

Planning Sustainability Checklist

This checklist should be completed and submitted with all planning applications. It is designed to assist Development Management Officers and Planning Committee in assessing the sustainability of planning applications.

Paragraph 13.48 of the emerging Local Plan states:

“New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. Developers will be expected to demonstrate how the scheme mitigates and adapts to climate change. In particular proposals will be expected to demonstrate how they have taken account of flood risk, water efficiency, biodiversity, landform, layout, building orientation, massing, tree planting and landscaping to minimise energy consumption and provide resilience to a changing climate.”

All Council reports require the author to set out the environmental and sustainability implications of the decision and this checklist will help with this by highlighting positive environmental and sustainability implications. It may also identify simple measures that could be incorporated into the development to result in environmental improvements, which could be a condition of planning consent.

Environmental and Sustainability Issues to Consider	Further Information	Yes/ No / N/A and Comments
1. Does the scheme include a Travel Plan?	<p>Travel Plans are required for residential schemes over 250 units or where there are concerns around pollution, congestion and pressures on the existing road network and commercial schemes of 50 or more employees or the development will have a significant impact on the local road network or there are existing transport, infrastructure, congestion or pollution problems.</p> <p>Travel Plans should be developed using the templates provided by Essex</p>	

	<p>County Council, accessed via the link below.</p> <p>Sustainable travel - Essex County Council</p>	
1.a. If yes, will a dedicated Travel Plan Co-ordinator be funded?	<p>Funding a Travel Plan Co-ordinator will ensure the Travel Plan is monitored. This is only appropriate for large sites.</p>	
1.b. Does the Travel Plan include a car club?	<p>The Sustainability & Transport team are considering further locations for car clubs.</p> <p>CoMoUK provides guidance on car clubs.</p>	
2. Will cycle parking be provided?	<p>If so, how many spaces, what type and where are they located?</p> <p>These should be to Essex design guide vehicle parking standards and LTN 1/20 standards</p>	
3. Does the scheme include green infrastructure?	<p>Please include details of this. Examples include open space, cycle and pedestrian links, wildlife areas, green roofs/ walls.</p>	

	Cycle route infrastructure and facilities should be to LTN 1/20 standards	
3.a. Does the scheme include links to the Colchester Orbital?	The Colchester Orbital is a 14 mile walk around the edge of Colchester. Sites on the edge of Colchester have the potential to link to the Orbital providing improved sustainable travel and wellbeing benefits.	
4. Does the scheme include electric vehicle charging points? If so, how many and where are these located?	For larger developments details of how electric vehicle charging will be allocated, located, and managed should be included within the TA.	
5. Does the application include a canopy cover assessment?	It is widely acknowledged that properly managed trees and woodlands in urban and semi urban areas make a significant contribution to planning, design and management of sustainable, resilient landscapes. Increasing tree cover is one of the quickest and cheapest ways of combating climate change globally. Canopy Cover Assessments should be submitted for all major applications, with an expectation that tree cover is increased by a minimum of 10%.	
5.a. If yes, what is the existing canopy cover, proposed canopy cover & percentage increase.	Canopy cover should increase by a minimum of 10%.	

6. Will the scheme result in biodiversity net gain?	The Environment Bill requires a minimum of 10% measurable biodiversity net-gain.	
7. Will any of the buildings in the scheme exceed Building Regulations in terms of energy efficiency requirements?	If yes, please provide details about how increased energy efficiency will be achieved. For example, what types of insulation and glazing will be used?	
7.a. Are any dwellings certified under the Home Quality Mark?	The Home Quality Mark is a national scheme developed by BRE which demonstrates a home's environmental footprint. <u>Home Quality Mark</u>	
7.b. Has the development considered passive solar design principles?		
8. Does the scheme include Sustainable urban Drainage Systems (SuDS)?	All development should incorporate SuDS appropriate to the nature of the site. The Sustainable Drainage Systems Design Guide prepared by ECC in April 2016 is a Supplementary Planning Guidance Document and is a material consideration in determining planning applications. <u>suds-guide_april-2016.pdf</u> <u>(essex.gov.uk)</u>	
8.a. If yes, does the SuDS feature(s) provide multiple functions, e.g. open space, biodiversity?	Opportunities should be taken to integrate sustainable drainage within the design of the development to	

	create amenity space, enhance biodiversity and manage pollution.	
9. Does the scheme meet the optional tighter water standard in Building Regulations of 110litres per person, per day?	Policy DM25 of the ELP requires residential development to incorporate water saving measures in line with the tighter optional requirement of Part G2 of the Building Regulations of 110l/p/d.	
9.a. What water saving measures have been introduced?	Please include details. For example, rainwater collection, water saving showers, provision of water butts.	
10. Does the scheme include green roofs and/or green walls?	These have benefits for biodiversity, sustainable drainage and reducing the urban heat island effect.	
11. Does the scheme include renewable, low carbon or decentralised energy technologies?	Please include details. For example, solar PV/ thermal, heat pump technologies.	
11.a. If yes, what percentage of total energy requirements is expected to be provided?		
11.b. Will energy efficient appliances and fittings be installed?		
12. How will construction waste be reduced and/or recycled?	It may be appropriate to prepare a waste management plan.	
12.a. Will there be provision of composting facilities?		

13. Will locally sourced and/ or sustainable materials be used?		
Are there any further comments you would like to make about the environmental and sustainability benefits of the scheme?		

It may be that following this checklist has highlighted environmental and sustainability improvements that could be incorporated into the scheme or attached as a condition of planning consent. Some simple measures can have a big impact, e.g. biodiversity net gain measures, and the checklist helps to shows the linkages between measures.