/env/planning/localplans/ldf/sci.htm
[3] http://www.checklistsouthwest.co.uk/
[4] http://www.bre.co.uk/page.jsp?id=797
[5] http://www.checklistsouthwest.co.uk/page/overview/local

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Proposal A: The North Wiltshire Sustainable Development draft SPD proposes local minimum standards for many of the questions in the regional South West Sustainability Checklist. This enables the planning authority to encourage improved performance by all development proposals against the full range of sustainability issues. Several of the minimum standards are already expressed in Local Plan policies but others are not specifically determined by those policies, but have been set to reflect the Local Plan Vision and Aims to achieve a sustainable pattern of development across the District.

The Local Plan sustainability core policy C1 also states;
> *"Where performance on any sustainable development principle is considered to be low, development proposals will need to demonstrate that other benefits of the development substantially outweigh the disadvantages of not meeting all the criteria."*

Therefore, failure to meet the 'minimum' category for any one question does not automatically mean that a proposal is unacceptable, but significant other 'good' and 'best' practice elements should be present to outweigh the area of failure.

Proposal B: At this time it is not considered that the Local Development Framework Sustainability Appraisal and Strategic Environmental Assessment are sufficiently advanced to propose any local changes to the weighting attributed to any of the questions on the regional checklist. However, the regional on-line checklist is capable of weighting adjustments for local authority areas and comments about how the regional weightings used might be adjusted to suit the particular nature of North Wiltshire are invited.

Local issues which could affect weightings might include:
- Inland location – lack of coastal exposure could be considered against the extent of river flood risks and local weather. Weather resilience may also be affected.
- Rural nature of the District – this may affect the relative importance of issues such as open space, light pollution, public transport and parking provision.
- Local demographics – could influence the weighting of crime or employment.
- Large extent of historic environment – could affect use and re-use of land resources.

Proposal C: At this time it is not considered that the Local Development Framework Sustainability Appraisal and Strategic Environmental Assessment are sufficiently advanced to propose any local additional questions to those on the regional checklist. However, the regional on-line checklist is capable of adjustment to include additional questions for local authority areas and comments about any potential further questions are invited.

The final regional Checklist does not include some questions that were included in the earlier regional draft. These questions are shown in Appendix 6 to this document, together with some notes and further references. These may be a useful starting point in considering additional questions that may be of particular local importance.

The regional Checklist Overview notes that because issues addressed in the Checklist are taken from the draft South West Regional Spatial Strategy (RSS), which will provide a statutory basis for every Local Development Plan in the South West, questions should not be removed from the Checklist in compiling locally tailored versions.

North Wiltshire Sustainable Development Supplementary Planning Document:
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It should be noted that not all questions will apply to all types and sizes of development proposal. Therefore where a justification can be provided that a question is not relevant because of the size or type of development proposed, there is an option to enter "not applicable" on the completed Sustainability Checklist.

Proposal D: Although the Checklist has many questions which are suited to smaller developments and completion of a Checklist is encouraged for all development proposals, it is proposed that completion and submission of a completed Checklist Detailed Report will only be required for planning applications associated with 'Major'[6] development proposals (10 dwellings/1000m2/1Ha or more). Comments on this proposal are invited.

For outline applications developers should answer the questions relating to those issues for which they are seeking outline approval (marking the others as not applicable but entering "reserved matters" in the justification box) and then complete the remainder of the checklist at the full application stage. For the applicant, it also ensures that they know what is required before the full planning application is drawn up. Further detailed information about the regional Checklist and the proposed local Checklist is provided in appendices to this document (see Appendix 1: Checklist Overview and Appendix 2: Frequently Asked Questions).

Applicants should bear in mind that the Sustainability core policy is only one of many policies contained within the Local Plan, which should be read as a whole when considering development proposals. Proposals will be considered against all relevant policies.

Many of the target levels for each of the answer categories are derived from other related policies and documents including local planning documents, or regional and national guidance, as well as other publications. The national and regional policy context and references are included in the regional checklist (See Appendix 3: Background Information). Local policies are either referred to in the local minimum or other standards proposed, or mentioned in the notes below each question. Additionally, further useful references and particularly guidance sources have been provided in relation to each question where possible. Some useful definitions of terms used in the document and an extended list of the policy context of sustainability are also provided (see Appendix 4: Glossary of Terms and Appendix 5: Policy Context).

Proposals 1.1 to 8.1 The following pages contain each of the questions and standards from the regional South West Sustainability Checklist, as they appear on the website on-line tool. Below each are the local 'minimum' or other standards proposed, together with some explanatory notes and further references relating to each question. Comments are sought for all the proposed standards, in addition to any further sources that may be useful in achieving a sustainable pattern of development across the District.

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[6] The General Development Order 2006 defines a "major development" to mean development involving any one or more of the following— (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwelling-houses where— (i) the number of dwelling-houses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more;";

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5

1. Climate Change and Energy

Purpose of Category

To ensure that new developments are appropriately adapted to the impacts of present and future climate change and to minimise their own impact on greenhouse gases, flooding, heat gain, water resources and water quality.

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6

Question 1.1	Subject: Flooding	Importance: 0.9

Objective

To reduce the risk of flooding on proposed development sites and adjacent areas of land.

Question

What measures have been taken to manage surface water beyond the minimum requirements in PPS25?

Targets and Justification

Best

> For annual flow rate probabilities up to and including the 1 in 100yr event including allowance for climate change. Completed development run off rate should be less than the rate prior to development. Calculation should consider both volume and peak flow

Good

> For annual flow rate probabilities up to and including the 1 in 100yr event and allowance for climate change. Completed development run off rate should be no greater than that prior to development. A 15-20% reduction is sought compared to greenfield site

Minimum

Local Authority standard, and use of Sequential Test (Annex D PPS25).

Extract from South West Sustainability Checklist

Proposal 1.1: **No higher local minimum standard is proposed.**

Notes

Containment of rainfall from a 1 in 100 year rain event is a requirement of the Building Regulations Approved Document H. For good and best practice design, a useful reference is *Designing for exceedance in urban drainage - good practice CIRIA 2006.*[7]

Further references

Planning Policy Statement 25: Development and Flood Risk: Full Regulatory Impact Assessment, DCLG, Dec 2006[8]
Development and Flood Risk: A Practice Guide Companion to PPS25 'Living Draft' DCLG, Feb 2007[9],

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[7] http://www.ciria.org/downloads.php?id=C635(UrbanDrainage)
[8] http://www.communities.gov.uk/documents/planningandbuilding/pdf/154271
[9] http://www.communities.gov.uk/documents/planningandbuilding/pdf/324694

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7

| Question 1.2 | Subject: Flooding | Importance: 0.9 |

Objective

To reduce the risk and impact of flooding on the development and reduce the longevity of any effects.

Question

Is the development designed to reduce the impact that predicted flood levels would have on the development?

Targets and Justification

Best

> Evidence that the designer has assessed management of flood risk for events up to 1 in 500yrs and priority given to the use of infiltration drainage techniques as opposed to discharging surface water to water courses.

Good

> Design is developed with consideration of event exceedence. No risk of property flooding for events up to 200yr.

Minimum

> LA& EA Guidance. No property flooding as a result of 1 in 100yr event (including appropriate allowance for climate change).

Extract from South West Sustainability Checklist

Proposal 1.2: Proposed additional local minimum standard: If the site is in an area defined as at moderate or significant risk of flooding then the proposed development is in accordance with North Wiltshire Local Plan policy NE21 "Development in Flood Risk Areas".

Notes

Planning Policy Statement 25 (PPS25): Development and Flood Risk, accompanied by a new flooding Direction, came into force on 1 January 2007. It strengthens and clarifies policy that flood risk should be taken into account at all stages of the planning process and directs local authorities more forcefully to avoid inappropriate development in areas at risk of flooding. Good practice elements include measures such as sleeved and valved utilities, safe entrance and egress routes, non-habited ground floors, flood resistant materials, utilities to first floor levels, valved sewage pipes and sewers, and buildings designed not to impede flow of water.

DTI research notes that climate change is making flood management an increasingly important factor in deciding where to locate new development and how to design it. Presently, 1.85 million houses and 185,000 commercial properties are at risk from flooding, figures that are likely to increase. The current average annual damage from flooding in the UK is £1.4 billion.

Detailed floodplain maps are available on the Environment Agency's website www.environment-agency.gov.uk.

Further references

DTI Foresight, *Future Flooding*, 2004.[10]

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[10] http://www.foresight.gov.uk/Previous_Projects/Flood_and_Coastal_Defence/index.html

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Extract from South West Sustainability Checklist

Proposal 1.3:   Proposed local minimum standard: Demonstrate ability to conform fully with Building Regulations Approved Documents Part F and L.

Notes

The avoidance of overheating and ventilation rates are now an important aspect of demonstrating compliance with the revised 2006 Building Regulations. Regulation 2OB makes it mandatory that new buildings, including dwellings, are tested for air leakage to demonstrate that the construction meets the design assumptions.
A useful source of advice for domestic situations is the Energy Savings
Trust publication *Reducing Overheating: A Designer's Guide*, CE129, 2006.[11]

Further references

Design for Improved Solar Shading Control, CIBSE, TM37, 2006.[12]
Climate Change & Indoor Environment: Impacts & Adaption, CIBSE, TM36, 2005.[13]
Natural ventilation in non-domestic buildings, CIBSE, AM10, 2005[14]
Beating the heat: keeping UK buildings cool in a warming climate, DTI, 2005[15]
GIR 31 Avoiding or Minimising the Use of Air-Conditioning, BRE, 1995[16]

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[11] http://www.energysavingtrust.org.uk/uploads/documents/housingbuildings/CE169%20-%20Publications%20checklist.pdf
[12] http://www.cibse.org/index.cfm?go=publications.view&item=346
[13] http://www.cibse.org/index.cfm?go=publications.view&item=295
[14] http://www.cibse.org/index.cfm?go=publications.view&item=297
[15] http://data.ukcip.org.uk/resources/publications/documents/101.pdf
[16] http://www.cibse.org/pdfs/GIR031.pdf

Question 1.4   Subject: Heat Absorption   Importance: 0.7

Objective

Is the development designed to reduce heat gain and avoid heat island effects?

Question

How are ventilation and cooling managed in the masterplanning of the development?
   A.   Provision of appropriate shaded green space and tree cover
   B.   Green roofs and vegetated walls
   C.   Design to enable air-flow throughout the development
   D.   Open water and fountains in public spaces
   E.   Shaded public spaces and footpaths
   F.   Appropriate choice of external finishes to avoid heat absorption

Targets and Justification

Best

   Demonstrate the use and compliance with "Adapting to Climate Change; a checklist for development", November 2005.

Good

   A design strategy which addresses the issues above, or equivalent alternatives

Minimum

   See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 1.4: Proposed local minimum standard: The proposed development is in accordance with North Wiltshire Local Plan development control core policy C3, and a design strategy which addresses at least two of the issues above.

Notes

On warm summer days, the air in urban areas can be 6-8°F hotter than surrounding areas. Scientists call these areas "urban heat islands." This is due to building materials (particularly darker materials such as tarmac, and heavier materials such as concrete) absorbing and radiating heat.
The 2001 BRE publication, *Cooling buildings in London: overcoming the heat island*,[17] outlines techniques to reduce the effects of the 'heat island' by careful design including; alternative cooling strategies, encouraging wind flow and ventilation, using trees, green areas and water features and solar shading.

Further references

Adapting to Climate Change; a checklist for development, November 2005. [18]
The Climate is Changing: Time to Get Ready, Environment Agency, March 2005[19]
Our Climate is Changing: Impacts for the South West, SWCCIP, 2007[20]

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[17] http://products.ihs.com/BRE-SEO/br431.htm
[18] http://www.oursouthwest.com/climate/archive/checklist-for-development-nov-2005.pdf
[19] http://www.environment-agency.gov.uk/commondata/acrobat/ea_cc_eng.2_1057452.pdf
[20] http://www.oursouthwest.com/climate/archive/swccip-intro-leaflet-2007.pdf

Objective

To reduce the overall consumption of clean water for non-potable uses.

Question

What percentage of household baths, showers, hand basins and washing machines are connected to grey water recycling systems to enable water re-use within the home or wider development?

Targets and Justification

Best

> 50%

Good

25% - 50%

Minimum

See relevant local planning authority standard for minimum required.

Extract from South West Sustainability Checklist

Proposal 1.5: Proposed local minimum standard: Compliance with Building Regulations Approved Document Part G, at least 10% grey water recycling, and accordance with Local Plan policy NE22

Notes

The 2005 CIBSE publication *Reclaimed Water*[21] provides a good overview of rainwater and grey water reclamation systems, covering legal requirements, system types, design considerations and system operation requirements. In December 2006 the DCLG issued a consultation paper on *Mandating Water Efficiency in New Buildings.*[22]

It is estimated that more efficient household appliances can use a quarter less water, while rainwater harvesting and grey water recycling can produce further savings. Introducing basic water efficiencies into metered homes could save homeowners £55 a year in water bills without changing their lifestyles. Homes built to EcoHomes 'very good' can cut water use by 39 per cent. Given that the average UK household uses approximately 150 litres of water per day, if all new developments were built to 'very good', water savings would be over 3 billion litres per year.

Further references

Water reclamation guidance: design and construction of systems using grey water BSRIA 2002[23]

The Green House: New Directions In Sustainable Architecture, A Stang, C Hawthorne, Princeton Architectural Press, May 2005

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[21] http://www.cibse.org/index.cfm?go=publications.view&item=294
[22] http://www.communities.gov.uk/index.asp?id=1503251
[23] https://infonet.bsria.co.uk/books-downloads/details/?i=67284

Objective

To ensure that roof space is used productively to enable the use of rainwater

Question

What percentage of the total roof area in the development is designed to allow the harvesting of rainwater for re-use and/or is covered by green roofs?

Targets and Justification

Best

> More than 75% of the roof area used for rainwater harvesting or green roofs; captured water used for irrigation and toilet flushing and/or washing machines

Good

> 50% of the roof area used for rainwater harvesting or green roofs

Minimum

> See relevant local planning authority standard for minimum required.

Extract from South West Sustainability Checklist

Proposal 1.6: Proposed local minimum standard: At least 10% of the roof area used for rainwater harvesting or green roofs

Notes

North Wiltshire Local Plan 2011 policy NE22 states that new development should not increase surface water run-off from the undeveloped situation and requires the demonstration of Sustainable Urban Drainage System (SUDS) principles. The use of rainwater harvesting and green roofs can contribute considerably to adopting these principles.

Further references

Green Roofs and Facades IHS BRE November 2006[24]
Green Roofs: Ecological Design And Construction Foreword by: William McDonough Schiffer Publishing March 2005
Green Roof Plants, EC Snodgrass LL Snodgrass Timber Press November 2006
Planting Green Roofs & Living Walls N Dunnett N Kingsbury Timber Press Sept 2004

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[24] http://www.brepress.com/images/ep74.pdf

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Extract from South West Sustainability Checklist

Proposal 1.7: Proposed local minimum standard: Step C completed, all others considered

Notes

Part L of the Building Regulations demands that all the above issues be considered and that step C is completed to an acceptable extent.

Further references

Part L Explained: The BRE Guide, 2006 Annexe 5[25]
GPG73 Passive Solar Design, BRECSU, 1994
Passive Solar Estate Layout GIR27, DoE/BRECSU, 1997
BR209 Site Layout Planning for Daylight and Sunlight, BRE, 1995[26]
Environmental Design Guide for Naturally Ventilated and Daylit Offices, BRE, 1998[27]
GIL 022 Passive Solar House Design, BRECSU
Sustainable Settlements:A guide for planners, designers & Developers,
UWE/LGMB/IDA, 1995

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[25] http://products.ihs.com/BRE-SEO/br489.htm
[26] http://www.aie.org.uk/books/aie_book_breslp.html
[27] http://www.brebookshop.com/details.jsp?id=641

Question 1.8   **Subject: Carbon Emission Management**   **Importance: 0.9**

Objective

To promote the increased use of renewable energy sources to reduce dependence on fossil fuels producing carbon emissions

Question

What percentage of total site energy demand is produced from an on-site renewable scheme (e.g. wind, solar, hydro photovoltaic bank, CHP operating on biomass or waste) in order to reduce dependence on carbon emitting sources

Targets and Justification

Best

    75%

Good

    Exceeds RSS minimum, but does not generate whole energy demand from renewables >30%

Minimum

    Minimum set by RSS or local authority >10%

Extract from South West Sustainability Checklist

Proposal 1.8: No local minimum standard greater than the RSS requirement for 10% is proposed.

Notes

The 2006 draft Regional Spatial Strategy (RSS), policy RE5 (below) requires a minimum of 10% of total site energy demand to be produced from on-site renewable sources for 'larger scale developments'. The North Wiltshire Statement of Community Involvement defines 'major developments' as being 10 or more dwellings, 1,000m2 floorspace, or sites greater than 1 hectare.

The quarterly *RSS Update* [28] newsletter provides new information on the programme for the assessment and eventual approval of the South West Regional Spatial Strategy. Changes to policy RE5 to 20% are already under consideration together with potential changes to policy G to reflect incremental improvements on carbon emissions over the Strategy period.

RE5   Renewable Energy and New Development

Larger-scale developments will be expected to provide, as a minimum, sufficient on-site renewable energy to reduce CO_2 emissions from energy use by users of the buildings constructed on site by 10%. Developers will be expected to demonstrate that they have explored all renewable energy options, and designed their developments to incorporate any renewable energy requirements. Individual Local Planning Authorities may use lower thresholds for what constitutes a larger-scale development and set higher percentages for on-site generation, taking into account the impact on initial and lifetime affordability of homes.

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[28] http://www.southwest-ra.gov.uk/media/SWRA/RSS%20Documents/RSS%20Update/RSS_Update_v5_web.pdf

North Wiltshire Sustainable Development Supplementary Planning Document:
North Wiltshire Sustainability Checklist For Developments, Consultation Draft, October 2007

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The *South West Renewable Energy Agency Survey* of March 2006 by RegenSW (extract below) indicates that less than 10MW of renewable energy developments have been achieved in Wiltshire out of an RSS target of 65-85MW by 2010.[29]

Wiltshire			
LFG	Calne Landfill	Viridor Ltd	2.2
LFG	Chapel Farm Landfill	SITA Ltd	0.96
LFG	Compton Bassett Landfill	Hills Minerals & Waste	2.2
LFG	Westbury Power Plant Landfill	Viridor Ltd	3.306
Sewage gas	Swindon STW	Thames Water	0.75
Sewage gas CHP	Salisbury STW	Wessex Water	0.085
Sewage gas CHP	Trowbridge STW	Wessex Water	0.085
Solar PV	Corsham	Westlea Housing Association	0.03
Solar PV	ESD Electric Vehicle Garage, Neston	Commercial Building	0.0005
Sub-region total			9.62
South West England region total			122.6

The energy use targets within Part L of the Building Regulations assume 10% on-site renewable energy production. *Part L Explained: The BRE Guide, 2006 Annexe 5* provides a useful concise summary of the relative cost-benefits of differing on-site and domestic renewable energy installations. Grants are available through the DTI's Low Carbon Building Programme (LCBP)[30] for installations in domestic, commercial and other situations, and funding was significantly increased in December 2006.

Some renewable technologies can have a strong visual impact: Solar panels on roofs in a historic area can be quite inappropriate in character and wind turbines and masts can be very visible over large distances. *The Study of Landscape Sensitivities and Constraints to Wind Turbine Development* was approved by the North Wessex Downs AONB Council of Partners on 31st March 2006.[31] It will be used by local planning authorities in the AONB to help develop policies for their new Local Development Frameworks (LDFs). This provides the initial basis of guidance on locating wind turbines in the AONBs of North Wiltshire.

Further references

Renewable energy sources for buildings, CIBSE, TM38, 2006[32]
Guide to UK Mini-Hydro Developments, British Hydropower Association, Jan 2005[33]
SW Regional Renewable Energy Strategy 2003-2010, SWRDA, April 2003[34]

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[29] Survey of renewable electricity & heating projects in South West England, RegenSW, March 2006
[30] http://www.lowcarbonbuildings.org.uk/home/
[31] http://www.northwilts.gov.uk/index/env/planning/localplans/ldf_studies_/env_planning-studies_surveys_guidance/north_wessex_downs_aonb_wind_turbine_study.htm
[32] http://www.cibse.org/index.cfm?go=publications.view&item=348
[33] http://www.british-hydro.co.uk/download.pdf
[34] http://www.regensw.co.uk/content-download/RRES-Strategy-FullReport.pdf

North Wiltshire Sustainable Development Supplementary Planning Document:
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Extract from South West Sustainability Checklist

Proposal 1.9: Proposed local minimum standard: >25%

Notes

'Designed to allow later installation' would be satisfied by the provision of appropriate equipment, space and ductwork for later installation of renewable technologies. For example, hot water cylinders with an extra heating coil for later connection to solar hot water panels.

Further references

Space allowances for building services distribution systems, BSRIA, 1992[35]

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[35] https://infonet.bsria.co.uk/books-downloads/details/?i=66812

Question 1.10	Subject: Sustainable Heating	Importance: 0.8

Objective

To increase the use of sustainable heating / cooling techniques across the development.

Question

To what extent does the development take into account the hierarchy for feasible heating systems
A. District or community co- or tri-generation heating/cooling schemes powered by renewables
B. District or community co- or tri-generation heating / cooling schemes
C. Ducting put in place to enable future connection to district or community heating / cooling systems

Targets and Justification

Best

    B or A

Good

    C

Minimum

    See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 1.10: Proposed local minimum standard: Feasibility of neighbourhood heating considered. CHP, low temperature heating system, solar underfloor heating or heat exchanger for heating (eg: ground, water or air source) proposed.

Notes

Co- or tri-generation refers to the number of energy source alternatives powering the system. Guidance on the application and design of neighbourhood heating is summarised in the 1999 BRECSU publication, *Community Heating – A Guide for Housing Professionals.*[36]
The Combined Heat and Power Association is the trade association for the CHP industry, which provides advice, information and access to grants.[37]

Further references

Guide to community heating and CHP, GPG234, BRECSU, 1998[38]
Small-scale combined heat and power, AM12, CIBSE, 1999[39]
www.regensw.co.uk/bioheat

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[36] http://products.ihs.com/cis/Doc.aspx?AuthCode=&DocNum=252560
[37] Grosvenor Gardens House, 35-37 Grosvenor Gardens, London SW1W OBS
Tel 0171 828 4077 Fax 0171 828 0310 e-mail info@chpa.co.uk Web Site: www.chpa.co.uk
[38] http://www.cibse.org/pdfs/GPG234.pdf
[39] http://www.cibse.org/index.cfm?go=publications.view&item=30

Extract from South West Sustainability Checklist

Proposal 1.11: No additional local minimum standard is proposed.

Notes

Considerations are covered in the 2006 BRE Digest; *Designing roofs for climate change. Modifications to good practice guidance.*[40]
For good and best practice design for stronger rain events, a useful reference is *Designing for exceedance in urban drainage - good practice,* CIRIA 2006.[41]

Further references

Adapting to climate change: a checklist for development, GLA, November 2005.[42]

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[40] http://www.brepress.com/erol.html#14434X17408
[41] http://www.ciria.co.uk/acatalog/c635.pdf
[42] http://www.london.gov.uk/climatechangepartnership/docs/adapting_to_climate_change.pdf

2. Community

Purpose of Category

To ensure that the development supports a vibrant, diverse and inclusive community which integrates with surrounding communities.

North Wiltshire Sustainable Development Supplementary Planning Document:
North Wiltshire Sustainability Checklist For Developments, Consultation Draft, October 2007

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Extract from South West Sustainability Checklist

Proposal 2.1: No additional local minimum standard is proposed.

Notes

Community Plans have been prepared for all the 5 community areas within North Wiltshire, setting out the current needs and pressures within each parish.
North Wiltshire District Council has adopted and published its Statement of Community Involvement, which sets out minimum extents of consultation required for types of development proposals.

Further references

Community Area Action Plan for Calne 2004 – 2014, NWDC
The Community Plan for Chippenham and the Villages 2005 – 2015, NWDC
The Community Plan for the Corsham Community Area 2005 – 2015, NWDC
The Northern Community Area Plan (Wootton Bassett and Cricklade - Area 2), NWDC
A Community Plan for Malmesbury and the Villages: The Future for the Area 2005 – 2015, NWDC[43]

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[43] http://www.northwilts.gov.uk/index/community/cl_neighbourhood_village-community_planning.htm

Extract from South West Sustainability Checklist

Proposal 2.2: No additional local minimum standard is proposed.

Notes

The North Wiltshire Local Development Framework Statement of Community Involvement (SCI) provides guidance on pre-application consultations for differing scales of development proposal.

Further references

North Wiltshire Local Development Framework *Statement of Community Involvement* (SCI), January 2007[44]

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[44] http://www.northwilts.gov.uk/print/adopted_sci_front_cover.pdf

North Wiltshire Sustainable Development Supplementary Planning Document:
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Extract from South West Sustainability Checklist

Proposal 2.3: Proposed local minimum standard: Home Information Packs (HIP) provided.

Notes

The introduction of Home Information Packs (HIPs)[45] will provide the opportunity to present this information. The introduction of HIPs has been delayed, a process of phased introduction will now take place with HIPs being introduced for 4+ bedroom homes from 1 August 2007. From 10 September 2007, all homes in England and Wales with 3 or more bedrooms will need a Home Information Pack (HIP), which includes a home energy rating. The Pack includes an Energy Performance Certificate (EPC), containing advice on how to cut carbon emissions and fuel bills.

Further references

www.communities.gov.uk [46]
www.rics.org [47]

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[45] http://www.homeinformationpacks.gov.uk/
[46] http://www.communities.gov.uk/housing/buyingselling/homeinformation/
[47] http://www.rics.org/Property/Residentialproperty/Acquisitionanddisposalofresidentialproperty/Homebuyingreform/

Extract from South West Sustainability Checklist

Proposal 2.4:   Proposed local minimum standard: As North Wiltshire Open Space Strategy policies OSP2 and OSP3.

Notes

To allow the improvement of facilities, the North Wiltshire Open Space Strategy states that all open space should have a positive management regime, ideally supported by a management plan or statement. North Wiltshire District Council are also preparing a draft Open Space Supplementary Planning Document to provide further detail on the management arrangements for public open space.
Thames Water have invested in research on management of larger scale water grey water recycling schemes, such as that used at the Millennium Dome, featured in their 2002 publication, *Water Recycling and Reuse*.[48]

Further references

North Wiltshire Countryside and Open Space Strategy, NWDC, November 2004[49]

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[48] http://www.thameswater.co.uk/en_gb/Downloads/PDFs/Watercycle_English.pdf
[49] http://www.northwilts.gov.uk/index/leisure/lt_parks_recreation-countryside-2/lt_parks_recreation-countryside_management-2/lt_parks_recreation-open_space_strategy.htm

3. Placemaking

Purpose of Category

To ensure that the most sustainable sites are used for development and that the design process, layout structure and form provide a development that is appropriate to the local context and supports a sustainable community.

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Objective

To ensure effective re-use of appropriate existing buildings.

Question

What percentage of the existing appropriate buildings on site are being re-used/ refurbished?

Targets and Justification

Best

100%

Good

>50%

Minimum

See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 3.1: Proposed local minimum standard: >25%

Notes

For measurements the volume, rather than the number, of existing buildings should be used. Appropriate buildings would include those of sound construction and practicably/viably capable of conversion to a new use.

Further references

New Uses for Old Buildings - A Guide to Their Conversion, Harborough DC, 2003 provides guidance and advice on converting old redundant buildings so they can be used for new purposes. Advice includes the criteria and buildings suitable for conversion.[50]
Adapting Buildings for Changing Uses: Guidelines for Change of Use Refurbishment David Kincaid, 2002 [51]
Architecture Reborn:
The Conversion and Reconstruction of Old Buildings, Ken Powell, 1999 [52]

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[50] http://www.helm.org.uk/server/show/ConGuidance.226
[51] http://www.ribabookshops.com/site/viewtitle.asp?pid=3549
[52] http://www.ribabookshops.com/site/viewtitle.asp?pid=1879

Question 3.2   **Subject: Design Process**   **Importance: 0.8**

Objective

To ensure that the landscaping scheme is attractive and appropriate to the local environment

Question

Has a landscaping scheme been drawn up for the site to provide an integrated and ecologically sensitive green infrastructure? This should include POS, street scenes, public/private space boundaries and site boundaries, with landscape and ecological assets preserved and appropriately augmented.

Targets and Justification

Best

    Drawn up with landscape architect AND qualified ecologist

Good

    Drawn up with landscape architect OR a qualified ecologist

Minimum

    See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 3.2: Proposed local minimum standard: Compliance with policies of the North Wiltshire Local Plan 2011

Notes

Local Plan policies NE14 and NE15 apply in particular.

Further references

Question 3.3   **Subject: Form of Development**   **Importance: 0.9**

Objective

To achieve visual and physical connectivity that makes it easy to find the development and to navigate around it, whilst integrating it into the surrounding area.

Question

Are there physical and visual links between the development and the surrounding area, and how do they integrate the development with the surrounding area?

A. Are new routes into the site continuations of existing access points from the surrounding area?
B. How direct are sight lines of existing neighbourhood streets continued through the site?
C. Are main routes within the site connected directly to main routes in the wider area without feeding through existing routes with less capacity or with a primarily residential function?

Targets and Justification

Best

    Not currently identified

Good

    A design strategy addressing all three issues

Minimum

    See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 3.3: Proposed local minimum standard: The Design and Access Statement addresses the issues listed in DCLG and CABE guidance. A design strategy addressing two issues.

Notes

Building on recent DCLG and CABE guidance, North Wiltshire District Council have produced a guidance leaflet; *Design and Access Statements: An Introduction for Applicants for Planning Permission July 2006.*

Further references

Design and Access Statements: An Introduction for Applicants for Planning Permission, North Wiltshire District Council, July 2006[53]
Design and Access Statements How to Write, read and Use Them CABE 2006[54]
Guidance on Changes to the Development Control System, DCLG, June 2006[55]

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[53] http://www.northwilts.gov.uk/print/final_design___access_word_document_19.07.06-6.pdf
[54] http://www.cabe.org.uk/default.aspx?contentitemid=1334
[55] http://www.communities.gov.uk/publications/planningandbuilding/circularcommunities2

Question 3.4   **Subject: Form of Development**   **Importance: 1.0**

Objective

To make pedestrian movement attractive and safe, reducing reliance upon private cars for local journeys.

Question

Does the proposed street network provide a high quality public realm with a pedestrian friendly environment?

A. Has a choice of good pedestrian routes connecting to services and places people want to use been provided?
B. Are pedestrian routes direct with safe crossings at points where pedestrians want to cross?
C. Has a design strategy been produced to ensure that pedestrian routes are attractive, well-lit and safe, and avoiding where possible un-segregated shared use (pedestrian and cycle) routes?
D. Will traffic calming design measures be applied?

Targets and Justification

Best

Yes to all questions

Good

Yes to 2 or more

Minimum

< 2 points addressed

Extract from South West Sustainability Checklist

Proposal 3.4: No additional local minimum standard is proposed

Notes

Several recent publications by the BRE, CABE, EH and others provide design advice for pedestrian friendly and inclusive environments.

Further References

Streets for All: South West, English Heritage, March 2005[56]
Inclusive urban design - streets for life, Burton E & Mitchell L, Architectural Press 2006
Designing for pedestrians: a guide to good practice, EP67, BRE, 2006[57]
Reclaiming city streets for people, European Commission, 2004

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[56] http://www.english-heritage.org.uk/upload/pdf/South-West-Streets-cover.pdf
[57] http://www.brepress.com/erol.html#14370X17188

Question 3.5   **Subject: Form of Development**   **Importance: 0.9**

Objective

To create a place with a clear identity that is easy to understand and navigate.

Question

Has the development been designed to be easy for users to understand and orientate themselves in, and does it promote a neighbourhood identity?
A.   Have entrances to the development and its different areas been designed as gateways?
B.   Have landmarks, including memorable buildings, been used to help users orientate themselves?
C.   Have clear views and deflected views of landmarks been created?
D.   Have corner buildings been heightened or building line altered to act as landmarks?
E.   Have nodes been emphasised through surface treatment?

Targets and Justification

Best

   Yes to all questions

Good

   Yes to 3 or more

Minimum

   <3 points addressed

Extract from South West Sustainability Checklist

Proposal 3.5: Proposed replacement local minimum standard: Yes to at least 2 questions.

Notes

A sense of enclosure, gateways and landmarks often require a certain extent of built form to become legible. The draft RSS Development Policy F states that local authorities should work towards high density development of housing of varied types and tenures of at least 50 dwellings per hectare (dph). This should apply to developments within urban areas or urban extensions, and where sites are close to public transport nodes, consideration should be given to increasing dwelling density to in excess of 50 dph.

Further References

Townscape, G Cullen, 1961
Site Planning, K Lynch, and G Hack, MIT Press, 1984
Collage City, C Rowe, and F Koetter, 1978

Question 3.6   **Subject: Form of Development**   **Importance: 0.9**

Objective

To ensure that building frontages encourage pedestrian usage of streets, helping to make a place feel more vibrant.

Question

Have 'Active Frontage Guidelines' of the English Partnerships Urban Design Compendium been met in order to promote vitality? Note active frontages means encouraging pedestrian entrances and exits onto streets, which are frequently used.

Targets and Justification

Best

    100% achieves at least Grade C frontage, 50% Grade A

Good

    100% achieves at least Grade C frontage, 25% Grade A

Minimum

    < Good Practice

Extract from South West Sustainability Checklist

Proposal 3.6:   Proposed replacement local minimum standard: As Good Practice in 'Active Frontage Guidelines'

Notes

In the Urban Design Compendium 1(2nd Edition, 2007)[58], good practice means:
- frequent doors and windows, with few blank walls;
- narrow frontage buildings, giving vertical rhythm to the street scene;
- articulation of facades, with projections such as bays and porches
  incorporated,providing a welcoming feeling; and, on occasion,
- lively internal uses visible from the outside, or spilling onto the street.

The relevant 'Active Frontage Guidelines' table is shown below.

Table 5.3 Active frontage guidelines

Grade A frontage	
· More than 15 premises every 100m	· No blind facades and few passive ones
· More than 25 doors and windows every 100m	· Much depth and relief in the building surface
· A large range of functions	· High quality materials and refined details

Grade B frontage	
· 10 to 15 premises every 100m	· A few blind or passive facades
· More than 15 doors and windows every 100m	· Some depth and modelling in the building surface
· A moderate range of functions	· Good quality materials and refined details

Grade C frontage	
· 6 to 10 premises every 100m	· Very little depth and modelling in the building surface
· Some range of functions	· Standard materials and few details
· Less than half blind or passive facades	

Grade D frontage	
· 3 to 5 premises every 100m	· Flat building surfaces
· Little or no range of functions	· Few or no details
· Predominantly blind or passive facades	

Grade E frontage	
· 1 or 2 premises every 100m	· Flat building surfaces
· No range of functions	· No details and nothing to look at
· Predominantly blind or passive facades	

Adapted from Gehl, 1994

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[58] http://www.englishpartnerships.co.uk/publications.htm#bestpractice

North Wiltshire Sustainable Development Supplementary Planning Document:
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Question 3.7	Subject: Open Space	Importance: 1.0

Objective

To ensure access to green space for all

Question

What level of access do building occupiers and users have to public green space?

Targets and Justification

Best

   English Nature's Urban Greenspace (ANG) standard met

Good

   25% of dwellings are within 400m of designated public green space where children can play

Minimum

   See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 3.7:   Proposed local minimum standard: Complies with North Wiltshire Local Plan policy CF3 Provision of Open Space and Open Space Supplementary Planning Document.

Notes

North Wiltshire Open Space Study 2004[59] contains Provision Standards for frequency and proximity of public open space.
English Nature's Urban Greenspace (ANG) standards provide a set of benchmarks for ensuring access to places of wildlife interest. These standards recommend that people living in towns and cities should have:

- an accessible natural greenspace less than 300 metres (5 minutes walk) from home;
- statutory Local Nature Reserves at a minimum level of one hectare per thousand population;
- at least one accessible 20 hectare site within two kilometres of home; one accessible 100 hectare site within five kilometres of home; and one accessible 500 hectare site within ten kilometres of home.

Further information about these standards can be found in English Nature Research Report 526, 'Accessible Natural Green Space Standards in Towns and Cities: A Review and Toolkit for their Implementation'.[60]

Further References

A Space for Nature, English Nature 1996
Providing Accessible Natural Greenspace in Towns and Cities: A Practical Guide to Assessing the Resource and Implementing Local Standards for Provision, English Nature[61]

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[59] http://www.northwilts.gov.uk/index/leisure/lt_parks_recreation-newpage/lt_parks_recreation_open_space.htm
[60] www.english-nature.org.uk/pubs/publication/PDF/526.pdf
[61] http://www.english-nature.org.uk/pubs/publication/PDF/Accessgreenspace.pdf

Extract from South West Sustainability Checklist

Proposal 3.8:   Proposed local minimum standard: Complies with North Wiltshire Local Plan policy CF3 Provision of Open Space and Open Space Supplementary Planning Document.

Notes

North Wiltshire Open Space Study 2004 contains Provision Standards for frequency and proximity of play areas and space in developments.

Further References

 North Wiltshire District Council have also published the consultation document *Everything to play for : A Play Strategy for North Wiltshire District Council 2007 – 2012* to shape and improve play provision across North Wiltshire.[62]

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[62] http://www.northwilts.gov.uk/index/council-democracy/consultations/consultations_diary_01_09_2006/everything_to_play_for.htm

Extract from South West Sustainability Checklist

Proposal 3.9: No proposed local minimum standard.

Notes

English Partnerships' Urban Design Compendium, part 5, provides good practice advice on designing for flexibility.

Further References

Urban Design Compendium 1 and 2, English Partnerships, 2007[63]

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[63] http://www.englishpartnerships.co.uk/publications.htm#bestpractice

Extract from South West Sustainability Checklist

Proposal 3.10: Proposed replacement local minimum standard: Complies with North Wiltshire Local Plan policies H5 to H7 and Affordable Housing Supplementary Planning Document.

Notes

Planning Policy Statement 3 states that affordable housing is non-market housing provided to those whose needs are not met by the market. It can include social-rented and intermediate housing, for example shared equity, and should normally meet the needs of current and future eligible households, for example through restrictions on price, eligibility and resale. It includes private sector and unsubsidised homes that meet the definition.

It should be noted that for any scheme to be acquired and managed by a Registered Social Landlord it must meet all the essential standards as laid out in the Housing Corporation Scheme Development Standards, available from the Housing Corporation. Developers must also be able to prove that these standards will be met, which in practice will mean detailed design of affordable housing elements.

The North Wiltshire Affordable Housing policies and Supplementary Planning Document provide guidance on appropriate forms of affordable housing within scheme proposals and the Housing Needs Survey 2005 identifies local needs.[64]

Further References

Affordable Rural Housing Commission Report, DEFRA, May 2006[65]
North Wiltshire Affordable Housing Supplementary Planning Document, NWDC, Adopted August 2007[66]

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[64] http://www.northwilts.gov.uk/index/env/planning/localplans/env_planning_public_local_inquiry_2/env_planning-housing_needs_survey.htm
[65] http://www.defra.gov.uk/rural/housing/commission/default.htm
[66] http://www.northwilts.gov.uk/index/env/planning/localplans/ldf/affordable_housing_spd.htm

Extract from South West Sustainability Checklist

Proposal 3.11: Proposed local minimum standard: >25%

Notes

Planning Policy Guidance note 3 (PPG3) calls upon local planning authorities to promote design and layouts which are safe and take account of public health, crime prevention and community safety considerations. The Secured by Design website contains design advice publications for various building and development types. [67] Applicants for Secured by Design Awards should familiarise themselves with the relevant publication and then contact their local Police Architectural Liaison Officer for detailed assistance.

Further References

Safety and Security in Housing Design, RIBA, 1989[68]
Designing out crime in Westminster, City of Westminster[69]
The safety and security implications of housing over shops, Joseph Rowntree Foundation Housing Research 2003, February 1997[70]
Crime Prevention Through Housing Design, P Stollard, 1991[71]

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[67] www.securedbydesign.com/guides
[68] http://www.ribabookshops.com/site/featurelist.asp?SEARCHSUBMITTED=YES&searchText=Safety+and+Security+in+Housing+Design
[69] http://www3.westminster.gov.uk/spgs/publications/Designing%20out%20crime.pdf
[70] http://www.jrf.org.uk/knowledge/findings/housing/H203.asp
[71] http://www.informaworld.com/smpp/title~content=t732900596~db=all

Objective

To ensure that the development's lighting scheme is as energy efficient as possible and minimises light pollution.

Question

What steps have been taken to ensure that the development lighting scheme (street lighting, way marking and security lighting – including those on buildings) has been designed to minimise light pollution and be energy efficient)

Targets and Justification

Best

  As good practise plus: some lighting elements powered by renewable power sources; zero upwards transmission

Good

  Lighting columns, timers, duration, illumination patterns varied according to the different lighting requirements of different locations within the site, with energy efficient bulbs used in each type

Minimum

  See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 3.12:   Proposed local minimum standard: As highway authority standards for street lighting. Other lights to be at least capable of utilising energy efficient bulbs and compliant with Local Plan policy NE18 in being as energy efficient as possible or running off renewable energy and minimising upward light pollution

Notes

The Clean Neighbourhoods and Environment Act 2005 makes light nuisance subject to the same criminal law as noise and smells. Research by the UK Home Office also observes that excessive lighting does not reduce crime. The British Astronomical Association's Campaign for Dark Skies (CfDS) actively campaign against light pollution.[72]
Guidance on reducing light pollution has been prepared by the Institution of Lighting Engineers (ILE) in *Guidance notes for the reduction of obtrusive light*, 2005.[73]

Further References

Lighting in the Countryside: Towards Best Practice, Countryside Commission and DCLG, 1997[74]
Low Energy Domestic Lighting, Energy Saving Trust March 2005[75]
GPG 210 *Energy Efficient Lighting in the Retail Sector* BRECSU

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[72] www.britastro.org/dark-skies
[73] http://www.ile.org.uk/uploads/File/02_lightreduction.pdf
[74] http://www.communities.gov.uk/documents/planningandbuilding/pdf/158352
[75] http://www.energysavingtrust.org.uk/uploads/documents/housingbuildings/GIL20%20-%20low%20energy%20lighting.pdf

Objective

To ensure that occupiers of the site are protected from external noise

Question

Does the developer have a design strategy to reduce the impact of external noise (traffic, rail, other) on the habitable rooms of houses and in occupied parts of other buildings

Targets and Justification

Best

> Strategy drawn up with the assistance of acoustic consultants and modelling

Good

> Developers' strategy

Minimum

> See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 3.13:   Proposed local minimum standard: Complies with North Wiltshire Local Plan policy NE18 in

Notes

Local Plan policy NE18 states that development should be sufficiently separated as to not be subject to harm upon public health by excessive noise or vibration.

Further References

Guidance on preparing Codes of Practice for minimising noise, DEFRA, 2002[76]
Neighbourhood noise policies and practice for local authorities – a management guide, DEFRA, Oct 2006[77]
IP 13/82 Noise from neighbours and the sound insulation of party walls in houses BRE, 1982

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[76] http://www.defra.gov.uk/environment/noise/guidance/codes/pdf/noise-codes.pdf
[77] http://www.defra.gov.uk/environment/noise/guidance/pdf/noisemanagement-localauthorities.pdf

4. Transport

To ensure people can reach facilities they need by appropriate transport modes, encouraging walking and public transport use and reducing the use of private cars for shorter journeys.

Question 4.1   **Subject: Public Transport**   **Importance: 1.0**

Objective

To encourage and enable the use of public transport.

Question

Is the development within an existing public transport corridor?

Targets and Justification

Best

     Yes, excess capacity already exists which can accommodate users of the development

Good

     Yes, sufficient capacity to accommodate users of development can be brought on-stream during the build process

Minimum

     Yes - spare capacity unknown or required

Extract from South West Sustainability Checklist

Proposal 4.1: Proposed additional local minimum standard: Complies with North Wiltshire Local Plan policy T1.

Notes

The North Wiltshire District Council website provides maps of the public transport routes and services within North Wiltshire.[78]
The Wiltshire Transport Plan 2006/7 – 2010/11 Annexe 4 deals with the Public Transport Strategy.[79]

Further References

The Wiltshire Transport Plan 2006/7 – 2010/11, Wiltshire County Council, Mar 2006[80]

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[78] http://www.northwilts.gov.uk/index/transport/ts_public_transport/ts_public_transport-buses2/ts_public_transport-routes.htm
[79] http://www.wiltshire.gov.uk/transport/community-transport-service/public-transport-policies-and-strategies.htm
[80] http://www.wiltshire.gov.uk/transport/transport-policy-service/local-transport-plan/local-transport-plan-2.htm

| Question 4.2 | Subject: Public Transport | Importance: 1.0 |

Objective

To ensure the availability of frequent and convenient public transport links to train, tram or tube.

Question

What is the furthest distance that an occupier would have to travel to a major fixed public transport node (train, bus etc) using a regular (every 10-15 mins in urban areas and every 30 mins – 1hour in rural areas) public or community transport link?

Targets and Justification

Best

> <800m

Good

> <1.5km

Minimum

> See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 4.2: Proposed local minimum standard: Complies with North Wiltshire Local Plan policies T1 and T2. Consideration has been given to transport facilities in recognition of proximity to transport nodes and a Transport Assessment provided.

Notes

The above good and best practice standards have a proportional relationship to figures in the 2006 BRE EcoHomes pre-assessment standards, which ask that 80% of a development is within 500m (best) or 1.0km (good).[81]

Further References

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[81] http://www.breeam.org/filelibrary/EcoHomes_2006_Pre_Assessment_Estimator_v1.2_-_April_06.pdf

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Proposal 4.3: Proposed local minimum standard: Compliance with North Wiltshire Local Plan policy T4 including the provision of at least 1 of the improvement measures relating to bus facilities within paragraph 8.13

Notes

Paragraph 8.13 of the North Wiltshire Local Plan identifies transport improvements as follows:

Packages of measures are expected to include a range of the following:
- *Bus shelters, laybys, bus boarders and timetable cases.*
- *Support for new/extended bus services.*
- *Bus priority measures.*
- *Cycle parking, lockers and shower/changing facilities.*
- *Links to and completion of routes on Cycle Network Plans, with down-lighting.*
- *Other cycle lanes, advanced stop lines, cycle activated signals.*
- *Contributions towards providing new railway stations and public transport interchanges.*
- *Safe routes to schools, shops, pubs, bus stops and other local facilities*
- *Pedestrian crossing facilities*
- *Safe and convenient pedestrian routes with down-lighting.*
- *Cycle, pedestrian and public transport links to adjoining developments and town centres.*
- *Public rights of way.*
- *20 mph zones, "Home Zones" and other traffic calming/management measures.*
- *Implementation and enforcement of on street parking controls.*
- *"Quiet Roads" networks on country lanes.*

Further References

Accessible bus stop design guidance, Transport for London, Jan 2006[82]
Bus lanes and Bus Stops, Cycling England, March 2007[83]

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[82]http://www.tfl.gov.uk/assets/downloads/businessandpartners/accessibile_bus_stop_design_guidance.pdf
[83] http://cyclingengland.co.uk/documents/A.10.pdf

Extract from South West Sustainability Checklist

Proposal 4.4: Proposed local minimum standard: Compliant with Local Plan policy T3; Parking, and in accordance with Countywide parking standards set by Highway Authority

Notes

It is interpreted that the Good Practice reference to "Exceeds local authority minimum" means that the proposal exceeds the local authority requirement that parking number be below a set maximum, ie; less than the maximum.
Local Plan policy T2 requires development applications above set thresholds to be accompanied by Transport Assessments and Travel Plans.

Further References

Wiltshire County Council carshare scheme.[84]

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[84] www.carsharewiltshire.co.uk

Extract from South West Sustainability Checklist

Proposal 4.5: Proposed local minimum standard: Consideration given to need for flexible use and/or Homezones as part of Local plan policy T4 and justification of response provided.

Notes

English Partnerships' 2006 publication *Car Parking: What Works Where* highlights the most appropriate car parking approach according to density of development and housing typology. It takes stock of common car parking treatments and reviews how successful they are in providing adequate levels of safe parking with a high quality environment.

Further References

Car Parking: What Works Where, English Partnerships, May 2006[85]
Car Park Designers' Handbook, J Hill et al, 2005[86]

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[85] http://www.englishpartnerships.co.uk/publications.htm
[86] http://books.google.co.uk/books?id=entceBBcgwwC&dq=flexible+use+of+car+parks&psp=1

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Proposal 4.6: Proposed local minimum standard: Compliance with Local Plan policy T4, whereby the feasibility of Homezones has been considered and justification of response provided.

Notes

Home Zones are residential streets in which the road space is shared between drivers of motor vehicles and other road users, with the wider needs of residents (including people who walk and cycle, and children) in mind. There are several publications available about their design, including the comprehensive IHIE 2002 publication *Home Zone Design Guidelines.*[87]
The *Manual for Streets* was launched in March 2007.[88] It supersedes *Design Bulletin 32* and *Places, Streets & Movement*, which are now withdrawn. It provides guidance for practitioners involved in the planning, design, provision and approval of new and existing residential streets, and aims to create more people-orientated streets.

Further References

Home Zones – A Planning and Design Handbook, Mike Biddulph, 2001[89]
Manual for Streets – Evidence and Research, June 2007[90]

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[87] http://www.ihie.org.uk/index3.asp?cat=6&d=2&pageid=17132
[88] http://www.dft.gov.uk/pgr/sustainable/manforstreets/
[89] http://www.jrf.org.uk/bookshop/details.asp?pubID=410
[90] http://www.dft.gov.uk/pgr/sustainable/manforstreets/

Extract from South West Sustainability Checklist

Proposal 4.7: Proposed additional local minimum standard: Complies with Local Plan policy CF3 and Open Space Supplementary Planning Document:

Notes

The North Wiltshire Open Space Study[91] and Strategy[92], which inform the draft Open Space Supplementary Planning Document, requires site-wide networks with direct links to neighbouring routes for major residential development sites.

Further References

Designing for cyclists: a guide to good practice, EP68, BRE, 2006[93]
The National Cycle Network - Guidelines and Practical Details, Sustrans[94]

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[91] http://www.northwilts.gov.uk/index/leisure/lt_parks_recreation-newpage/lt_parks_recreation_open_space.htm
[92] http://www.northwilts.gov.uk/index/leisure/lt_parks_recreation-countryside-2/lt_parks_recreation-countryside_management-2/lt_parks_recreation-open_space_strategy.htm
[93] http://www.brepress.com/erol.html#14370X17263
[94] http://www.sustrans.org.uk/default.asp?sID=1149001882109

Extract from South West Sustainability Checklist

Proposal 4.8: Proposed local minimum standard: Demand for facility assessed. Compliance with North Wiltshire Local Plan policy T4 including cycle facilities within paragraph 8.13

Notes

Paragraph 8.13 of the North Wiltshire Local Plan identifies specific potential cycle facility improvements as follows:
Packages of measures are expected to include a range of the following:
- *Cycle parking, lockers and shower/changing facilities.*
- *Links to and completion of routes on Cycle Network Plans, with down-lighting.*
- *Other cycle lanes, advanced stop lines, cycle activated signals.*
- *Safe routes to schools, shops, pubs, bus stops and other local facilities*
- *Cycle, pedestrian and public transport links to adjoining developments and town centres.*
- *"Quiet Roads" networks on country lanes…..*

Further References

Cycle Parking: Key Principle Design Guidance, Cycling England[95]

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[95] http://www.cyclingengland.co.uk/documents/C.04.pdf

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Question 4.9   **Subject: Reducing the Need to Travel**   **Importance: 1.0**

Objective

To reduce any need or requirement to travel by car to essential facilities by having them within a reasonable walking distance.

Question

Which of the following will be available within the stated distance of all dwellings, located on key pedestrian routes focused around public transport nodes?

A   Shop selling food and fresh groceries (500m)
B   Post box (500m)
C   Childrens' Playground/ amenity area (500m)
D   Postal facility (1000m)
E   Bank or cash point machine (1000m)
F   Pharmacy (1000m)
G   Primary School (1000m)
H   Medical Centre (1000m)
I   Leisure facilities (1000m)
J   Local meeting place/ community centre (1000m)
K   Public House (1000m)
L   Childcare facilities (nursery/ crèche) (1000m)

Source: Ecohomes

Targets and Justification

Best

    All from the list

Good

    at least A, C and F in rural areas, at least 6 from the list in urban areas.

Minimum

    See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 4.9: Proposed local minimum standard: At least A in rural areas, at least 3 from the list in urban areas.

Notes

EcoHomes Pre-assessment standards 2006[96] differ slightly from the above, being applied to 80% of a development and some features and distances being listed differently. However, clear definitions of each item are included in the guidance.[97]

Further References

Better places to live by design: a companion guide to PPG3, 2001[98]

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[96] http://www.breeam.org/filelibrary/EcoHomes_2006_Pre_Assessment_Estimator_v1.2_-_April_06.pdf
[97] http://www.breeam.org/filelibrary/EcoHomes_2006_Guidance_v1.2_-_April_2006.pdf
[98] http://www.communities.gov.uk/publications/planningandbuilding/betterplaces

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Extract from South West Sustainability Checklist

Proposal 4.10:   Proposed replacement local minimum standard: None established in buildings, but ductwork within main infrastructure.

Notes

Openreach publish some design and technical rules on duct dimensions and junction capacities.[99]
The North Wiltshire Local Plan policy BD8: Telecommunications deals with the visual impact of above-ground transmission equipment.

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[99] http://www.openreach.co.uk/orpg/networkinfo/developnetwork/designrules.do

Extract from South West Sustainability Checklist

Proposal 4.11: Proposed replacement local minimum standard: Traffic management assessment of need, but no design strategies

Notes

The newly published Manual for Streets heralds a significant move towards pedestrian-friendly streets and advocates many techniques for slowing vehicle movement in favour of other modes of transport. The resultant reduced sightlines and shared surfaces can provide the added incentive of more developable area.

Further References

Traffic Calming, Department for Transport, March 2007[100]

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[100] http://www.dft.gov.uk/pgr/roads/tpm/ltnotes/pdfltn0107trafficcalm

5. Ecology

Purpose of Category

To ensure that the ecological value of the site is conserved and enhanced maintaining biodiversity and protecting existing natural habitats

Extract from South West Sustainability Checklist

Proposal 5.1: Proposed local minimum standard: Compliance with Local Plan policy NE11

Notes

Local Plan policy NE11 states that proposals should ensure that species and habitats as set out nationally and in the Wiltshire Biodiversity Action Plan (BAP) will be protected and, where possible, enhanced to help deliver the WBAP targets.

Further References

Wiltshire Biodiversity Action Plan (BAP), Wiltshire BAP Forum, 2002[101]
Working with Wildlife site guide, CIRIA, 2005[102]

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[101] www.wiltshire.gov.uk/countryside-biodiversity-action-plan.htm
[102] http://www.ciria.org.uk/acatalog/c567.pdf

Extract from South West Sustainability Checklist

Proposal 5.2: Proposed replacement local minimum standard: No decrease.

Notes

Providing biodiversity as part of developments is part of creating places where people want to live, and also plays a role in mitigating and adapting to climate change.

The Wiltshire BAP includes a series of Habitat Action Plans (HAPs), each covering a Wiltshire priority habitat, and a Species Action Plan for bats. The action plans provide baseline information on our current knowledge, identify current conservation issues, set targets and provide a monitoring framework for Habitat Working Groups, which drive the implementation of each of the Habitat Action Plans.

The Wiltshire BAP identifies a number of 'Priority Habitats' that are characteristic of Wiltshire and for which Wiltshire makes a significant contribution to the UK BAP, as follows:

- Arable Farmland
- Hedgerows
- Lowland Calcareous Grassland
- Rivers, Streams and Associated Habitats
- Standing Open Water
- Wood-Pasture, Parkland and Ancient Trees
- Woodland
- Unimproved Neutral Grassland
- Urban Areas

Further References

Planning Policy Statement PPS9 – Biodiversity and Geological Conservation, ODPM, Aug 2005[103]

Planning for Biodiversity and Geological Conservation: A Guide to Good Practice, ODPM, March 2006[104]

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[103]http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement12
[104]http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement12

Question 5.3   **Subject: Enhancement of Ecology**   **Importance: 1.0**

Objective

To improve the ecological value of the site and support the viability of species by linking populations and habitats.

Question

Will any new wildlife corridors be created to link habitats within the site or link to habitats outside the development?

Targets and Justification

Best

> Links to more than 2

Good

> Link to 2 habitats

Minimum

> Internal to site only

Extract from South West Sustainability Checklist

Proposal 5.3: No additional local minimum standard proposed.

Notes

The areas on and around buildings can provide valuable habitat. For example, domestic gardens in London account for 20 per cent of the capital's surface area, but contain nearly 70 per cent of the city's 5.5m trees, which provide important wildlife habitats.
Wildlife corridors are a means of physically linking habitats, which allow species to move between otherwise isolated areas. They can provide shelter, food and possibly breeding sites and enable species to cross hostile areas, expand their range and colonise new sites. Habitat fragmentation has been an important cause of decline for many key biodiversity species - in relation to impending climate change, species need to be able to adapt by moving to new areas in order to survive.
Rivers are often the only significant semi-natural environments, in intensively farmed or urbanised areas. Thus river restoration projects help to maintain and improve these connections in the landscape.[105]

Further References

Wiltshire'Biodiversity: Ensuring a Future for Wildlife, WWT, 2002[106]
Wiltshire Wildlife Trust [107]
Wiltshire & Swindon Biological Records Centre (WSBRC) provides a central reference point for environmental information on geology, habitats, sites and species in the County of Wiltshire[108]

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[105] www.environment-agency.gov.uk/regions/midlands/567079/567110/765416/825525/?
[106] http://www.english-nature.gov.uk/about/teams/team_photo/BAP%20leaflet%20for%20website.pdf
[107] http://www.wiltshirewildlife.org
[108] http://www.wsbrc.org.uk/

Question 5.4 **Subject: Planting** **Importance: 0.9**

Objective

To ensure that the trees and shrubs that are specified contribute to the ecological value of the site.

Question

Has a mixture of appropriate locally occurring native trees and shrubs been specified?

Targets and Justification

Best

> >90% native and as specified in LBAP or HAP with a long term management plan

Good

> 60-90% native

Minimum

> See local authority minimum standard

Extract from South West Sustainability Checklist

Proposal 5.4: Proposed local minimum standard: Complies with Local Plan policy NE14 (>50% of trees).

Notes

Advice on appropriate trees in Wiltshire can be obtained from relevant officers at the District and County Councils.[109]
The Woodland Trust's British Trees website[110] aims to be the definitive guide to British tree species on the Internet. It contains An Introductory Guide to Native British Trees.[111]

Further References

Tree Planting : Natural Heritage, Environment & Heritage Service NI, 2005[112]
Planting Native Trees and Shrubs, G & K Beckett, 1979

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[109] Email: countryside@wiltshire.gov.uk
[110] http://www.british-trees.com/
[111] http://www.british-trees.com/guide/home.htm
[112] http://www.ehsni.gov.uk/nh007.pdf

6. Resources

Purpose of Category

To promote the more sustainable use of resources related to both the construction and the operation of new developments.

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Proposal 6.1: Proposed additional local minimum standard: Complies with Local Plan policy HE1 to 8.
Proposed replacement Best Practice standard: As Good Practice in addition to publication of full survey and analysis of features:

Notes

North Wiltshire Local Plan 2011 policies HE1 to HE8 stipulate the protection and enhancement required for a range of features from listed buildings and structures to conservation areas, scheduled ancient monuments and archaeological sites. North Wiltshire District Council hold a statutory list and descriptions of all listed buildings and structures in the district[113] scheduled ancient monuments and Conservation Areas.[114]

Further References

Surveying Historic Buildings, D Watt & P Swallow, 1996[115]
Measurement and Recording of Historic Buildings, R Ashton et al, 1993[116]
Archaeology and Planning, NWDC, July 2005[117]

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[113] http://www.northwilts.gov.uk/environment_land_premises_listed_buildings_statutory_register_listed_buildings_514
[114] http://www.northwilts.gov.uk/index/leisure/env_land_premises-conservation/env_land_premises-conservation_area_-2/list_of_conservation_areas.htm
[115] http://www.buildingconservation.com/books/a36.htm
[116] http://www.buildingconservation.com/books/a35.htm
[117] http://www.northwilts.gov.uk/print/archaeology___planning.pdf

Objective

To increase the volume of low environmental impact materials used during the construction of the infrastructure and public realm of developments.

Question

What proportion by mass of total building materials for the public realm and infrastructure have been specified as either: low environmental impact (Green Guide "A" or "B", or equivalent standard), reclaimed or recycled or reused, locally sourced materials?

Targets and Justification

Best

>80% green guide A or B rated or equivalent

Good

50-80% Green Guide A or B rated or equivalent

Minimum

See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 6.2: Proposed local minimum standard: Demonstration of compliance with Local Plan policies C1 and C3 in the prudent use of natural resources and prioritised use of recycled materials.

Notes

The BRE have published the 'Green Guides' which provide ratings for different materials. It is expected that the Code for Sustainable Homes will require calculation and a scoring mechanism based on this system.

The Waste and Resources Action Programme (WRAP)[118] works in partnership, helping businesses and the general public to reduce waste, to use more recycled material, and recycle more things more often. Refer also to the highway authority for tables showing Permitted uses of secondary aggregates in the Specification for Highway Works. Good practice levels of recycled content in construction are cost-neutral or cost saving.

Further References

The Green Guide to Specification, BRE, Jan 2002[119]

The Green Building Handbook: A Guide to Building Products and their Impact on the Environment, Vols 1 & 2 T Woolley et al, Nov 1997 and April 2000

Natural Building: A Guide to Materials and Techniques T Woolley, August 2006

Guide to use of industrial by-products and waste materials in building and civil engineering BSI BS 6543, 1985

The Greenspec website contains useful info on products, suppliers & contractors.[120]

Assoc. for Environment-Conscious Buildings (AECB) lists practitioners & suppliers.[121]

Green Building Bible, K Hall, Green Building Press, October 2006

Green Building Bible Volume 2: In Depth Technical Information and Data
K Hall, Green Building Press, October 2006

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[118] http://www.wrap.org.uk/
[119] http://www.brebookshop.com/details.jsp?id=93716
[120] http://www.greenspec.co.uk/index.html
[121] Web Site: http://www.aecb.net

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Extract from South West Sustainability Checklist

Proposal 6.3: No additional local minimum standard proposed:

Notes

Recognised accreditations include the Forest Stewardship Council (FSC)[122] Certification Scheme and Programme for the Endorsement of Forest Certification (PEFC).[123] Links from the PEFC website can be used to find out about the companies who have Chain of Custody Certification and the forests which are certified – at October 2007 over 500 such certificates had been issued.
The UK Certification Scheme is being reviewed during 2007 and it is proposed to adopt the UK Woodland Assurance Standard (UKWAS) as the future model for forest management standards in the UK.
The Central Point of Expertise on Timber Procurement (CPET) is a service of the UK Government set up by DEFRA advising on responsible purchasing and compliance criteria.[124]

Further References

The Good Wood Guide, FoE, 2001
Wiltshire Wood Recycling are a not for profit organisation reclaiming wood for re-use.[125]

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[122] http://www.fsc.org/en/
[123] http://www.pefc.co.uk/
[124] http://www.proforest.net/cpet
[125] http://www.wiltshirewoodrecycling.org.uk/

Extract from South West Sustainability Checklist

Proposal 6.4: Proposed local minimum standard: Appointed contractor shall be a member of the Considerate Constructors Scheme or produce a Site Environment Plan and adopt equivalent protective measures

Notes

The construction industry is a major source of pollution, responsible for around 4% of particulate emissions, and more water pollution incidents than any other industry.[126] The Considerate Constructors Scheme (CCS)[127], started in 1997, is a successful voluntary Code of Considerate Practice, which is adopted by participating construction companies, and includes requirements to mitigate pollution from construction activities.
The Site Environmental Plan should be prepared in accordance with best practice guidance, such as the Environmental Good Practice on Site, CIRIA, 2005.[128] CCS and CIRIA also run relevant training courses.

Further References

The Sustainable Build website offers a useful list of simple measures to reduce risk of water quality contamination from construction sites.[129]
The Green Register of Construction Professionals provides a resource across the construction industry and relevant training.

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[126] http://www.sustainablebuild.co.uk/PollutionFromConstruction.html
[127] http://www.considerateconstructorsscheme.org.uk/htm-home/index.html
[128] http://www.ciria.org.uk/acatalog/C650.html
[129] http://www.sustainablebuild.co.uk/PollutionFromConstruction.html

Question 6.5	Subject: Recycling and Composting	Importance: 1.0

Objective

To promote increased levels of kitchen and garden/ landscaping composting.

Question

What facilities are provided to enable on-site composting of appropriate kitchen and/or garden waste?

Targets and Justification

Best

    Community based composting site provided, and compost available to local residents

Good

    Community-based composting site provided

Minimum

    See relevant local planning authority standard for minimum required

Extract from South West Sustainability Checklist

Proposal 6.5: Proposed local minimum standard: Where sufficient size of external space is proposed, appropriate designated space within building curtilage provided for composting container

Notes

The National Waste Strategy 2000 specified that we must recycle or compost 30% of household waste by 2010. The government has also set the target of ensuring that 40% of households have garden composting facilities available by 2010. As a Council we are dependent upon the help and support of our residents to enable these targets to be met.

Up to 50% of the household dustbin is comprised of material that can be composted. Local advice on composting is available at www.recycleforwiltshire.com[130]

Further References

Wiltshire Wildlife Trust website has local recycling directories & composting info.[131]
www.wasteinwiltshire.com is the website of the Wiltshire Waste Partnership.
www.recyclenow.com provides general advice on home composting.
The National Waste Strategy 2000 and 2007[132]
Recycle for Wiltshire website.[133]
'Reduce the Use' website set up to help small businesses become more environmentally friendly, save money and comply with environmental legislation.
WRAP works in partnership with businesses and consumers to increase recycling.
FoE 'Reduce, Re-use, Recycle' campaign
Envirowise provide government-funded free advice to businesses on reducing waste.

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[130] http://www.recycleforwiltshire.com/recycling/home-composting.html
[131] http://www.wiltshirewildlife.org/Default.asp?mainmenu=choicesforchange&EntityID={21F46 6A2-B3F3-4B3A-BDA2-97578A3DC4EC}
[132] http://www.defra.gov.uk/environment/waste/strategy/strategy07/pdf/waste07-summary.pdf
[133] http://www.recycleforwiltshire.com/

Objective

To allow for storage of recyclables in occupied buildings prior to collection and remove the need for frequent journeys to the local recycling facilities.

Question

Has appropriate space been made available for the storage of recyclables, in locations accessible to collection vehicles, within the site?

Targets and Justification

Best

Appropriate containers with lids provided in designated space within building as well as either minimum or good practice

Good

Appropriate containers with lids provided in designated space in a nearby building less than 10m walk from external door

Minimum

Appropriate containers with lids provided outside, in designated space within building curtilage

Extract from South West Sustainability Checklist

Proposal 6.6: No additional local minimum standard is proposed.

Notes

In BS 5906[134] best practice standards for storage of domestic waste are either internal storage capacity of 60 litres, or external storage capacity of 180 litres (per dwelling).

For developments of more than one residential unit, external storage capacity can be less than these standards, providing that applicants can demonstrate that the provision of communal external storage is large enough to cater for all dwellings, based on a collection timetable that has been agreed with the council.

This extract from the August 2006 *Quarterly Progress Report to the Wiltshire Waste Partnership Forum*, illustrates how important the improvement of recycling waste is within North Wiltshire. The District rate of 20% compares poorly with the County average of 39%. The Countywide target for 2020 is some 50%.

2. Recycling and Composting

Recycling / composting target
BVPI Targets 2007/08
(a) KDC = 25%
(b) NWDC = 20%
(c) SDC = 30%
(d) WWDC = 21%
(e) WCC + DCs = 30%
(Source: BVPI)

Wiltshire targets :
2005/06 = 33%
2010/11 = 40%
2020 = 50%
(Source: JMWMS[1])

(BVPI 82a and b)

Benchmarking BV82a/b:

2002/03:
DC average 13.5%
CC average 18.5%

2003/04:
DC average 17.8%
CC average 22.8%

2004/05:
DC average 22.6%
CC average 28.0%

2005/06:
DC average n/a
CC average 29.9%*

(source: DCLG/NAWDO - provisional)*

(2a) Recycling / composting rates

		% of H'hld Waste Recycled / Composted		
	YTD Tonnes	YTD	Last Qtr	Aug-06
KDC	4,350	34.21%	29.52%	42.90%
NWDC	4,162	20.44%	20.36%	20.22%
SDC	9,450	22.28%	21.77%	23.30%
WWDC	9,197	41.03%	42.33%	34.28%
WCC + DCs	39,544	39.56%	39.24%	39.37%

(source: WCC, using Hills' monthly returns)

(2b) Household waste recycling / composting trends

	% of H'hld Waste Recycled / Composted				
	2002/03	2003/04	2004/05	2005/06	2006/07 (YTD)
KDC	11.04%	11.33%	14.92%	21.04%	34.21%
NWDC	9.25%	11.46%	16.27%	18.42%	20.44%
SDC	15.96%	17.05%	18.64%	21.37%	22.28%
WWDC	9.58%	9.84%	16.75%	27.01%	41.03%
WCC + DCs	19.38%	21.02%	26.67%	31.60%	39.56%

134 *BS 5906: Waste Management in Buildings – Code of Practice*, BSI, 2005

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Question 6.7   **Subject: Construction Waste**   **Importance: 1.0**

Objective

To minimise / manage the waste produced on site to limit diversion to landfill.

Question

Will a site waste management plan be produced by the developer, prior to commencement of work on site, to limit the environmental impact of construction activities?

Targets and Justification

Best

> As good practice, with use of benchmarking and measuring tools (e.g. SMARTWaste or equivalent), with provision of training and awareness raising for onsite waste management

Good

> Site Waste Management Plan (SWMP) which incorporates final reporting of waste management performance (with respect to recycled and secondary materials, waste reduction, segregation, recovery and disposal) and cost savings identified

Minimum

> See relevant local planning authority standard

Extract from South West Sustainability Checklist

Proposal 6.7: Proposed local minimum standard: Complies with RSS policy W4 in that 'major applications' should include an audit of waste management and recycling for the development and its construction process.

Notes

Of 420 million tonnes of materials used in the construction sector each year, some 90 million tonnes of construction and demolition waste is generated – the industry produces three times the waste produced by all UK households combined. One-third of waste materials in the UK, including some 13 million tonnes of products that are delivered to site each year, are not used.

Analysis shows that good practice in materials ordering and managing site waste can save up to 20% of materials on site. With financial savings from segregating and recycling wastes to avoid landfill, this can reduce build costs by 3%.

Extract from 2006 draft Regional Spatial Strategy (RSS)[135]

> **W4**   **Controlling, Re-using and Recycling Waste in Development**
>
> All proposals for larger-scale development should include as part of the planning application a report comprising an audit of waste materials on site and proposals for how waste will be managed over the lifetime of the development.

Further References

Site Waste Management Plans (SWMP): Guidance for Construction Contractors and Clients: Voluntary Code of Practice, DTI, 2004[136]
Constructing Excellence website.[137]

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[135] http://www.southwest-ra.gov.uk/media/SWRA/RSS%20Documents/Final%20Draft/section_7.pdf
[136] http://www.constructingexcellence.org.uk/resources/publications/view.jsp?id=2568
[137] www.constructingexcellence.org.uk

7. Business

Purpose of Category

To ensure that the development contributes to the sustainable economic vitality of the local area and region.

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Objective

That new business space should complement and enhance those businesses already in the local area.

Question

Does the new business space increase/ maintain the viability of existing businesses?

Targets and Justification

Best

    Economic study shows that the facility will meet the needs of existing businesses in the area

Good

    Committed anchor tenant with complementary business to those existing in the area is identified

Minimum

    Local Authority requirement

Extract from South West Sustainability Checklist

Proposal 7.1: Proposed local minimum standard: Complies with Local Plan policy BD1.

Notes

Under Local Plan policy BD1, paragraph 10.4 states; "In the interests of sustainability … employment allocations will be directed to the major settlements within the District which exhibit greatest growth potential over the plan period to 2011 (and) will reinforce existing, established employment zones at these major settlements, reducing the need for out commuting where potential workforce growth exceeds outstanding employment allocations in these settlements."

Further References

North Wiltshire Retail Needs Survey, Donaldsons, 2004[138]
North Wiltshire Retail Needs Assessment update, Donaldsons, 2005
North Wiltshire Employment Study, Lichfield & Ptnrs, 2004[139]

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[138] http://www.northwilts.gov.uk/print/index/env/planning/general_information/env_planning-studies_surveys_guidance/env_planning-retail_needs_survey.htm
[139] http://www.northwilts.gov.uk/index/env/planning/localplans/ldf_studies_/env_planning-studies_surveys_guidance/env_planning-lp_employment_study.htm

Extract from South West Sustainability Checklist

Proposal 7.2: Proposed additional local minimum standard: Consideration given to whether proposed sector compliments those prioritised in the RES.

Notes

The Regional Economic Strategy sets out prioritised business sectors in Table 5 below.   It also goes on to state: "Given the predominance of Small Medium Enterprises (SMEs) in the region, the development of an effective business support network is a key area for public sector involvement."

In 2004, the DTI estimated that of the 4.3 million business enterprises in the UK, 99.9% were small to medium sized.   SMEs also accounted for 58% of UK employment (small enterprises 46.8%) and more than half of the UK's estimated business turnover. The South West has the highest SME base in England, accounting for just over 70% of employment.[140] In recognition of the extent of small enterprises, the category of 'micro' (<10 personnel) was introduced in 2005.

Further References

Regional Economic Strategy for South West England 2006–2015, SWRDA, 2006

Table 5: Important Regional Sectors

SECTOR	DEFINITION	RDA PRIORITY	LSC PRIORITY	OTHER KEY SECTORS
Advanced engineering [1]	Esp. aerospace and defence-related	■		
ICT [1]	Esp. semi-conductor design and wireless	■		
Marine [1]		■		
Food and drink [2]		■		
Tourism [2]		■		
Creative industries [3]	Esp. digital media	■		
Environmental technologies [3]	Esp. renewable energy and waste	■		
Bio-medical [3]		■		
Health and social care			■	
Retail			■	
Engineering			■	■
Construction			■	■
Public administration				■
Finance and business services				■
Distribution and transport	Inc. logistics			■
Paper and printing				■

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[140] *Statistical Press Release URN 05/92*, Office for National Statistics, 2005

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Extract from South West Sustainability Checklist

Proposal 7.3: Proposed local minimum standard: Conformance with Local Plan policies BD1 – 7.
Proposed replacement local Good Practice standard: Yes to either.
Proposed replacement local Best Practice standard: Yes to both.

Notes

Local Plan policies BD1-7 make several references to the scale and size of business development proposals requiring to be appropriate to their context, much of which is settlements of a small-scale or rural nature.
Guidance is emerging nationally for Live/Work units to assist small business start-ups such as the *Hillingdon Live/Work Accommodation Supplementary Planning Document*, 2006.[141]

Further References

www.liveworkhomes.co.uk contains advice on the design of live/work accommodation.[142]

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[141] http://www.hillingdon.gov.uk/environment/planning/spd/livewrk_sustappr.pdf
[142] http://www.liveworkhomes.co.uk/content/view/332/295/designing-live-work%3A-have-you-ticked-right-boxes.htm

8. Buildings

Purpose of Category

To ensure that the design of individual buildings does not undermine the sustainability of the overall development.

Question 8.1   **Subject: Specified BREEAM**   **Importance: 1.0**

Objective

To ensure individual buildings underpin the sustainability of the development.

Question

What BREEAM/ EcoHomes/Code for Sustainable Homes rating is sought for the proposed buildings?

Targets and Justification

Best

> BREEAM / EcoHomes Excellent or Code Level 5 for <10 dwellings & Code Level 6 for 10 or more dwellings

Good

> BREEAM / EcoHomes Excellent or Code Level 4 for <10 dwellings & Code Level 5 for 10 or more dwellings

Minimum

> BREEAM / EcoHomes Very Good or Code Level 3 for <10 dwellings & Code Level 4 for 10 or more dwellings

Extract from South West Sustainability Checklist

Proposal 8.1: Proposed additional local minimum standard: …or Code Level 5 for 250 or more dwellings
Proposed amendment to Good Practice standard: Omit reference to EcoHomes.
Proposed amendment to Best Practice standard: Omit reference to EcoHomes.

Notes

The 10 dwelling and 250 dwelling thresholds above correspond with the size of 'Major' development proposals as defined by the Planning Acts (GDP 2006)[143] and South West Regional Assembly[144] respectively; appropriate thresholds for other uses and site sizes are also given. For building types not covered by BREEAM Offices, Industrial, Schools or Retail, a bespoke BREEAM assessment can be conducted.[145] The Code for Sustainable Homes (CfSH) has replaced EcoHomes from April 2007. Compliance with the Code is mandatory for publicly funded homes from April 2007, but is voluntary in the short term within the private sector. It is likely that compliance may become mandatory for all new homes in England as early as 2008.[146] In December 2006, the government published its proposed strategy and timetable for meeting the target of zero carbon housing within a decade, in *Building a Greener Future: Towards Zero Carbon Development*.[147] The proposals include 25% energy/carbon improvement to Building Regulations standards by 2010, at which point the regulatory standard would be equivalent to Level 3 of the new Code. It is also intended a further improvement in Building Regulation energy standards would be enforced in 2013, equivalent to a 44% improvement on 2006 levels (Level 4), before moving to zero carbon housing in 2016 (Level 6). The Housing Corporation confirmed in December 2006 that the government's requirement that all new publicly-funded housing must meet the Level 3 standard will apply to its next bidding round for 2008-2010.

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[143] http://www.opsi.gov.uk/SI/si2006/20061062.htm
[144] http://download.southwestrda.org.uk/file.asp?File=/regional-infrastructure/general/delivering-through-planning.pdf
[145] http://www.breeam.org/
[146] http://www.nhbcbuilder.co.uk/Consultancyservices/SustainabilityServices/Codeforsustainablehomes/?gclid=CICBo7TQgo8CFQMsFQodtjWD3A
[147] http://www.communities.gov.uk/documents/planningandbuilding/pdf/153125

The draft South West Regional Spatial Strategy (RSS) Development Policy G (right) requires an Ecohomes rating of Very Good and Level 3 of the Code for Sustainable Homes (CfSH) for all developments up to 10 homes; and Level 5 of the Code for all developments of 10 or more homes.

While achievement of a BREEAM or Ecohomes rating is voluntary, a minimum SAP rating is mandatory under the Building Regulations. The new Part L requires the submission of a SAP Rating calculation at the *design* stage to verify that the new building can comply. Visible external design features such as chimneys, exhaust vents (for both combustion appliances and mechanical ventilation systems), arrays of solar photo-voltaic collectors will need to be considered at the Planning Application stage. Agents preparing Planning Applications should be aware of this and also that some of these renewable energy and carbon-neutral features may need to be incorporated for compliance with the regulations.

Development Policy G

Sustainable Construction

Developers, local authorities, regional agencies and others must ensure that their strategies, plans and programmes achieve best practice in sustainable construction by:

- Following the principles contained within the *'Future Foundations'*, the South West's sustainable construction charter, to raise awareness of sustainable construction

- Requiring that all new and refurbished buildings achieve the requirements of BREEAM and Eco-homes, very good standard, or at least Level 3 above minimum building standards in the emerging *'Code for Sustainable Homes'*, in order to minimise lifetime resource use, energy consumption, water use and waste production

- Requiring that all larger scale developments and, in particular, urban extensions, are designed and constructed to meet the top Level 5 of the emerging *'Code for Sustainable Homes'*, including carbon neutrality

The 2006 Building Regulations have introduced the Energy Performance Buildings Directive (EPBD) whereby energy certification for the marketed sale of houses will coincide with the introduction of the Home Information Pack (HIP) from August 2007. It is expected that by January 2009, energy performance certificates will be required for all buildings on their construction, sale and rent, and also for display in large public buildings. The methodology used for the energy element of the Code for Sustainable Homes rating is essentially the same as that to be used for Energy Performance Certificates.

Households in the UK produce 27% of UK's CO_2 emissions. The inclusion of sustainability measures in new homes can also result in cost savings for the homeowner. The Environment Agency estimates that it only costs £800 per house to achieve a 25% improvement in the overall sustainability of that home (using 2002 Building Regulations as a baseline) and reduced utility bills of approximately £138 a year. Even if costs were passed onto the house buyer, only up to £4 per month would be added onto a typical £100,000 mortgage. Therefore, more efficient homes can be more affordable overall, particularly for those on low incomes who spend a higher proportion of their income on bills. At the other end of the scale, stamp duty exemption for zero carbon homes (CfSH level 6) came into force in October 2007.

Further References

Code for Sustainable Homes, ODPM, December 2006[148]
Code for Sustainable Homes: Technical Guide, ODPM, October 2007[149]

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[148] www.planningportal.gov.uk/england/professionals/en/1115314116927.html
[149] http://www.planningportal.gov.uk/uploads/code_for_sustainable_homes_techguide.pdf

Appendix 1: Overview

South West Sustainability Checklist

The new, easy to use tool for sustainable developments in the South West

Welcome to the Sustainability Checklist to help achieve best practice in built environment sustainable development in the South West.

To start using the tool, simply enter your Username and Password in the box on the right hand side. You can also visit the 'How does it work?' section. Once you have registered, you will be able to create projects and produce reports that will help you to achieve best practice sustainable development in the South West.

The menu on the left provides further advice and information on using the checklist.

1. What is the checklist?

The Checklist is a new, easy-to-use online tool that has been developed by Future Foundations and BRE. Devised specifically to guide the design of new developments by making sense of current policy, the Checklist highlights best practice, complementing Ecohomes and the new Code for Sustainable Homes.

The Checklist covers regionally specific sustainability and planning issues, emphasising those of higher priority. It can also be adapted to reflect locally significant concerns.

Ecohomes/BREEAM and the Code for Sustainable Homes assess the environmental performance of designs for individual new homes and buildings. The Checklist complements these by looking at issues relevant to the overall development scale, helping developers, local authorities and other interested parties to deliver sustainable communities.

The tool identifies a range of sustainability issues covered in the Regional Spatial Strategy for the South West enabling users to assess to what extent a design proposal will deliver on each issue.

2. What is its purpose?

There is broad agreement that new developments need to contribute to the creation of sustainable communities. Tools such as Ecohomes, BREEAM and the Code for Sustainable Homes assess the environmental performance of designs for individual new homes and buildings. This Checklist works at the next scale; helping developers, local authorities and other interested parties to assess how sustainable designs are for new housing and mixed use developments.

The South West Sustainability Checklist is intended for use at the design and planning application stages of a new development. It focuses on the sustainability issues pertinent to spatial planning, although it does address those construction and "in-use" issues that can be anticipated or influenced at the design phase. The Checklist assumes that the sustainability of sites being brought forward for development in Local Plans has been subject to Sustainability Appraisal / Strategic Environmental Assessment and has been tested at Examination in Public. As a result there is less focus on site location.

The South West Sustainability Checklist is a tool for decision-makers; in itself it does not make decisions. Flexibility is built into the tool to allow for variations in sites and locations as issues pertinent in one area may be less significant in another.

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3. Who will use it?

The Checklist can be used on new or regeneration schemes to assess the sustainability potential of the development. It is a tool for decision makers in the public and private sector.

Developers

Prior to outline or full planning application, a developer can check whether the design meets their own and their client's sustainability requirements. They can then reassess the design if required. Strengths and weaknesses relating to regional policy will also be apparent prior to the planning application.

Local Authority Planners

On receipt of a completed Checklist, planners have a one page graphic overview of the sustainability performance of a planning application. More detail is easily obtainable from within the Checklist if required.

Local policy targets can be inserted into the tool where national or regional minimum targets do not exist. It can also be used to set site specific targets, in site briefs or supplementary planning documents.

Local Authority Planning Committee Members

The summary graphic report produced by the Checklist gives an easy to read overview as to how the development performs on sustainability issues. Topics covered provide a comprehensive and simple framework for discussions.

4. How might it be used?

The checklist will be used by a wide variety of users at different stages of the development process. From outline scheme proposal to full planning applications. Below are some examples:

Developers:

1. Assess which questions you believe are "not applicable" early in the design process and agree them with the planning authority before working up the design if at all possible – re-working is expensive if they do not agree.
2. Make sure the design team are familiar with the checklist questions at the start of the design process so that the issues can be considered as an integral part of the design process, rather than trying to add "bolt ons" at a later stage.
3. Answer questions in the Checklist as the design is worked up. Use the reports from the Checklist to see whether the design meets your (and your client's) requirements, and reassess after changes. Be aware of weaknesses that may be questioned in the Planning process.

Local Authority Policy Planners:

1. The Checklist sets out a range of sustainable development issues pertinent to the region. Where national or regional minimum targets do not exist, local authorities are encouraged to set minimum targets.
2. Policy Planners may wish to specify that "good" or "best" practice performance levels must be achieved on specific questions for key sites. This can be incorporated into site briefs or Supplementary Planning Documents (SPD's).
3. The range of issues in the checklist may prove useful in preparing the SA/SEA framework, particularly Tasks A1 and A3 as set out in the DCLG guidance document.
4. Responses to particular questions can be amalgamated from all completed Checklists to provide trend on progress towards sustainability objectives in a county district. These may be useful in Annual Monitoring Reports, and also in informing future iterations of the LDP and SA/SEA.

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5. Local Authorities may wish to adopt the SW Checklist for Developments as an SPD, or alternatively may wish to tailor it locally and adopt the tailored version as SPD to ensure that it is submitted with all planning applications above a designated size threshold.

Local Authority Development Control Planners:
1. The Checklist acts as an "aide memoire", picking out the key sustainability issues in regional planning policy that need to be considered in planning applications.
2. The summary report from the Checklist provides a graphic overview report as to how the proposed development performs against the sustainability issues drawn from the SW Plan. The profile of performance against 8 different section headings can be used as a "Rule of Thumb" as to whether the development is addressing sustainability issues pertinent to a particular type of site. For example, a site close to an environmentally sensitive area would be expected to perform well on ecology issues.
3. It is NOT expected that the planner will interrogate the answer to all questions. However, having all the information in one place (or references to appropriate sources of information in the rest of the planning application materials) makes it easy to examine specific issues:
4. Planners can consult the full list of questions to highlight those of either local or site specific importance. This will signpost those questions and responses that the Development Control planner may wish to interrogate in detail to assess the suitability of the response.
5. Where scores for particular sections are unexpectedly high or low, the planner can look at the relevant questions to see whether this is acceptable for the development and site in question.
6. If the application or site are particularly significant, the Planner can either conduct a random check of answers to questions to satisfy themselves that the scoring has been carried out appropriately, or can ask for independent verification from a third party.

Local Authority Planning Committee Members:
1. The summary graphic report from the Checklist gives an overview as to how the development performs on regional sustainability issues. The Committee may wish to have more detailed feedback on particular issues, and can choose to interrogate the responses to questions of interest.
2. When discussing planning applications with other interested stakeholders, the Checklist provides a common framework for those discussions. It is anticipated that ward Councillors may wish to interrogate responses to specific questions that are of concern to either objectors or supporters of development proposals.

Outline vs Full planning applications
Since different planning authorities make different requirements of outline planning applications, we are not able to predict exactly which questions will apply at the outline stage. We therefore recommend that if an outline application is to be submitted, developers and planners agree which questions will be addressed in reserved matters.
The Developer should click the "not applicable" option for these questions when the checklist is completed for the outline application, and note in the justification box that the question will be addressed in the reserved matters. If a second checklist is completed for the reserved matters, previously answered questions should be marked as "not applicable" with the justification box stating that they have been previously answered in the outline application.

5. What does it cover?

The Checklist includes questions and criteria organised under eight, easy to understand categories. Click on the 'Checklist' tab to get an overview of everything covered in the site, even before you have logged in and created an account.

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Climate Change and Energy
- Flooding
- Heat island
- Water efficiency
- Sustainable energy
- Site infrastructure

Community
- Promoting community networks and interaction
- Involvement in decision making
- Supporting public services, social economy and community structure
- Community management of the development

Place Making
- Efficient use of land
- Design process
- Form of development
- Open space
- Adaptability
- Inclusive communities
- Crime
- Street lighting / light pollution
- Security lighting

Buildings
- EcoHomes / BREEAM or Code for Sustainable Homes

Transport and Movement
- General policy
- Public transport
- Parking
- Pedestrians and cyclists
- Proximity of local amenities
- Traffic management
- Car club

Ecology
- Conservation
- Enhancement of ecology
- Planting

Resources
- Appropriate use of land resources
- Environmental impact
- Locally reclaimed materials
- Water resource planning
- Refuse composting
- Noise pollution
- Construction waste

Business
- Competitive business
- Business opportunities
- Employment

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- Business types

6. The headings

The same headings are used for the SW Checklist for the other English regions. This provides developers and planners with a degree of consistency, efficiency and similarity in approach across regions.
Questions are organised in logical, topic-based categories, linked to local authority departments. Crosscutting themes, such as health, are not covered under a dedicated heading. Similarly, questions included in the Checklist, relevant to spatial planning and health, are not located in one section.
Where groups have an interest in crosscutting issues, we suggest they use the full list of questions to identify those which have relevance to the issue of interest, assessing the answers to examine the contribution a development proposal makes.
When the Checklist is reviewed we will welcome comments on issues that commentators believe should be included in the next iteration, as well as comments on the structuring.

7. Fitting with policy

The Checklist assists in the delivery of the Regional Spatial Strategy(RSS) for the South West by identifying a range of sustainability issues covered in the draft South West RSS, and enabling users to assess to what extent a design proposal will deliver on each issue.
As far as possible, the Checklist has sought to integrate other useful tools and measures to provide a "one stop shop". However, if it went into detail on every issue it would be extremely unwieldy and time consuming. We have provided links to other policies and tools elsewhere on this website.
The Checklist does not negate the need for other statutory appraisals (such as EIA) to be provided. However an EIA can be used to answer some questions within the Checklist.
Whilst the Checklist has been designed to reflect RSS policy (which legislatively will form part of local planning policy), it can be tailored to reflect local policy and the findings of SEA/SA for local plans. However, links to other policies and tools elsewhere, have been provided on this website to enable further detail to be accessed.

8. Creating locally tailored versions

Local authorities are welcome to create their own, tailored version of the Checklist that takes into account specific local issues, particularly those identified in Sustainability Appraisal/Strategic Environmental Assessment processes.
1. Most questions do not have set minimum standards as this has been left to local authorities to determine (unless there are national or regional minimum standards set). Local authorities are encouraged to set minimum standards which reflect their local context. (We are aware that some local authorities may already have minimum standards which are equivalent to or higher than the "good" target set in the Checklist. In this case, we suggest that they continue with their minimum standard, and adjust the "good" or "best" practice targets as appropriate.)
2. Re-weight the questions to reflect the significance of the issue they address in the local authority area. This should be informed by the SA/SEA undertaken for the local plan.

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Questions should ONLY be weighed against others in the same section - i.e. weight questions in "Resources" together, questions in "Ecology" together.

3. Add questions to address locally significant issues. These issues may arise as part of the SA/SEA process. Such issues must be covered by policies in either local, regional or national planning policy, otherwise the local checklist will be formulating new policy – there is then no statutory basis for that question to be considered in the planning process.

The Regional Checklist provides a degree of consistency for developers across the South West. Since the issues addressed in the Checklist are taken from the draft South West Regional Spatial Strategy (RSS) which will provide a statutory basis for every Local Development Plan in the SW, questions should not be removed from the Checklist.

9. The national picture

It is the intention that each English region will eventually have their own Regional Sustainability Checklist for Developments. Representatives from each region meet annually to share experience and learning, to co-ordinate the future direction of the Checklists and to maintain consistency.

10. How does it work?

The Checklist is free, secure and anyone can use it by simply registering and setting up an account. Once you have an account you simply need to log in each time to work on your projects.

Browsing the Checklist
The Checklist is set up with a series of questions under eight main themes. If you go to the 'checklist' tab at the top of this page, you can look at these themes without registering or logging on.

Registering
To use the Checklist fully, you will have to register under the 'login' section. Once registered, you will be sent a confirmation email and then be ready to start.

Logging on
Every time you use the Checklist you will need to log on by typing your 'Username' and 'Password' into the login box on the top right of the screen.

Creating a new project
To create a project, choose the Projects tab at the top of this page. Create a new project by choosing 'Create new project' from the available menu. You will now be presented with a simple form that allows you to give you project some basic information such as 'title', 'description' and 'size'.

Accessing existing projects
Once you have logged on you can go to Projects to see a list of every project that has been created under your user name and password.

Working on a project
When you select a project you will first be presented with a status page which gives you an overview of the Checklist questions you have answered. You can also dip in and out of any of the questions, leaving your work at any time.

Viewing reports
In the Projects section, you can view a report on your project at any time. There are three levels of report:

1. the summary report which is a simple graphical representation of the project,

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2. the section report which looks at a whole section,
3. a full detailed report that shows you a complete breakdown of your project.

Using reports
The reports can be printed or may be forwarded to colleagues or partners as editable text so that it can be pasted into any common word processing or layout programme.

11. Who owns the checklist?

The South West Sustainability Checklist is free at the point of delivery and has been developed by a regional partnership led by Future Foundations. Use of the checklist is required by the draft South West Regional Spatial Strategy (RSS). Development policy G of the draft SW RSS states 'Developers, local authorities, regional agencies and others must ensure that their strategies, plans and programmes achieve best practice in sustainable construction by ……. requiring the use of sustainability statements for larger scale residential and/or mixed-use planning applications, the contents of which should meet, or exceed, the South West Sustainability Checklist for Developments.'
The draft SW RSS also states in section 3.7.7 that 'The use of the South West Sustainability Checklist for Development is to be encouraged to promote a consistent approach to realising the opportunities of sustainable design and construction'
The draft RSS defines larger scale development in detail, but for new residential developments this is taken to be the development of 10 or more dwellings.
The resource was designed, developed and is currently being hosted and administered by [Sustainability Works](#)

End

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Appendix 2: Frequently asked questions about Sustainability Checklists

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7. Minimum standards

7.1.   Why doesn't the regional Checklist set minimum standards?
7.2.   What if the local authority does not have a minimum standard for some of the questions?
7.3.   What if the development does not meet minimum standards for a particular question?

8. "Good" and "Best" practice standards

8.1.   Why does the Checklist have good and best practice standards, why not just give a minimum?
8.2.   Where do the "good" and "best" practice standards come from?
8.3.   Why don't some questions have "best practice" standards?
8.4.   If you get mostly "best practice" answers, is the development completely sustainable?

9. What if some of the questions don't apply?

9.1.   What happens where some questions are not applicable to a particular development?

10. Weightings

10.1. Why weight the checklist?
10.2. But surely weighting removes the integrated approach to sustainability?
10.3. So are the questions just ranked?
10.4. How was it weighted?
10.5. Can the weightings be changed?

11. Can the Checklist be audited?

11.1. Can you check that the Developer has scored their application correctly?
11.2. Does the Development Control officer have to check every single justification?
11.3. Can the Checklist be used for independent audits of planning applications?
11.4 How does the Planning Authority check that the Developer has done what they said they would do?

12. Tailoring the Checklist for local authorities

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1. What is a Sustainability Checklist for Developments?

1.1. What is the North Wiltshire Sustainability Checklist for Developments?

The North Wiltshire Sustainability Checklist is a modified version of the regional South West Sustainability Checklist (see also "Tailoring the Checklist for local authorities" and "Why have modification at the local authority level?" elsewhere in these FAQ's).

The Checklist is a tool which looks at the sustainability of developments and is used by decision makers within the planning approval process, whether they are in the developer team, the planning authority, the client team or are potential purchasers.

It looks at a range of sustainability issues and, by means of a series of questions, indicates the level of performance that the development has reached for each issue. A high level report sheet shows the score that the development achieves out of the maximum possible for each of eight sections. It also indicates issues which are deemed not applicable or where the minimum standard has not been achieved.

It provides a simple way to help deliver sustainable development policy through the planning system and is regionally specific, being consistent with regional & national policy. It is weighted to meet regional policy priorities.

1.2. When is the Checklist used?

The Checklist is designed primarily for use within the development design and planning application process to help new developments and refurbishments to contribute to more sustainable communities.

The Checklist gives the developer an idea of the scope of issues that need to be addressed in the formulation and design of the planning proposal, and provides the information about minimum standards for each issue.

Once completed, the Checklist provides an assessment tool for local planning authorities. It provides information to assist in the decision-making process, presenting results at a high "overview" level whilst allowing scrutiny of individual issues where required.

1.3. How does the Checklist benefit the Developer?

- It gives advice to the developer team as to the sustainability of different site types;
- It guides the design team in illustrating the issues that they need to address, so that these can be considered at the right stage of the design process rather than having to be incorporated (and the design expensively reworked) at a later stage;
- It sets out minimum, good and best practice standards for each of the issues covered, so that the developer can see where they are performing well and which areas need further work;
- It provides recognition where the developer has gone above the minimum level of performance;
- It provides a common framework for pre-application discussions;
- It enables the developer to assess the sustainability of their planning application before it is submitted to the local planning authority;
- It provides a level playing field for all developers, as issues and standards are clearly laid out; It does not constrain the design team – it sets out standards to be achieved rather than defining the methods to achieve them;
- The framework and methodology will be common across all regions and local planning authorities adopting Checklists;
- It builds on well known industry standards such as BREEAM, Code for Sustainable Homes, Ecohomes, Urban Design Compendium, National Standards Framework.

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1.4. How does the Checklist benefit the Local Planning Authority?

- It provides clear and consistent advice about the range of issues to be considered when assessing the sustainability of a planning application;
- It can be used to analyse local policy, showing where there are gaps which the Authority may need/wish to fill;
- It can be used to help scope Development Plan Documents and SA/SEA if desired.
- Recognising that resource constraints mean it is unlikely that a local authority has an expert on every sustainability issue, it provides information about what constitutes good and best practice for each issue, rather than just listing issues to be considered;
- It shows how issues fit together – e.g. links energy efficiency and renewables;
- It encourages developers to consider issues at the design stage, rather than having to address everything at the approval stage;
- Provides assistance in turning around planning decisions within 8 weeks – all information about the sustainability of the application is in one place, in an easy to read format;
- Planners and planning committees can view high level reports, but can drill down for more information if they so wish;
- The Checklist is filled in by the developer, but can easily be audited by the authority where required – in contentious applications a third party audit can be required;
- It enables multi-stakeholder dialogue around common ground; Can be tailored to individual local authorities – and to individual planning sites – very simply;
- Provides data for the Annual Monitoring Report;
- It helps the Local Planning Authority deliver local, regional and national sustainable development policy in line with their obligations under the Planning and Compulsory Purchase Act 2004 and PPS1.

1.5. How does the Checklist benefit the wider community?

The Checklist helps developers and planners to produce more sustainable developments, enabling people to look beyond the buildings and see the effects on a range of issues including the community, the environment, the economy and climate change.

The Checklist can be used by a range of stakeholders – including the community - when the planning proposal is being prepared, as it provides a common framework to discuss the range of issues contributing to a sustainable community and enables a debate around the appropriate standards to be achieved.

By producing a simple and easy to read overview report, it highlights issues where the development performs well and enables a review of issues where performance is less good.

2. Why have a Sustainability Checklist for Developments?

2.1. Why have a Sustainability Checklist for Developments?

A Sustainability Checklist for Development enables developers and local planning authorities to assess the sustainability of designs and planning applications in a simple and straightforward way. This enables them to see whether the proposed development meets policy requirements and is suitable for the location for which it is intended.

In the late 1990's, developers found that there was an increasing emphasis on the sustainability of developments, but that there was no clear guidance on which issues should be addressed and any guidance that did exist about the standards which should be achieved was fragmented and highly variable. Local authorities also sought this guidance.

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To address these issues, in 2001/2 the DTI/Partners in Technology programme funded BRE to work with a range of experts (local authorities, developers, academics, statutory bodies) to produce a National Sustainability Checklist for Developments. This provided a set of questions covering a range of issues within and beyond the planning system, indicated minimum good and best practice, and provided a scoring system to enable users to see how well the development performed. (See also "Why have regional sustainability checklists for development…" elsewhere in these FAQs)

2.2. Why have regional sustainability checklists for development rather than a single national version?
The Regional Development Agency in the South West, South West RDA, felt that a Checklist specifically tailored to the policies, priorities and needs of the South West region would be a more focused solution to issues in their area.
Following recommendations and requests by, amongst others, the Sustainable Buildings Task Group and the Egan Review (see "Endorsements" elsewhere in these FAQ's) , ODPM and WWF are funding the roll out of regionally tailored Sustainability Checklists for each of the other English regions to fit their particular needs, priorities and policy requirements.
Experience in producing checklists for other regions has backed the need for regionally specific checklists; whilst many issues remain the same across the regions, there has been a degree of variation with a few new issues being introduced in each region. Some issues do not feature in every region. The significance given to each issue varies from region to region, so the weightings of questions are re-set in each region to enable the appropriate prioritisation of questions. Therefore in the same way that planning and other policies vary at regional level, so does the Checklist. (See also: "Can you compare sustainability performance between regions?" elsewhere in these FAQs)

2.3. Why have modification at the local authority level?
Each local authority is required to produce its own Local Development Framework, informed by a Strategic Environmental Assessment/Sustainability Appraisal. This requirement is laid at the local level in recognition that the particular context of each local authority area differs somewhat. As far as the Checklist is concerned, the Local Development Framework must correlate with the Regional Spatial Strategy, so it is expected that the key issues (and therefore questions) will remain the same. There may however be detailed local issues which are not applicable in the whole region and have therefore not been included in the Checklist. This may include coastal issues for example. (See also "Tailoring the Checklist for local authorities" and "Can you compare sustainability performance between local authorities" elsewhere in these FAQs).

3. The Checklist and the planning system

3.1. How does the Checklist fit with the planning system?
The Checklist has been designed to fit into the planning system. Questions are directly drawn from regional policy and are planning matters, so they are relevant to the regulation of the development and use of land in the public interest and work towards the overall goal of sustainability as set out in the Planning and Compulsory Purchase Act 2004 and PPS1.

3.2. How is it integrated into regional and local planning policy?
This can be done in two ways:
• At regional level. Use of the checklist is required by Development policy G of the draft South West Regional Spatial Strategy (RSS) – see 'Who Owns the Checklist' elsewhere in the

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FAQs for more info. It can be required as part of development control applications in the Regional Spatial Strategy or recommended for use by local authorities and developers as part of its implementation plan. It can be customised by local planning authorities if required (see "How can the Checklist be tailored to meet the needs of the individual local authority?" elsewhere in these FAQs)

- A local planning authority can adopt the Checklist as a material consideration by requiring it to be filled in for applications of a particular type and size (see other FAQs) in their Development Plan Document, then either taking it as a whole or modifying it to form an SPD or appendix to an SPD (where they wish to give more detail).

3.3. In major developments, is the Checklist intended for outline or full planning applications?

Both. Since developers are increasingly putting more detail into outline applications (and local authorities are asking for more information), the questions have not been split into separate sets for outline and full applications as there is wide variance. It is suggested that developers fill in the questions relating to those issues for which they are seeking outline approval (marking the others as "not applicable", setting out which will be addressed at full application stage) and complete the remainder of the checklist at the full application stage.

3.4. Can it help speed up the planning process?

Yes. For the applicant, it ensures that they know what is required before the planning application is drawn up. It ensures that issues can be considered at the right point in the design process. Quality assurance systems have shown that redesign is more expensive the further down the design process you are, particularly where the redesign pertains to a fundamental issue. So the Checklist helps avoids expensive re-work later in the design process if something has been missed out. Since the Checklist is designed to be completed by the Developer team, they will also know the strengths and weaknesses of their application before it is submitted and can re-appraise particular features to strengthen it, if required.

For the Development Control officer, the Checklist helps to provide sustainability information in one place, in the same format, for every application. The scoring overview guides the DC officer – and Planning Committee Members – to where follow-up or auditing may be needed.

3.5. Does it have a role in pre-application discussions?

Planning Policy Statement 1 discusses the role of pre-application discussions. The Checklist provides a comprehensive framework for discussing the appropriate sustainability standards for particular development sites, for agreeing where good or best practice standards would be appropriate rather than minimums and for agreeing in advance which issues may not apply.

3.6. Doesn't it just make extra work for the Planning Officer and Developer?

There is no new policy in the Checklist. By tailoring the Checklist to national and regional policy, it is helping to operationalise existing policy. The tool is designed to make requirements clear, up-front and understandable for the development team (in line with the P&CPA and PPS1) and to present information about the application in a straightforward, easily audited and quick format for the Development Control officer and Planning Members.

3.7. Does the Checklist score decide whether or not planning consent is given?

No. This is a tool for decision makers, not a decision-making tool. It provides an overview of the sustainability performance of the application across each of the eight sections, as well as highlighting issues which have not been addressed in the application and issues for which minimum standards have not been met. It is for the Local Planning Authority, through its Members and Officers, to determine whether or not this is appropriate and acceptable for the

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intended development and the site on which it is located. The Checklist is designed to make this easier.

3.8. What about links to other formal assessments – eg Environmental Impact Assessments, Health Impact Assessments, Transport Impact Assessments for example?

The Checklist does not replace the need for EIA's – these are a statutory requirement for particular types of developments (see Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999). Since this is dealt with by formal legislation, it has not been repeated in the Checklist.

Local authorities have differing requirements of Impact Assessments which do not have a legally defined methodology, but developers and development control officers will find that questions in the checklist will inform these impact assessments. A Local Authority can highlight those questions which they would want to see answered as part of a particular Impact Assessment. Health Impacts are a good example of where this would work well.

3.9. Does it relate to Sustainability Appraisals / Strategic Environmental Assessment?

The Checklist was not initially designed to be used in Sustainability Appraisals. However comments from some local authorities and consultants suggest that it may be useful in the process. Referring to the ODPM Sustainability Appraisal/SEA guide, this would include:

- Task A1: Reviewing other relevant policies, plans and programmes and sustainability objectives
- Task A3: Identifying sustainability issues and problems.

Perhaps more importantly, the SA/SEA of the Local Development Framework can be used in tailoring the Checklist for the local planning authority. Where issues are identified in the SA/SEA which are of local, rather than regional, significance, it would be appropriate to reflect these through additional questions in the Checklist. The SA/SEA should also highlight key issues for the local development framework to address and these can be used to re-weight the checklist according to local priorities (see "Weightings" elsewhere in FAQs)

3.10. Can it be used in choosing sites to bring forward in options for the Development Plan Document?

The Checklist was not designed for this purpose, but other local authority feedback indicates that it has been useful in designing a sequential test for the sustainability of sites.

3.11. How does it help with the requirement for Annual Monitoring Reports?

Under the Planning and Compulsory Purchase Act 2004, the Local Planning Authority has to provide an annual report showing the extent to which objectives in the local development plan are being achieved. If the Checklist is completed for every development control application, the scores for specific questions can be simply and easily compiled to assess and show how progress is being made.

3.12. Can the Regional Checklist be used by a developer where it is not yet required by the local planning authority?

Where the local authority has not yet adopted a Checklist, the regional Checklist can be used as the basis for a sustainability appraisal or audit to be provided with the planning application.

The Checklist has been developed as a tool for decision makers - the local planning authority, the land owner, the developer team or the potential purchaser of a development. Therefore it is intended that the Developer should be able to use it as a guide and quality assurance tool in their design and planning process. It may also be useful in demonstrating the quality of the proposed development to other interested parties.

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4. What sort of development can the checklist be used for?

4.1. What types of development is the checklist designed for?
The checklist is designed for use on housing and mixed use developments. In consultation with project partners, it is suggested that alternative tools such as BREEAM, Ecohomes or the Code for Sustainable Homes are used where single buildings are being proposed.

4.2. Do I really have to fill in the whole checklist for a small development?
No, as covered elsewhere in the FAQs use of the checklist is required by the draft SW Regional Spatial Strategy only for developments of 10 or more dwellings, although individual local authorities may choose to apply the checklist to developments below this size. In consultation with planners from the region, the checklist has been split into three different versions for different sizes of development:
- Up to 10 dwellings, (few masterplanning issues)
- 11 – 999 dwellings/mixed use
- 1,000 – 5,999 dwellings/mixed use (more neighbourhood and large scale issues).

If the development is for more than 6,000 houses, it is recommended that a bespoke checklist should be produced by the developer and local authority.

The set of questions for smaller developments is contained within the set of questions for larger developments.

5. How does it relate to other tools?

5.1. Does the Checklist fit with Design Quality Indicators and other sustainability tools?
The Checklist is designed specifically for use within the Planning System. Therefore it is currently unable to address Building Control issues, some procurement issues, the construction process itself and the operation of the development once it is complete. Since the Checklist deals with planning issues, it is complementary to tools which address other parts of the construction process (Constructing Excellence benchmarking KPI's for the Construction process, the ICE Demolition Protocol for example). Some other tools, such as Sustainability Works, give a wider overview of sustainability in the construction process, although these are not linked to regional planning policy.

Tools such as "Adapting to climate change - a checklist for development" and "Design Quality Indicators" provide useful additional depth on issues covered more generally within the Checklist. The Developer and Local Planning Authority may wish to consider their use where issues are of particular significance. References to some of these tools is provided elsewhere in the guidance.

Widely used tools and standards such as the Urban Design Compendium (English Partnerships) have been incorporated into the Checklist wherever possible and detailed sources of reference and guidance are signposted within the Checklist. Suggestions for additional inclusions are welcomed.

5.2. How are Ecohomes and BREEAM included in the Checklist, and how will the Code for Sustainable Homes fit in?

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The Checklist is designed specifically for use in planning applications at the development level, rather than at the level of the individual building. However the performance of individual buildings makes a considerable contribution to the sustainability of the community, so a section entitled "Buildings" has been included in the Checklist. Rather than duplicate the main industry standard sustainability assessment tools for buildings (BREEAM, Ecohomes and the Code for Sustainable Homes), it simply enables developers and local planning authorities to incorporate scores from these into the Buildings section of the Checklist.

There are two potential areas of overlap between BREEAM/Ecohomes and the Checklist – these are Transport and Ecology. Care has been taken to ensure that overlapping questions are consistent so that the Developer provides a single answer for both. Work is ongoing between BRE, Department for Communities and Local Government (DCLG) and other partners to provide as smooth a link between the tools as possible and comments and suggestions on this issue are welcomed.

6. How was the list of questions in the Checklist drawn up?

6.1. Where did the questions in the Checklist come from?
Research into the constituent parts of a sustainable community has been on-going for many years. The national Sustainability Checklist for Developments (see "Why have a Checklist?" elsewhere in these FAQ's) provided the starting point for the first Regional Checklist (Sustainability Checklist for Developments in the South East, SEEDA/BRE, 2003/4).
The question set was modified in the light of the Egan report ("Skills for Sustainable Communities", 2004) and the OPDM's "Sustainable Communities" work. It was further informed by national planning policy and good practice guidance such as the Environment Agency/CIBSE guidance on SUDs and the Urban Design Compendium (English Partnerships et al).

6.2. Where did the section headings come from?
Section headings were drawn up in consultation with the team working on the National Standards Framework for English Partnerships, CABE and the Housing Corporation. They cover the planning and land-use issues in both the Egan and former ODPM (now DCLG) definitions of a sustainable community. Climate Change was covered in a specific section because of the national importance of the issue.

6.3. Are the section headings different in each region?
No. This is to provide consistency across the regions. The only exception may be London because of the Mayor's Sustainable Design and Construction Supplementary Planning Guidance.

6.4. So how is the Checklist regionally specific?
The Checklist is designed as a tool to deliver national and regional policy. Although each regional Checklist is based on the same template to provide consistency, it is specifically tailored by the policies of each individual region. These include regional planning, sustainability, housing, environmental, economic, social and other policies.
The creation of each Regional Sustainability Checklist for Developments is controlled by a Steering Group made up of regional representatives. In the South West this has included Developers, Consultants, Local Authorities, Statutory Bodies and other organisations.

6.5. Can you compare sustainability performance between regions?

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Many questions will be consistent in all regions, so it will be possible to compare performance on these issues. However the comparison may be indirect, looking at how far each region is performing on meeting its own standards on each issue as the minimum standards required may vary from region to region. It will be easy to see where requirements vary. (See also "Why have different regional sustainability checklists for development?" and "Why have modification at the local authority level?" elsewhere in these FAQ's).

6.6. Can you compare sustainability performance between local authorities?

This will depend on the degree of local tailoring that takes place. If regions adopt their Checklist as part of their Regional Spatial Strategy or its implementation plan then the core set of questions will be the same for each local authority and comparison is possible. Where local authorities choose not to adopt the Checklist or make major alterations to the core questions, comparison and monitoring of questions will be more difficult. However it will be straightforward to assess the relative comprehensiveness and minimum standards in each local authority's policy. (See also "Tailoring the Checklist for local authorities" elsewhere in these FAQ's).

7. Minimum standards

7.1. Why doesn't the regional Checklist set minimum standards?

The checklist does not produce new policy. It is designed to help operationalise existing regional, local and national planning policy. Therefore minimum standards have to be set in local, regional or national policy. Where there is site specific national or regional policy, the minimum standard is shown in the Checklist, but this is usually left to local planning authorities. It is not currently possible to show the different minimum standards of each local planning authority in the region, although this may be incorporated in future versions of the regional Checklist.

7.2. What if the local authority does not have a minimum standard for some of the questions?

This is possible and one of the reasons for producing the Checklist is to help local authorities to "scope" their sustainable development planning policy. The checklist enables authorities to see where they currently have policy gaps which they may need/wish to fill.

Whilst the developer is not compelled to address issues where minimum standards do not exist, the provision of good and best practice standards enables them to see how they might incorporate the issue into their design.

7.3. What if the development does not meet minimum standards for a particular question?

The Developer has the opportunity to state that the development does not meet the minimum standard in any question. This facility has been deliberately included as it is possible that on some sites it will simply not be possible to deliver on a particular issue. Where this is the case, rather than ignore or forget the issue, the Checklist is designed to ensure that both the Developer and Local Planning Authority agree that it is not achievable in this application and to arrange mitigation where this is appropriate.

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8. "Good" and "Best" practice standards

8.1. Why does the Checklist have good and best practice standards, why not just give a minimum?

Minimum standards should be the "catch all" for new developments, but they are exactly that – the least that should aimed for. Many developers are already doing better than minimum standards on some aspects, however considering sustainability issues is new territory for some developers, particularly those building smaller developments.

The Checklist is following the lead of other tools such as BREEAM/Ecohomes and the forthcoming Code for Sustainable Homes in that it shows what better practice looks like, as well as setting out the minimum standard. This provides pointers for developers and local planning authorities who wish to create more sustainable developments. In this Checklist, providing scores for good and best practice also enables developers to be acknowledged where they have gone beyond the minimum – useful for the development control process, but also in demonstrating the quality of the development to potential purchasers and land owners.

As in the forthcoming Code for Sustainable Homes, the Checklist also uses Good and Best practice scores to show the likely future direction of policy to enable developers to up-skill and plan for the future.

8.2. Where do the "good" and "best" practice standards come from?

Where quantitative standards are given they are, as far as possible, drawn from experience on other sites and from delivered projects. We have also drawn on the other tools and guidance, opinions of experts in the particular fields and taken the opinions of planners and other regional stakeholders.

8.3. Why don't some questions have "best practice" standards?

Where the question is process-based, or where performance on the issue covered by the question is particularly dependent on the site context, it is not always possible to give a "Best practice" standard.

8.4. If you get mostly "best practice" answers, is the development completely sustainable?

Since the Checklist is designed to be a tool for use within the Planning System, there are elements of sustainable developments it is unable to address. These include Building Control issues, the construction process itself and the operation of the development once it is complete. We provide references to tools which may assist in these areas.

The Checklist is designed to apply to the majority of planning applications, but it does not set an upper limit for performance. Exemplar and demonstration sustainable developments are likely to exceed the standards set in the Checklist.

9. What if some of the questions don't apply?

9.1. What happens where some questions are not applicable to a particular development?

The Checklist has been drawn up to cover the majority of applications, therefore it is possible that there will be questions that do not apply in some instances. Each question includes the facility for the Developer team to indicate that they do not believe it to be applicable to the development proposal being prepared. Questions which are marked "not applicable" are noted

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in the scoring overview to provide a "prompt" for users of the tool to note that the issue covered in the question has not been addressed.

Where a pre-application discussion takes place, the Developer and Local Planning Authority can assess whether this is the case. If it proves to be not applicable, then it may be appropriate to mitigate through improving performance on other issues.

If there is no pre-application discussion, the Developer team can still indicate that they believe the issue to be not applicable and should provide details as to why this is the case in the "justification" box provided. This rationale can then be checked by the Development Control officer and Planning Committee when the planning application is processed.

10. Weightings

10.1. Why weight the checklist?
An extensive sifting process with regional partners and the Steering Group has produced a list of questions addressing issues key to sustainable communities in the South West. However the project team thought it would be helpful to give an indication of the relative significance of each question. Any issues thought not to be of sufficient significance have been weeded out.

As an example, in the "transport and movement" section, it was thought that producing a neighbourhood where facilities are within walking distance was more significant to a sustainable community than providing space which can be used for car parking at peak times, but is used for play and other purposes at other times – although both are relevant to a sustainable community.

10.2. But surely weighting removes the integrated approach to sustainability?
No. We have only weighted questions within sections – so each issue in Ecology is only weighted relative to the other issues in Ecology, likewise within the other sections. Each section is of equal importance, and the scoring summary page shows the results for each section. This means the balance of performance across each of the sections is clearly visible.

10.3. So are the questions just ranked?
No. Each question has been given a weighting ranging from 0.5 to 1.0. Questions with a weighting of 0.5 can therefore score 50% of the maximum possible for those weighted at 1.0. Some of the issues are weighted equally where it is thought that they are of equal significance.

10.4. How was it weighted?
Future Foundations, the project coordinator invited a range of regional organisations to take part in a workshop. Two teams took each of the sections in turn and decided on the relative significance of each question in the section. The findings of the two groups were combined. The weightings therefore are based on the collective views and expertise of the weighting group. There are 6 possible weightings (1, 0.9, 0.8, 0.7, 0.6 and 0.5) - not all are used in every section.

10.5. Can the weightings be changed?
This is up to individual local authorities – they are free to change the weightings if they wish. Alternatively they may adopt those set out in the Regional Checklist (see "Tailoring the Checklist for local authorities" elsewhere in the FAQ's).

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11. Can the Checklist be audited?

11.1. Can you check that the Developer has scored their application correctly?
Yes. Whilst the Developer team completes the Checklist, they are required to fill in a "justification" box for each question. This means they have to explain how they have arrived at their score. This can be a statement, or could be a reference to drawings, undertakings or schedules to evidence that the appropriate standard has been met. It could refer to the work of appropriate consultants.

Efforts have been made to try to remove as much subjectivity from the questions as possible. Where appropriate numerical standards have been included, but sometimes an indication of process or matters to be included in a process are used and the scoring system reflects this.

11.2. Does the Development Control officer have to check every single justification?
Not unless they wish to – but the fact that they (or others) could, provides impetus for the Checklist to be completed accurately. We expect that the Development Control Officer will use their experience and judgement regarding the site and the Developer to decide which questions need to be fully audited. This is similar to the current situation in applications without the Checklist, but the process is made easier by having a standard Checklist format so that issues are not inadvertently forgotten or overlooked by either Developer or Planning Authority.

The Overview Report will also suggest areas where performance is unexpectedly weak – or strong – which may require a closer check.

11.3. Can the Checklist be used for independent audits of planning applications?
Yes. If the Developer and/or Planning Authority so wish, the Checklist can be completed or audited by a third party in much the same way as Sustainability Appraisals are carried out now. Whilst this is not envisaged as happening on every application, it may be useful in significant, controversial or strategic sites, or on sites where competing applications are being submitted.

11.4 How does the Planning Authority check that the Developer has done what they said they would do?
The normal enforcement regime for planning applications will apply for this purpose. Most developments are not checked for compliance with their applications since the resource implications of doing this would be immense. Therefore enforcement tends to take place where there are complaints or obvious deviations from the planning application or conditions. We expect that this will not change where the Checklist is used, however the Checklist provides a useful audit trail as to what the Developer said that they would do for each of the issues covered.

12. Tailoring the Checklist for local authorities

12.1. How can the regional Checklist be tailored to meet the needs of the individual local authority?
The regional Checklist has been built to be as flexible as possible, with the Local Planning Authority and Developer free to agree where questions are not applicable for individual sites or developments. Since all the questions are linked to regional policy, objectives and indicators, it should not be necessary to remove questions.

However, each local authority has its individual context and the SEA/SA process may bring up issues of local relevance which have not been addressed at the regional level. It is suggested that the local planning authority may wish to add specific questions and standards to deal with

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these issues. Specific examples include issues for consideration in areas of specific landscape value, or coastal zone issues. In order that the Checklist can be a material consideration in the planning process, questions introduced to the Checklist must be covered by an appropriate policy reference in the Local Development Framework.

Local Authorities can also tailor the Checklist by altering the weightings to reflect their local context. This can be done by the local authority alone, or in consultation with other bodies such as the Local Strategic Partnership, or indeed in consultation with the wider public.

13. Updating

13.1. How will the Regional Checklists be updated?

Lessons from the South East Checklist update show that technologies and methodologies do change within three years and exemplar developments are setting new benchmarks.

Since regional Checklists are "owned" by their parent region, it will be up to the region to decide when and how updating should take place. However, since the Checklist is closely linked to the Regional Spatial Strategy, it would seem most appropriate to update it when the RSS is updated – roughly a three year cycle.

14. Endorsement

14.1. Who has endorsed Regional Checklists?

- The Egan Review: Skills for Sustainable Communities: "We want to see a sustainability community code or benchmarks established. Such a code should make use of tools such as those developed by the Building Research Establishment and SEEDA Sustainability Checklist for Development that place our Country at the forefront of international standards"
- Sustainable Buildings Task Group: Building Better Lives: "We welcome the Government's support to develop the BRE Sustainability Checklist for all Regional Development Agencies".
- One Million Sustainable Homes Campaign: WWF
- Countryside Properties "The [SEEDA] sustainability checklist is straightforward and easy to use and is a useful tool with which to explore sustainability options"
- The South West Regional Assembly, with its use being required for larger scale developments by Development Policy G of the draft South West Regional Spatial Strategy.

end

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Appendix 3: Background Information for the Category Headings

South West Sustainability Checklist

1. Climate Change and Energy

Developments can adapt to the impacts of climate change and minimise their impact on greenhouse gases, flooding, heat gain, water resources and water quality.
The draft Regional Spatial Strategy (RSS) for the South West draws attention to the importance of reducing energy use to mitigate climate change by improving energy efficiency and developing renewable resources:

> 'Currently, only about 3% of the region's electricity requirements are generated from renewable sources, compared to a national target of 20% by 2020. [...] By producing more of the energy we use within the region, and from renewable sources, the 'carbon footprint' can be reduced as well as providing economic benefits through creating jobs.' *(RSS, 1.6.4)*

The South West Climate Change Impacts Partnership (SWCCIP) developed a report on climate change called 'Warming to the Idea' (2003) with facts on climate change:

- 'Winters are becoming wetter (a 5 – 20% increase is expected by the 2050s), whilst summers are becoming drier (10 – 40% decrease by the 2050s)';
- 'In our buildings, especially our housing, we will need to design for much warmer summers, providing cooling and ventilation, but without using any more energy that would make things worse' *(Warming to the Idea: Summary Report, p.2)*;
- 'Extreme climate events present challenges for all of us. For example buildings, transport and communication are vulnerable to flooding and storms, which is already leading to increased insurance claims' *(Warming to the Idea: Summary Report, p.2)*.

For more statistics and information, visit: oursouthwest.com
Another useful resource to find real examples for sustainable development is the South East Climate Change Partnership's Adapting to climate change: a checklist for development' document and the accompanying 'case study companion to the checklist for development':
'Building climate resilience within our domestic and commercial buildings minimises our exposure to climate risks bringing with it social, economic and environmental benefits'
(Foreword to Adapting to climate change: a study companion to the checklist for development)
Both these documents can be downloaded at: climatesoutheast.org.uk
The SW Sustainability Checklist will help developers and planners foresee the impacts of climate change on their own projects while providing a framework for advice and help along the way.

This Category addresses:
- Reducing the impacts of flooding,
- Reducing overheating and "heat island" effects,
- Making use of harvested rain and grey water,
- Planning energy efficiency,
- Renewable energy,
- Raising awareness of energy consumption.

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Useful resources:
- [Future Foundations](#)
- [The Environment Agency](#)
- [The Environment Agency Floodmaps](#)
- [Our South West](#)
- [South East Climate Change Partnership](#)
- [The Draft Regional Spatial Strategy](#)
- [REGEN](#)
- [Planning Policy Statement 22: Renewable Energy](#)
- [Association of British Insurers – flood issues](#)
- [CIRIA – flood resistant design](#)
- [Interim code for Practise of Sustainable Urban Drainage](#)
- [A toolkit for delivering Water management Climate Change Adaptation through the Planning System Appendix 7: Good Practise Case Studies](#)
- [Energy Saving Trust](#)

Policy Links

RPG
- RE1: WATER RESOURCES AND WATER QUALITY
- RE 2: FLOOD RISK.
- RE 5: MANAGEMENT AND TRANSPORTATION OF WASTE.

RSDF
- 3.1: PROMOTE EFFICIENT USE OF AFFORDABLE ENERGY WHILST REDUCING ENERGY DEMAND.
- 3.2: INCREASE ROLE OF RENEWABLE ENRGY AND COMBINED HEAT AND POWER (CHP) WHILST REDUCING THE ADVERSE ENVIRONMENTAL IMPACTS OF ALL FORMS OF ENERGY PRODUCTION.
- 3.3: REDUCE RISK TO SOCIETY AND THE ENVIRONMENT FROM CLIMATE CHANGE AND SEA LEVEL RISE.
- 4.5: MINIMISE THE RISK OF FLOODING TO PEOPLE AND PLACES.

RSS
- E1
- E5
- RES1
- SC2
- SC3
- SC6

2. Community

'The South West Sustainability Checklist for Developments [...] will have an important role to play in terms of helping to design more sustainable communities. Alongside this, the quality of public services such as education, health and cultural services, all need to be carefully planned in conjunction with proposals for development.' *Draft RSS, 1.6.18, p.16: 'From local to Global: Creating Sustainable Communities in a More Sustainable Region'*

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Well-designed developments see community interaction as a high priority in the master planning stages. Creating social spaces and recreational facilities, such as swimming pools and cafes, breaks down barriers so that people to come together and form communities. Having a respect and pride for ones living or working space improves the desire to look after it, which is where sustainable behaviour begins.

But community respect for a development also comes from being involved in decision making, which is why the local people should be involved in every stage of the creation of a development. Developers and local planning authorities will benefit greatly in involving the community who can help them understand the needs, wants and constraints of the work. A development that pleases most will prevent objections arising in the future.

This category will address:
- Community involvement
- Sense of belonging and ownership
- Sustainable behaviour
- Public services
- Facilities

Useful resources:
- Community Development Foundation
- Development Trusts Association
- Countryside Agency on community participation
- Office for Public Management
- The Code for Sustainable Homes

Policy Links

RSDF
- 2.4: ENCOURAGE COMMUNITY INVOLVEMENT IN LOCAL ECONOMIES.
- 4.2: PROMOTE THE DEVELOPMENT OF BALANCED AND SAFE COMMUNITIES WITH ADEQUATE HOUSING, EMPLOYMENT AND FACILITIES TO MEET NEEDS.
- 6.1: PROMOTE STRONGER AND MORE VIBRANT COMMUNITIES IN THE SW.

RSS
- SC1

3. Placemaking

Making places safe and vibrant, with a unique identity and community spirit. Well-designed developments encourage interaction, encourage sustainable living and have sympathy for locality. Place making is putting the community's needs at the heart of the design.

'Well-designed places and buildings, and the provision of a variety and mixture of different house types to accommodate the requirements of local people, are good for people's well-being and contribute to sustainable economic and social development.' *RSS, Creating Sustainable High Quality living and Working Environments: 3.7.3*

When considering locations for new developments it is resource efficient to use brownfield, contaminated or undeveloped land in an urban location. The Environment Agency says reusing land 'can encourage more sustainable lifestyles by providing an

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opportunity to recycle land, clean up contaminated sites, and assist environmental, social and economic regeneration. It also reduces pressure to build on greenfield land and helps protect the countryside' *The Environment Agency: Brownfield Land Redevelopment: Position Statement*

Yet sustainable development is more than re-using land. When a development is complete, sustainability becomes the community's responsibility, so it is important to consider ways of encouraging community interaction early on in the design stage.

Creating an atmosphere of connectivity with meeting areas, vibrant settings and even local art-work, inspires interaction and creates identity, leading to collective action.

It is essential for developments to be visually attractive, but it is equally important to integrate the character of the locality in the design for easy navigation and a continuation of identity. Historic sites ground an area and community's identity, so their preservation is also vital.

At the bare bones of designing a new development are issues of health, safety, affordability and crime prevention, all fundamental to a community's needs. Providing cycle paths, safe pedestrian crossings and secure places to keep bikes are some positive steps towards encouraging sustainable communities. Street and security lighting also provides safety, though light pollution should be minimised at every opportunity. Having affordable homes is just one part of welcoming new inhabitants to a new development.

This section of the Checklist will address:
- Effective and efficient use of land
- Approaches to design, context, landscape and connectivity.
- Re-use of suitable buildings
- Focus on the pedestrian, safety and navigability
- Local character
- Access to green space and play space
- Affordable housing
- Lighting strategy

Useful resources:
- Regional Housing Strategy
- Centre of Excellence
- PPS1 – Creating Sustainable Communities, ODPM
- Achieving Quality of Design in Local Plans, RIBA
- Protecting Design Quality in Planning, CABE
- By Design, better places to live. A Companion Guide to PPG3, DTLR/CABE
- By Design, urban design in the planning system, towards better practice, DETR/CABE
- South East regional Design Panel – (Brochure)
- Councillor's Toolbox: making the best use of land, South East England Regional Assembly
- Buildings in Context, English Heritage/CABE
- Urban Design Compendium, English Partnerships and Housing Corporation
- Creating Successful Masterplans, CABE
- Safer Places: The Planning System and Crime Prevention, Home Office/ODPM
- Green Space Strategies: a good practice guide, CABESpace

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Policy Links

RPG
- VIS 2: PRINCIPLES OF FUTURE DEVELOPMENT.
- EN2: AIR QUALITY.
- EN4: QUALITY OF THE BUILT ENVIRONMENT.

RSDF
- 3.1: PROMOTE EFFICIENT USE OF AFFORDABLE ENERGY WHILST REDUCING ENERGY DEMAND.
- 3.2: INCREASE ROLE OF RENEWABLE ENRGY AND COMBINED HEAT AND POWER (CHP) WHILST REDUCING THE ADVERSE ENVIRONMENTAL IMPACTS OF ALL FORMS OF ENERGY PRODUCTION.
- 4.1: PROMOTE THE CONSERVATION AND WISE USE OF LAND AND OTHER RESOURCES IN THE REGION.
- 4.2: PROMOTE THE DEVELOPMENT OF BALANCED AND SAFE COMMUNITIES WITH ADEQUATE HOUSING, EMPLOYMENT AND FACILITIES TO MEET NEEDS.
- 4.4: PROVIDE AFFORDABLE HOUSING TO ALL WHICH IS ADAPTABLE TO REFLECT FUTURE NEEDS, REFLECTS LOCAL DISTINCTIVENESS AND MEETS THE NEEDS TO OF THE COMMUNITY.
- 6.1: PROVIDE SAFE, AFFORDABLE AND SUITABLE HOUSING FOR EVERYONE, 6.3: PROVIDE A SAFE ENVIRONMENT IN WHICH PEOPLE FEEL SECURE.
- 6.3: PROVIDE A SAFE ENVIRONMENT IN WHICH PEOPLE FEEL SECURE.
- 9.3: IMPROVE AIR QUALITY FOR ALL.
- 10.1: REDUCE POLLUTION AND IMPROVE WATER, LAND AND AIR QUALITY.

RSS
- ENV2
- H6
- E6
- SC1
- SC3
- SC6

4. Transport and Movement

The Regional Approach to Transport in the RSS suggests:

'Attractive, safe and convenient pedestrian and cycle networks linking residential areas, employment centres, town centres, schools, colleges and universities and other key destinations and linking smaller settlements and district centres to main town centres'
Draft South West Regional Spatial Strategy Part 5: Regional Approach to Transport Para. 2.6

Keeping facilities nearby so that inhabitants do not have to drive or take public transport is the first step to reducing traffic and the use of private cars. Local amenities, including shops that sell a wide range of products, including local produce, not only prevents driving to the bigger shop out of town but benefits local trades and promotes interaction within communities. The local shop, post office or pub in a village often becomes a social hub and provides a positive community identity and sense of togetherness.

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But when facilities can only be reached outside the community, public transport links should be convenient, reliable and frequent. It is so important to have warm and safe waiting areas, for example well-lit bus stops with sufficient shelter and seating, to encourage more people to use public transport. It is also important to listen to the needs of the community who may have better ideas about where to place a bus stop having lived in the community for a long time.

Cycle paths around all roads, with information zones giving tips on cycling safely on roads, will also get communities to realise that using a bike instead of the car can be an enjoyable experience as well as reducing greenhouse gas emissions.

Virtual communications, like the Internet, are alternative ways of stopping unnecessary travel and have become a reality already. Internet cafes reduce travel emissions with on-line communication and also create a social environment.

This section of the checklist will address:
- Site location ICT infrastructure
- Availability and access to public transport
- Car parking – standards and flexible spaces
- Cycle routes and facilities
- Access to facilities
- Traffic calming through design measures
- Car clubs

Useful resources:
- Regional Transport Strategy for the South East
- By Design. Urban Design in the Planning System: Towards Better Practice (DETR/Commission for Architecture and the Built Environment) May 2000
- Department for Transport: Sustainable Travel
- Transport Research Laboratory
- Home Zones
- Sustrans
- Civic Trust
- National Cycling Strategy Design Guidance for Street
- Car plus

Policy Links

RPG
- EC6: COMMUNICATIONS NETWORKS.
- HO5: PREVIOUSLY DEVELOPED LAND AND BUILDINGS.
- TRAN 1: REDUCING THE NEED TO TRAVEL.
- TRAN 3: THE URBAN AREAS.
- TRAN 5: DEMAND MANAGEMENT.
- TRAN 10: WALKING, CYCLING AND PUBLIC TRANSPORT.
- VIS 1: EXPRESSING THE VISION.
- VIS 2: PRINCIPLES OF FUTURE DEVELOPMENT.

RSDF
- 5.3: EVERYONE IN THE SW HAS ACCESS TO AN ADEQUATE LEVEL OF SERVICE STANDARDS ACROSS THE RANGE OF COMMUNITY SERVICES.
- 9.1: REDUCE THE NEED TO TRAVEL.
- 9.2: PROMOTE FUEL EFFICIENT TRANSPORT SYSTEMS ACCESSIBLE TO ALL.

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- 9.4: PROVIDE A SAFE ENVIRONMENT FOR ALL..

RES
- 3.1: IMPROVE THE COVERAGE AND USAGE OF BROADBAND COMMUNICATION TECHNOLOGY.

RSS
- E6

5. Ecology

Planning to enhance the ecological value of a site when drawing up designs will improve its amenity and prove very rewarding. Residents and visitors already appreciate the rich biodiversity that the South West has to offer, so aiming to maintain and protect its existing natural habitats early in the design process, will help attract people to a new development and give it a good reputation.

The SW RSS suggests:

> 'Local authorities should use the nature map and work with interested local stakeholders including local biodiversity partnerships and local record centres to map local opportunities for biodiversity enhancement in LDDs. These should take into account the local distribution of habitats and species, including within urban areas and protect these sites and features from harmful development' *Draft South West Regional Spatial Strategy Part 7: Enhancing Distinctive Environments and Cultural Life: 7.2.11*

Bringing communities together is about providing places that integrate nature in their design and create a sense of freedom. This means maintaining and developing attractive gardens, parks, open green areas, woodlands and wildlife sanctuaries in new sites. Local green areas encourage fun collective experiences like producing local food, which in turn may reduce car journeys to the supermarket.

Community activities reinforce the local identity, help develop bonds and friendships and encourage people to socialise in their own communities rather travel afar.

Yet trees and plants also have urban and suburban benefit, stabilising soil, preventing erosion, reducing water run-off and forming visual, wind and noise barriers and softening the built environment. They can also provide shading to reduce solar gain.

Where the South West has some of the most diverse and breathtaking countryside and important wildlife species and habitats, new developments must take care to integrate the natural identity of the region in their design in the same way they would the character of the locality.

The Ecology category addresses:
- Protecting existing habitats, species and migration routes,
- Support for species identified in the local biodiversity action plan,
- Supporting and increasing the ecological value of the site,
- Linking green spaces and habitat.

Useful resources:
- Institute of Ecology and Environmental Management
- Local Biodiversity Action Plans (LBAPS) – See relevant local authority web page
- Forestry Commission
- English Nature
- CABE: The Value of Public Space

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- [CABE: Does Money Grow on Trees?](#)
- [The National Trust](#)
- [The Royal Society for the Protection of Birds](#)
- [The Wildlife Trusts in the South East Region](#)
- [WWF](#)

Policy Links

RPG
- EN1: LANDSCAPE AND BIODIVERSITY.
- VIS 2: PRINCIPLES OF FUTURE DEVELOPMENT.

RSDF
- 7.1: PROTECT AND ENHANCE HABITATS AND SPECIES.
- 10.2: ENSURE WATE, LAND, MINERALS, SOILS, FORESTRY AND OTHER RESOURCES ARE USED EFFICIENTLY AND WITH THE LEAST ENVIRONMENTAL DAMAGE.

RSS
- EN1
- ENV1
- ENV4

6. Resources

Managing waste effectively can save money and reduce landfill waste. Segregating waste enables it to be easily reused on other sites, which if based nearby, will reduce travelling to landfill sites. The South West Regional Spatial Strategy (RSS) contains a large section on waste management giving good advice for what can be done to reduce the amount of waste that goes into landfill:

> 'Proposals by established businesses to provide facilities for the on-site minimisation, re-use or recycling of wastes created by their business premises should be approved, subject to other policies and proposals to establish waste minimisation, re-use and recycling industries in recognised industrial areas should be approved, subject to other policies.'
> *SW Regional Spatial Strategy Part 7: Enhancing Distinctive Environments and Cultural Life (7.4.13)*

Waste reduction is also a consideration with choosing materials for a new development. Specifying timber from sustainably managed sources and with accredited certifications, such as the Forest Stewardship Council Certification, will bring a new development status and interest from buyers. A building made from sustainably produced materials will form the base for sustainable community living.

Communities can also get involved in reducing and recycling waste by providing areas for waste segregation and composting within a new development.

Preservation is key to resources. Protecting the quality of ground water, aquifers and watercourses during and after construction, preserving archeologically important features and reusing materials on-site are just a few examples of how preservation enters countless areas.

This category will address:
- Protecting historic and archaeologically important features and their settings

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- Reducing the environmental impact of the materials used in construction of the public realm and infrastructure
- Reducing the development's demand for fresh water and protecting groundwater and aquifers
- Designing for noise minimisation
- Minimising waste

Useful links:
- Future Foundations
- Regional Planning Guidance for the South East (RPG9) – Waste and Minerals
- WRAP
- Green Guide to Specification
- Forest Stewardship Council
- Pilot study on low allergy housing
- Historic Environment, Local Management Ã¢â‚¬â€œ explains how to seek advice on particular planning applications
- Institute of Ecology and Environmental Management
- Local Biodiversity Action Plans (LBAPS) Ã¢â‚¬â€œ See relevant local authority web page
- Forestry Commission
- English Nature
- Environment Agency Ã¢â‚¬â€œ Southern England Water Resources Strategy
- Southern Water: reducing water use
- Chartered Institute of Water and Environmental Management
- Department of Health: Noise issues
- Institute of Maintenance and Building Management

Policy Links

RPG
- EN3: THE HISTORIC ENVIRONMENT.
- RE1: WATER RESOURCES AND WATER QUALITY,
- RE4: USE AND SUPPLY OF AGGREGATES.
- RE5: MANAGEMENT AND TRANSPORTATION OF WASTE.

RSDF
- 4.1: PROMOTE THE CONSERVATION AND WISE USE OF LAND AND OTHER RESOURCES IN THE REGION.
- 7.3: PROTECT AND ENHANCE THE REGIONS URBAN AND RURAL LANDSCAPES
- 10.1: REDUCE POLLUTION AND IMPROVE WATER, LAND AND AIR QUALITY.
- 10.3: PROMOTE THE WISE USE OF WASTE RESOURCES WHILST REDUCING WASTE PRODUCTION AND DISPOSAL

RSS
- RES1
- RES2

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7. Business

While a sustainable development accounts for environmental performance, it also builds a strong economic infrastructure to help support residents and businesses alike. A strong and sustainable economy will attract people and enable places to thrive.
The South West RSS considers the integral role of businesses towards creating sustainable communities:

> 'There is a need to build on existing business success and further raise business productivity. Resource efficiency and a low carbon approach will have an important role to play in terms of both boosting business efficiency, and allowing economic development within environmental limits'. *SW RSS Section 8: Enhancing Economic Prosperity and Quality of Economic Opportunity (8.2.1)*

> 'The future economic success of the region is to a large extent reliant upon the SSCTs functioning more efficiently and effectively as places where people and businesses benefit from well-planned urban environments and transport systems.' _SW RSS Section 5: Regional Approach to Transport (5.2.2)

Supporting local and independent businesses, providing good transport links into towns, creating facilities for learning and making use of local features are all methods to boost a localities economic stature. Encouraging businesses to grow will create jobs, boost trade, encourage tourism and above all, enrich the quality of living in an area.

The Business category will address:
- Supporting the viability of existing businesses
- Attracting appropriate inward investment
- Sustainable business locations
- Job creation
- Range of business premises

Useful resources:
- Local Business Links
- SEEDA
- Our South West â€" Sustainable Businesses

Policy Links

RPG
- VIS1: EXPRESSING THE VISION.
- VIS2: PRINCIPLES OF FUTURE DEVELOPMENT.
- EC1: ECONOMIC DEVELOPMENT.
- EC6: TOWN CENTRES AND RETAILING.

RES
- 1.1: SUPPORT THE DEVELOPMENT OF KEY SECTORS.
- 1.3: DEVELOP INCUBATORS AND SCIENCE PARKS TO SUPPORT THE EXPLOITATION OF REGIONAL RESEARCH.
- 1.3: ENSURE THAT THERE IS A RANGE OF WORKSPACE TO SUPPORT THE NEEDS OF DEVELOPING COMPANIES.

RSDF
- 11.2: CREATE MORE BUSINESSES AND ENCOURAGE EXISTING ONES TO GROW.

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RSS
- SC1
- E1

8. Buildings

The location and design of a development and its public space make a major contribution to its sustainability performance. However this can be undermined if the individual buildings are poorly designed, use unsustainable materials or are resource inefficient.

Strong and environmentally friendly individual buildings make robust developments. But to continue good environmental performance in the community for the future, it is vital to create buildings that inspire and start a collective sustainable journey.

The Government is bringing forward a Code for Sustainable Housing, which will apply to all housing which is publicly funded. It will also be available to developers wishing to benchmark the sustainability of their new homes, for internal, corporate social responsibility and external marketing purposes. Once this is published, it will be incorporated into this section in addition to the BREEAM/Ecohomes standard which is currently used.

Use of the BREEAM/Ecohomes standard gives the Developer the opportunity to be recognised for providing homes which exceed minimum legislative requirements, with an industry recognised rating.

The Building category of the checklist addresses:
- The environmental rating of the individual building

Useful resources:
- Future Foundations
- BREEAM/Ecohomes website
- Code for Sustainable Homes

end

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Appendix 4: Glossary of Terms

North Wiltshire Sustainability Checklist

Bio-diversity
The diversity of plant and animal life in a particular habitat.
Bio fuel
Fuels used from biological materials including crops and animal wastes.
BREEAM
Building Research Establishment Environmental Assessment Method – independent appraisal method to certify environmental performance of a building.
Code for Sustainable Homes (CfSH)
Government led appraisal method to certify environmental performance of residential developments.
Combined Heat and Power (CHP)
CHP uses a generator to produce electricity and heat, providing power, heating and hot water. A CHP plant using bio-fuels such as wood would be considered to be a renewable energy source.
District or Community Heating
A shared system whereby a whole area's heating requirements are provided for by a single source, which may utilise more than one fuel type (co or tri-generation).
Ecohomes
Building Research Establishment (BRE) assessment method similar to BREEAM for residential developments.
Filter Strip
Strip or area of vegetation used for removing sediment, organic matter, and other pollutants from runoff and wastewater.
Fuel Poverty
Fuel poverty describes a situation where energy costs comprise more than 10% of an individual's income.
Green Infrastructure
Green infrastructure is the multi-functional network of green spaces which are important for recreation and well-being
Green Roofs
A Green Roof is a roof with vegetation growing on it; this can vary from moss or grass to a fully-fledged roof garden.
Greywater
Water that has been used once in a house or building for bathing or dishwashing and can therefore be used again, e.g toilet flushing.
Ground Source Heat Pumps (GSHPs)
GSHPs provide heating in the winter and in some cases cooling in the summer, using an underground loop of pipework. Water is pumped through the pipes absorbing the ground heat.
Major Development
A development that is over 1000m2 or 10 units, or over 0.5ha in size
Rainwater Harvesting
Collection and re-use of rainwater through the use of water butts or other similar storage facilities.

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Passive Solar Design
The principle of passive solar design is to optimise the amount of energy that can be derived from the sun. This can be achieved through the careful design and orientation of a building or a whole development.

Public Open Space (POS)
Space that is available for use by the general public, including play areas.

Renewable Energy
Energy obtained from sources that are essentially inexhaustible, e.g. wind power.

Residual Energy Demand
The average rate or annual amount of energy required for a development in use.

Small Medium Enterprises (SMEs)
Businesses below a threshold size and turnover defined by government.

Solar Water Heating
Requires the installation of a solar water collector, usually on the roof. Water is pumped through the collector absorbing heat from solar radiation.

Solar Photovoltaics (PV)
PV cells convert solar radiation into electricity.

Sustainable Drainage Systems (SUDS)
SUDS are made up of one or more structures built to manage surface water runoff. There are four general methods of control: filter strips and swales, filter drains and permeable surfaces, infiltration devices and basis and ponds.

Urban Heat Island
Urban areas can be 6-8°F hotter than surrounding areas due to building materials (particularly darker materials such as tarmac, and heavier materials such as concrete) absorbing and radiating heat.

U-Value
Amount of heat transferred through a material. The lower the U-value, the slower the rate of heat flow and the better the insulating quality.

Wind Turbine
Machine for generating electricity from the wind.

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Appendix 5: Policy Context

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International Context
• Kyoto Protocol (UN Framework Convention on Climate Change, 1997)

European Context
• EC Council Directive 2000/60/EC Water Framework Directive
• EC Council Directive 91/156/EEC EU Framework Directive on Waste

National Context
• Climate Change The UK Programme 2006 (DEFRA, 2006)
• *Planning Policy Statement 1: Delivering Sustainable Development*, ODPM, Feb 2005
• *Planning Policies for Sustainable Building,* LGA Publications Oct 2006
  www.lga.gov.uk/Documents/Publication/planningpoliciescomplete.pdf
• *Consultation: Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1*, DCLG, December 2006
  www.communities.gov.uk/index.asp?id=1503251
• PPS9 – Biodiversity and Geological Conservation (ODPM, 2005)
• PPS10 – Planning for Sustainable Waste Management (ODPM, 2005)
• PPS22 – Renewable Energy (ODPM, 2004)
• PPS25 – (ODPM, 2006)
• Securing the Future:delivering UK sustainable development strategy (DEFRA,2005)
• Sustainable Communities: Building for the Future (ODPM, 2003)
• UK Waste Strategy (DETR, 2000)
• Water Resources for the Future – a water resources strategy for England & Wales (Environment Agency, 2001)

Regional Context
• A Sustainable Future for the South West (South West Regional Assembly, 2002)
• Creating Sustainable Communities in the South West (ODPM, 2005)
• Regional Renewable Energy Strategy for the South West 2003-2010 (REGENSW, 2003)
• *Draft South West Regional Spatial Strategy 2006-2026*, South West Regional Assembly, June 2006
  www.southwest-ra.gov.uk/nqcontent.cfm?a_id=836
• RPG 10: Regional Planning Guidance for the South West (GOSW, 2001)
• The Way Ahead – Delivering Sustainable Communities in the South West (SWRDA/GOSW/SWRA, 2004)

Local Context
• North Wiltshire Vision for 2020 (NWDC January 2005)
• North Wiltshire Community Strategy (NWDC, November 2005)
• North Wiltshire District Council Corporate Plan 2006-9, Draft (NWDC, April 2006)
• North Wiltshire Local Plan 2011 (NWDC, 2006)
• Wiltshire Biodiversity Action Plan
• North Wiltshire Local Area Agreement
• Wiltshire and Swindon Minerals Local Plan 2001 (Wilts CC, Swindon BC)
• Wiltshire & Swindon Renewable Energy Action Plan 2005 (Wiltshire Wildlife Trust and Severn Wye Energy Agency, in partnership with the WREF)
• Wiltshire and Swindon Structure Plan 2016 (Wilts CC, Swindon BC)

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• Wiltshire and Swindon Waste Local Plan 2011 (Wilts CC, Swindon BC)

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Appendix 5: Omitted Draft Regional Checklist Questions

Question 2.4 (1):

To ensure new development is accessible to all members of the community

What percentage of housing units will be fully accessible to disabled people, and in line with building regulations part M?

Minimum	standard set by the local planning authority	
Good practice	standard set by the local planning authority plus 10-20%	
Best Practice	standard set by the local planning authority plus >20%	

Notes

This relates to design for full accessibility where the Building Regulations Approved Document M – Access to and Use of Buildings (2004 Edition) allows a choice.

Further References

Building Regulations Approved Document M – Access to and Use of Buildings (2004 Edition), ODPM, May 2006[1]
Designing for accessibility, Centre for Accessible Environments, 2004[2]

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[1] www.planningportal.gov.uk/england/professionals/en/4000000000988.html
[2] www.cae.org.uk/publications_list.html#Abd

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Question 2.4 (2):

To encourage community cohesion through adaptability of homes to meet

What percentage of buildings or premises are designed to Lifetime Homes or BS8300 standard?

Minimum	standard set by the local planning authority	
Good practice	>50%	
Best Practice	>75%	

Notes

Lifetime Homes standards involve 16 simple provisions within new home designs, such as greater car parking width, entrance level bedspace and specific controls, fixtures and fittings. The Lifetime Homes website notes a comparative study into the cost of meeting Building Regulations and Lifetime Home standards. This revealed that the additional cost of building Lifetime Homes ranged from £165 to a maximum of only £545 per dwelling.

BS8300 specifically good practice guidance about the design of domestic and non-domestic buildings and their approaches to meet the needs of disabled people.

Further References

Lifetime Homes: 21st Century living, Quality, flexibility and choice, Habinteg HA, 2006[3]
BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people, BSI, 2006[4]

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[3] www.lifetimehomes.org.uk
[4] www.bsi-global.com/Building/Disability/bs8300.xalter

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Question 3.1 (1):

To ensure the most effective and efficient use of land, applying a sequential approach.

How can the site be best characterised?
  A) Contaminated land - remediated or awaiting remediation
  B) Brownfield – Includes previously developed land and derelict urban land
  C) Undeveloped- Includes residential gardens.
  D) Other: including brownfield - rural land, designated open space, designated sports pitches or recreation land, green belt, high quality agricultural land, Areas of Outstanding Natural Beauty, land designated as of ecological importance, land with workable or potentially workable minerals, land at moderate or significant risk of flooding.

Minimum	standard set by the local planning authority	
Good practice	C	
Best Practice	B or A	

Notes

A key aim of the North Wiltshire Local Plan 2011 is to reuse developed land and this is referred to in several policies. In particular policy NE17 refers to contaminated land, and policy H3 (residential development) notes the sequential test in PPG3 for considering previously developed land ahead of greenfield land. A definition of this land category is contained in *Tapping the Potential – Assessing Urban Housing Capacity*, DETR, 2000. [5]

Further References

DEFRA provide useful updated information on contaminated land.[6]

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[5] http://products.ihs.com/cis/Doc.aspx?AuthCode=&DocNum=259255
[6] http://www.defra.gov.uk/environment/land/contaminated/index.htm

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Question 3.1 (2):

To ensure the most effective and efficient use of land.

How much of the development area reclaims previously developed or Brownfield land?

Minimum	standard set by the local planning authority	
Good practice	>60%	
Best Practice	>80%	

Notes

In February 1998, the Government announced a national target for England that at least 60% of new homes are to be built on previously developed (brownfield) land by 2008.
The draft South West Regional Spatial Strategy, Development Policy H states;

Development Policy H

Re-using Land

Local authorities will ensure that the full potential of previously used land is taken into account in providing for new development, whilst recognising that previously developed land may not always be in the most sustainable locations that development may not necessarily always be the most sustainable land use. For the region as a whole the aim should be to achieve at least 50% of new development on previously developed land (including the conversion of existing buildings).

Further References

The UK Land Directory provides information on available brownfield sites nationally.[7]

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[7] http://www.uklanddirectory.org.uk/brownfield.asp

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Question 3.2(2):

To ensure that the preparation of a statement of design intent, which s informed by studies of the site and its surroundings, is discussed with the

Has a design statement, incorporating the findings of context appraisals and explaining emerging design principles been discussed with the Local Authority prior to the application?

Minimum	standard set by the local planning authority	
Good practice	Yes -building on context appraisals that include landscape and ecological assets, existing street network, surrounding and prospective community and demographic appraisal, block & plot size and scale, height and massing.	
Best Practice	Yes and involving CABE Design Champion and referencing Urban Design Compendium (English Partnerships)	

Notes

Design and Access Statements are required by law to accompany most planning applications from 10th August 2006. The North Wiltshire Local Development Framework Statement of Community Involvement (Adopted January 2007) paragraphs 5.16 to 5.24 provides guidance on pre-application discussions for differing scales of development proposal.

Further References

The North Wiltshire Local Development Framework Statement of Community Involvement, NWDC 2007[8]
Design and Access Statements: An Introduction for Applicants for Planning Permission, NWDC, June 2006[9]
Design and Access Statements How to Write, read and Use Them CABE 2006[10]
Guidance on Changes to the Development Control System, DCLG, June 2006[11]

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[8] http://www.northwilts.gov.uk/print/adopted_sci_front_cover.pdf
[9] http://www.northwilts.gov.uk/print/final_design___access_word_document_19.07.06-6.pdf
[10] http://www.cabe.org.uk/default.aspx?contentitemid=1334
[11] http://www.communities.gov.uk/publications/planningandbuilding/circularcommunities2

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Question 3.3 (5):

To ensure that the development responds to local character whilst

Is the appearance of the development visually appropriate and will it complement local character whilst creating a strong identity for the new neighbourhood?

1) Building materials and colour complementing local character
2) Building style and form enhancing local character
3) Roofscapes visually respecting the developments location within a local context
4) Continuity of local building details such as windows and doors
5) Residential component of the development fostering a potential for personalisation by prospective residents

Minimum	standard set by the local planning authority	
Good practice	Addresses 3 questions	
Best Practice	Addresses all issues, and predominantly uses locally sourced primary materials	

Notes

For proposed developments in designated areas (e.g. Conservation Areas) other Local Plan policies may also apply as a minimum requirement.

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To attract a diverse new community that reflects the surrounding demographic trends.

Has a statement been prepared explaining how the development contributes to the housing needs of the area, in terms of type, size, tenure and reflecting the needs of the current and prospective community demographics, and what steps have been taken to make the development affordable for local people?

Minimum	standard set by the local planning authority	
Good practice	All issues listed investigated and addressed	
Best Practice	As good practice, and development incorporates innovative purchase models enabling local people to acquire housing, with restrictive occupancy covenants placed as appropriate.	

Notes

The North Wiltshire Affordable Housing policies and Supplementary Planning Document provide guidance on appropriate forms of affordable housing within scheme proposals and the Housing Needs Survey 2005 identifies local needs.[12]

Further References

North Wiltshire Affordable Housing Supplementary Planning Document, NWDC, Adopted August 2007[13]

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[12]http://www.northwilts.gov.uk/index/env/planning/localplans/env_planning_public_local_inquiry_2/env_planning-housing_needs_survey.htm

[13] http://www.northwilts.gov.uk/index/env/planning/localplans/ldf/affordable_housing_spd.htm

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Question 4.2(3):

To reduce the impact of heavy goods vehicles loading on public highways.

Has provision been made for off road HGV/delivery vehicle loading space for retail, commercial and industrial units?

Minimum	standard set by the local planning authority	
Good practice	Yes for > 60% of units requiring HGV servicing	
Best Practice	Yes for > 80% of cases	

Notes

North Wiltshire Local Plan policy T6 Freight, encourages the efficient transport of goods and the use of rail where possible.

Further References

Design for deliveries, Including a planner's guide to truck turning and manoeuvring, Freight Transport Association, October 1983 (& 1998)

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Question 6.3:

To increase the proportion of locally sourced materials used in the construction process.

Does the developer have a strategy to use locally sourced materials in the infrastructure and public spaces of the development (note: we would expect "local" to mean up to 30-50 miles of the site)

Minimum	standard set by the local planning authority	
Good practice	Yes, where available	
Best Practice	Yes throughout	

Notes

The movement of construction materials around the UK accounts for about 30% of all road freight.[14]

North Wiltshire Local Plan core policy C3 encourages the use of local materials in the construction process.

North Wiltshire District Council also maintain a 'Made in North Wiltshire' on-line directory which provides contact details about local manufacturers and suppliers.[15]

Given the extent of historic built environment in North Wiltshire, the Council also publish a list of local contractors and suppliers with experience of working or supplying materials for historic buildings in the area.[16]

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[14] http://www.bioregional.com/Materials%20report%20web%20cut%20final%20draft.pdf , p6
[15] http://www.northwilts.gov.uk/index/business/madeinnorthwiltshire.htm
[16] http://www.northwilts.gov.uk/index/env/env-landandpremises/env_land_premises-buildings/env_land_premises-agents_list.htm

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Question 7.2:

To improve the connectivity and communication between different businesses to enhance viability.

Is new business space being developed close to current business centres to enable industrial symbiosis e.g. bulk purchasing, complimentary elements of a supply chain, shared grounds maintenance costs, shared travel plans?

Minimum	None	
Good practice	On identified transport corridor	
Best practice	Within or adjacent to existing or allocated business centres	

Question 7.3(1):

To ensure that the development contributes to regeneration initiatives.

If the development is part of a publicly funded regeneration scheme, will the contractors engage local labour?

Minimum	No	
Good practice	Yes, temporary engagement of local labour or subcontractors	
Best practice	Yes, permanent engagement of local labour or subcontractors	

Question 7.3(2):

To create additional permanent jobs within the local area.

What is the potential for the development to create additional permanent jobs either through new business or for maintenance of the development?

Minimum	None	
Good practice	Net % increase in jobs in area	
Best practice	Increase in jobs that draw upon the local skills base or where training opportunities will be provided to help local workers to upskill	

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[17] North Wiltshire Employment Study, Lichfield & Ptnrs, 2004

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