

CHELTENHAM SUSTAINABILITY CHECKLIST

Guidance Note

Purpose

This checklist is designed to be completed by those involved in planning or building developments for either commercial or residential uses, and will be used by the Council to assess the extent to which sustainable development is being achieved through planning applications.

By including more sustainable measures in the design and construction of buildings, the quality of life and the environment of Cheltenham can be significantly enhanced. Completing the checklist encourages applicants and agents to think about the impact of their proposal on the environment, enabling developers, businesses and householders to create more sustainable designs with better long-term benefits for the environment.

Background

Policy CP1 of the adopted Cheltenham Local Plan 2006, is a key driver in promoting sustainable development in the Borough, and forms the basis on which the Cheltenham sustainability checklist has been compiled. It states:

Policy CP1

Development will be permitted only where it takes adequate account of the principles of sustainable development. In particular development should:

- (a) conserve or enhance natural resources and environmental assets; and
- (b) give priority to the use of previously developed land; and
- (c) make the most efficient and effective use of land

NB – Reference to the full text of this policy should be made at page 15 of the Cheltenham Borough Local Plan.

The Council fully recognises that some aspects of the Cheltenham sustainability checklist may apply to some larger scale developments more than other smaller householder developments. While it is not compulsory we want to encourage all applicants to complete the sustainability checklist and submit it with their application. This will enable the Council to see how sustainability is being considered in new developments from residential extensions to larger housing and industrial application, so please provide as much of the information as possible.

A pass mark is not required for this checklist. Its purpose is to serve as a reminder to encourage sustainable methods to be incorporated at the initial design stages of a proposal.

Completing the checklist

In completing the checklist, it is recommended that applicants refer to Supplementary Planning Guidance and policies in the adopted Cheltenham Local Plan 2006. Reference to these policies can also be used to demonstrate how the proposed development will meet the criteria set in the checklist. Below is a list of some of the documents and an example of some of the policies in the Local Plan that may be relevant (this list is not exclusive and reference to other policies may be required, depending on the proposal). These documents are available at Cheltenham Borough Council Web pages:

Supplementary Planning Guidance - Sustainable Buildings, April 03
Supplementary Planning Guidance - Sustainable Developments, April 03
Supplementary Planning Guidance – Sustainable Drainage, April 03

Cheltenham Borough Local Plan Adopted July 2006

CP1 - Sustainable development
CP3 - Sustainable environment
CP4 - Safe and sustainable living
CP5 - Sustainable Transport
CP7 - Design

One Copy of this form is required

CHELTENHAM SUSTAINABILITY CHECKLIST

Site Address	Land at Oakley Farm, Battledown, Cheltenham
Description of Development	Application for planning permission for up to 250 dwellings with vehicular access, open space and landscaping.

	Criteria	Yes	No	Comments
CLIMATE CHANGE AND ENERGY				
1	Has the development been orientated and located to maximise the potential advantages of natural shade and solar gain? (Consider layout of rooms, workspace, window design and positioning)	✓		This is an outline application. Details to be discussed at reserved matters stage.
2	Will the development include passive ventilation and avoid the need for air conditioning now and in the future?	✓		This application is in outline
3	Will energy efficiency systems and appliances exceed current building regulations?		✓	The application is in outline, though the dwellings will be constructed in compliance with the current Building Regulations.
4	What BREEAM/EcoHomes/Code for Sustainable Homes rating is sought for each building type? (For development not covered by BREEAM (Offices, Industrial, Schools, Retail or Ecohomes, a bespoke BREEAM assessment can be conducted.	n/a	n/a	The assessments have been replaced by additional Building Regulations to which the units will accord.
5	Will on-site renewable energy be included as part of the development? (For example, solar, wind power, bio fuels etc)		✓	The application is in outline;
6	Will the development as a whole help to reduce carbon emissions?	✓		The application is in outline;
COMMUNITY				

1	Is the development located in an area with good access to local community facilities, shops and services?	✓		Yes, the development is situated in a short distance to the facilities.
2	Will the development provide an element of affordable housing? (Residential developments only)	✓		Yes, the development is expected to provide a policy compliant level of affordable housing.
3	Will the development provide open space?	✓		Yes, the proposal comprises of a proportion of open space and landscaping.
4	Will the development provide children's play space facilities? (Residential developments only)	✓		Yes, the development is expected to provide children's play space facilities.
5	Will Lifetime Homes standards be adopted (Residential developments only)	✓		The proposed development is in outline stage.
6	Will the development enhance existing health and community facilities?	✓		The proposal includes open space and landscaping accompanied with a number of footpath links.
7	Will the development ensure access for disadvantaged and marginalised groups	✓		Yes, proposal will provide a range of house types and tenures.
PLACE MAKING				
1	In the proposal for the redevelopment of Brownfield sites, vacant or underused buildings or sites?		✓	The proposal includes demolition of existing buildings on site.
2	If applicable, what percentage of the existing appropriate buildings on site are being re-used/refurbished?	n/a	n/a	n/a
TRANSPORT AND MOVEMENT				
1	Is the development located in an area with a good level of access to public transport?	✓		Further assessment of the issue in the Transport statement.
2	Will the development improve access for cyclist and pedestrians?	✓		Further assessment of the issue in the Transport statement.

3	Will the development reduce reliance on the private car?	✓		Further assessment of the issue in the Transport statement.
4	Will the development improve access to employment opportunities and volunteering and learning?	n/a	n/a	n/a; the proposal is residential.
5-a	Will cycle storage or shower changing facilities be provided at the development/site? (for commercial buildings only)	n/a	n/a	n/a; the proposal is residential.
5-b	Will cycle storage facilities be provided at the development/site? (for residential developments only)	✓		This application is in outline
LANDSCAPE AND ECOLOGY				
1	Will the development conserve and enhance the biodiversity of the site?	✓		See Environmental Statement
2-a	Has provision been made for conserving and enhancing the landscape?	✓		See Environmental Statement
2-b	Has a landscape scheme been submitted?	✓		See Environmental Statement
2-c	Improve access to open space and minimise loss of green spaces?	✓	✓	Open space and landscaping provided as a part of the proposal in addition to footpath links.
4	Have services been designed to minimise any impact on landscape and tree protection?	✓	✓	See Environmental Statement
5	Has provision been made to ensure the long term sustainable management of the landscape/ wildlife/recreational area and features on the site?	✓		See Environmental Statement
6	Enable opportunities for growing food?		✓	Yes, the proposal will enable opportunities for growing food.

POLLUTION, RESOURCES and FLOODING

1	Will the development incorporate recycling or composting facilities on site?	✓		The application is in outline with details to be discussed at reserved matters stage.
2	Will locally sourced materials be used in the development?	✓		Yes, whenever possible.
3	Will rainwater harvesting/collection systems be installed?	✓		The application is in outline with details to be discussed at reserved matters stage.
4	Will there be provision for grey water recycling?			The application is in outline with details to be discussed at reserved matters stage.
5	Will Sustainable Urban Drainage Systems (SUDs) be installed? (to reduce runoff and ensure there is no more runoff than before the development)	✓		See Environmental Statement
6	Will the development minimise noise and dust pollution during construction?	✓		In principle yes, further details will be agreed at reserved matters stage.
7	Will the development minimise water, light and atmospheric pollution?	✓		In principle yes, further details will be agreed at reserved matters stage.
8	Will the development avoid areas liable to flood?	✓		See Flood Risk Assessment
9	Will the development minimise waste during construction through recycling and reusing building materials	✓		See Waste Minimalization Statement
10	Will the development minimise the use of raw materials and use sustainably produced building materials wherever possible?	✓		Yes, whenever possible.
11	What measurements have been taken to manage surface	✓		See Environmental Statement

	water drainage?			
12	Is the development designed to reduce the impact that predicted flood levels would have on the development?	✓		See Environmental Statement
13	What percentage of total site energy demand is produced from 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?	✓		The application is in outline, details to be discussed at reserved matters stage.
14	Will a site waste management plan be provided by the developer to limit the environmental impact of construction activities?	✓		See Waste Minimisation Statement
BUILDINGS				
1	Will the development provide a safe, secure and attractive environment to meet Secure By Design standards?	✓		The application is in outline, details to be discussed at reserved matters stage.