

LEWES DISTRICT COUNCIL

SUSTAINABILITY CHECKLIST



Lewes District Council
www.lewes.gov.uk

The Government's sustainable development strategy, 'Securing the Future' (2005) laid out firmly its commitment to sustainable development while the publication of the strategy, 'Building a Better Quality of Life' in April 2000 placed an onus on more sustainable construction. The Government published the Code for Sustainable Homes in December 2006. The Code does not provide a requirement for developers to build in a more sustainable way but instead seeks to achieve 'voluntary compliance' on incorporating sustainable design elements. The Code is seen as complimenting the Energy Performance Certificates which are being introduced in June 2007.

Sustainability is a not an alternative name for environmental responsibility – it is a far broader goal that supports local communities and social cohesion, promotes a sustainable economy and protects the environment for future generations, and pays regard to climate change. Lewes District Council is committed to achieving sustainability in all new developments and appreciates the contribution that the construction sector can make in achieving sustainable design. The Council has therefore prepared a Sustainability Checklist that, like the Government's Code, aims to inform developers as to what is expected in terms of sustainable design for all housing developments in the District. The Checklist compliments the Government's Code and the South East Sustainability Checklist and makes them more applicable to the Lewes District context. The Checklist having assimilated the information from these and other sources provides a clear, concise and workable checklist for developers to use in assessing and achieving sustainable design.

By meeting the aims of the checklist, developers will be able to demonstrate the extent to which their proposal has considered the wider impacts of the development on the local environment, community and economy. The Checklist may also be a useful tool for developers to encourage participation and community engagement in development proposals whilst supporting corporate social responsibility.

It is intended that all 'major' applications will be assessed using the checklist. Major applications, for these purposes, are defined as;

- **6 or more residential units,**
- **or where a planning application is proposed for more than 500m² of commercial or industrial floorspace,**
- **or any developments which have a site area of 1ha or more.**

It is expected that developers will refer to the checklist criteria as supporting information to their planning application. This could be set out within the design statement or as a stand alone Sustainability Statement to demonstrate the elements of sustainable development that have been incorporated into the scheme.

This document is in line with the emerging policies nationally and particularly locally in the Local Development Framework (LDF). In the proposed LDF Core Strategy there is a specific policy dealing with the Sustainability Checklist, which will give it more weight when determining planning applications. It is intended that the checklist will then become a Supplementary Planning Document.

How to Use this Checklist

If the developer has already used the Building Research Establishments (BREs) Ecohomes, Breeam or the South East Sustainability Checklist then the assessor's report should be asked for and weighted against use of the LDC Checklist.

If this is the only Sustainability Checklist being used then the following steps should be followed;

- 1 Checklist is sent out with planning application forms.
- 2 Developer assesses development against Checklist and discusses with Local Planning Authority.
- 3 Officers give feedback
- 4 Look together at ways of improving development (Key stage).
- 5 Submit planning application.
- 6 Assess planning application and take into account the Checklist in the planning decision.
- 7 Assessment will be provided to the decision makers with a checklist indicating more ticks in the green range providing the more sustainable options for developments.

Useful Further Guidance

Code for Sustainable Homes – A Step Change in Sustainable Building Practice, Department Communities Local Government, December 2006.

South East Sustainability Checklist

www.southeast.sustainability-checklist.co.uk

Building a Greener Future: Towards Zero Carbon Development (Consultation), Department Communities Local Government, December 2006.

PPS 1 - Supplement ***Planning and Climate Change (Consultation)***, Department Communities Local Government, December 2006.

Ecohomes 2006

www.bream.org/pdf/ecohomes2006developmentsheet-v1-1-aug06.pdf

Integrating renewable energy into new developments toolkit

Faber Maunsell 2006

www.london.gov.uk/mayor/environment/energy/docs/renewables-toolkit.pdf



CR1: NATURAL FEATURES, HABITATS AND THEIR PROTECTION

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>1a. Does the development, identify, protect, maintain or enhance the natural features or habitats of the site?</p>	<p>The development does not protect or maintain natural features and may have an adverse effect on natural habitats.</p>	<p>The development protects and maintains the natural features of the site.</p>	<p>The development increases the ecological value of the land or adds additional ecological features such as woodland or wetland or supports nature corridors.</p>	
<p><i>Supporting Comments</i></p>				<p>PPS 9 Biodiversity Action Plan www.ecohomes.org Environmental Good Practice on Site (CIRIA 502) Policy ST9 of the Lewes District Local Plan</p>

CR1: NATURAL FEATURES, HABITATS AND THEIR PROTECTION

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>1b. Is the development at risk from flooding?</p>	<p>Site is in a high probability flood zone or on a floodplain > 1:100 river > 1:200 coastal</p>	<p>Site is in a medium probability flood zone. >1:100 <1:1000 river >1:200 <1:2000 coastal</p>	<p>Sited in a low probability flood zone. <1:1000 river and coastal flooding</p>	
<p><i>Supporting Comments</i></p>				<p>PPG 25 Flood Risk Draft PPS 25 Flood Risk Sussex Ouse Flood Management Strategy. Shoreline Management Plan (Beachyhead to Selsey Bill) Policy ST15, ST16, ST17, ST18 and ST19 of the Local Plan.</p>

CR1: NATURAL FEATURES, HABITATS AND THEIR PROTECTION

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>1c. If the development is at risk has it been designed to withstand flooding incorporating features such as sustainable urban drainage systems (SUDS) and other flood resistant design features?</p>	<p>No flood design features have been incorporated</p>	<p>Some flood features have been incorporated such as SUDS, stilts, solid or high suspended floors, auto seal valves for WCs, electrical circuits above water line etc..</p>	<p>Flood resistant features have been fully incorporated into the design and the development has been assessed for flood risk potential.</p>	<p>Sustainable Urban Drainage Systems CIRIA C522 Interim Code of Practice for SUDS DEFRA Preparing for Floods http://www.environment-agency.gov.uk/common-data/acrobat/dttr_guide.pdf Strategic Planning for Flood Risk http://www.abi.org.uk/display/File/Child/554/Strategic_Planning_for_Flood_Risk_thames-gateway.pdf</p>
<p><i>Supporting Comments</i></p>				

CR2: ENERGY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>2a. What measures have been taken to ensure that the scheme incorporates renewable energy measures after sufficient energy efficiency measures have been implemented.</p>	<p>The development does not incorporate any renewable energy technologies.</p>	<p>Some renewable technology has been incorporated into the development e.g. wind, solar, ground source heat pumps etc.</p>	<p>There has been an integrated approach to renewable energy production in the development and a range of technologies have been utilised. 15% or more energy is generated on site.</p>	<p>PPS22 Policy ST31 of the Lewes District Local Plan Energy Efficiency and Renewables SPD</p>
<p><i>Supporting Comments</i></p>				

CR2: ENERGY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>2b. Has the development paid due regard to the effects of solar orientation and solar shading?</p>	<p>No consideration has been given to the effects of orientation on solar gain or solar shading.</p>	<p>Buildings have been positioned to make use of solar gain and solar shading techniques have been incorporated.</p>	<p>Whole development has been suitably designed to make full use of solar gain and shading methods such as interplane glazing have been appropriately incorporated. Windows have been sufficiently sized and obstructions accounted for in passive solar gain.</p>	
<p><i>Supporting Comments</i></p>				<p>BRESCU Planning for Passive Solar Gain. BRESCU General Information Leaflet 22. BRECU General Information Leaflet 25. BRESCU General Information Report 27 Part F Solar Shading</p>

CR2: ENERGY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>2c. What measures have been taken to ensure the scheme incorporates energy efficiency measures such as passive solar gain, low energy equipment and insulation measures?</p>	<p>Some efficiency measures such as insulation have been carried out on the development and it meets part L of the building regulations.</p>	<p>Energy efficiency measures have been carried out on all of the development and go beyond part L.</p>	<p>A range of high energy efficiency and environmentally preferable measures (e.g. lambs wool insulation) above the latest recommended standards has been carried out and any equipment installed is of the lowest energy rating standard. E.g. micro CHP.</p>	<p>Part L Building Regulations European Energy Efficiency in Buildings Directive. BRE Guidance Green Building leaflet</p>
<p><i>Supporting Comments</i></p>				

CR2: ENERGY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
2d. Does the development incorporate natural ventilation or low-carbon mechanical ventilation?	Mechanical ventilation or air-conditioning technologies have been used.	Low energy mechanical ventilation preferably using a low or zero-carbon energy supply has been implemented.	Buildings have been appropriately designed to make full use of natural ventilation techniques possibly including the use of cross-ventilation or stack ventilation methods.	
<i>Supporting Comments</i>				Part F Building Regulations BRESCU Good Practice Case Study 396 BRESCU Good Practice Guide 257 BRESCU General Information Report 48 BRESCU General Information Report 85. Energy Efficient ventilation in dwellings GPG268, EST

CR2: ENERGY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
2e. Has the development been designed to prevent infiltration and incorporate airtight construction techniques?	Buildings have achieved all their tightness target of 10m ³ (h.m ²) at 50Pa.	Air tightness target of less than 10m ³ (h.m ²) at 50Pa has been achieved.	An airtightness target of 3m ³ (h.m ²) at 50Pa has been achieved.	
<i>Supporting Comments</i>				GPG, 224 Improving air tightness in dwelling, EST Airtightness Testing, BSRIA Guide www.bsria.co.uk Part L2 Building Regulations

CR2: ENERGY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>2f. Has the site been designed to reduce energy use in lighting and make use of natural daylight?</p>	<p>No attention has been paid to the use of energy efficient lighting, reflectors or the use of natural lighting.</p>	<p>Some low energy lighting has been incorporated in the development.</p>	<p>Natural daylighting has been full utilised in the development including the use of measures such as clerestorey glazing, PIR sensors, correct window sizing etc.</p>	
<p><i>Supporting Comments</i></p>				<p>General Information Report GIR092, Energy Efficiency in Lighting – an Overview, Action Energy BRESCU Good Practice Guide 245 BRESCU Good Practice Guide 272</p>

CR3: WASTE

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>3a. Does the development incorporate provision for recycling or reuse of waste that is generated?</p>	<p>No provision has been made for recycling or reuse of waste.</p>	<p>Provision has been made for a kerbside service.</p>	<p>Development incorporates segregated bins and kerbside recycling.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy ST20 of the Lewes District Local Plan (for supermarkets and industrial units). Supplementary Planning Guidance Note on 'The Provision of Kerbside Recycling Facilities as part of new residential development'</p>

CR3: WASTE

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>3b. Is construction material reused from the demolition of the site, or from other sustainable sources?</p>	<p>No reuse of materials or materials from sustainable sources.</p>	<p>Some materials have been reused from demolition or sustainable sources.</p> <p>Meets some BREEAM standards.</p>	<p>Meets the highest BREEAM standards with more than 30% of construction materials originating on site or having been reclaimed.</p>	<p>Green Register BREEAM standards. Construction Resources. Code for Sustainable Buildings. www.fsc-uk.info</p>
<p><i>Supporting Comments</i></p>				

CR3: WASTE

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>3c. What is the additional demand on the use of water and what is being done to mitigate use, such as recycled grey water and the use of rainwater?</p>	<p>No water conservation measures have been incorporated.</p>	<p>A low percentage of grey water is being recycled.</p> <p>Demands on the use of water are low and some water saving technology has been fitted.</p>	<p>An extensive range of water saving technologies and water harvesting features have been fitted.</p>	<p>Construction Resources www.ecoconstruct</p>
<p><i>Supporting Comments</i></p>				<p>A Study of Domestic Greywater Recycling, National Water Demand Management Centre, Environment Agency 2000</p> <p>Buildings that can Save Water, CIRIA, 2001</p> <p>Water Regulations Advisory Service www.wras.co.uk</p>

CR4: HOUSING

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>4a. Does the proposed development provide for a mix of housing types, sizes, tenure and affordability?</p>	<p>The development does not contain a mix of housing types suitable to the area and the development.</p>	<p>There is some mix of housing types suitable for the development and the area. Need to re word similar to green one.</p>	<p>A range of housing tenure, sizes and affordability which address local housing need has been provided.</p>	
<p><i>Supporting Comments</i></p>				<p>Supplementary Planning Guidance Note on 'The Provision of Affordable Housing as part of new residential development' Policy RES9 of the Lewes District Local Plan</p>

CR4: HOUSING

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
4b. Will the housing be capable of future adaptation to enable improved accessibility for all?	The housing has not been built to enable future adaptation.	The housing incorporates measures to enable future adaptation to improve accessibility.	The development has been built fully in accordance with the lifetime homes criteria.	
<i>Supporting Comments</i>				<p style="text-align: center;">www.lifetimehomes.org.uk</p>

CR4: HOUSING

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>4c. Does the development incorporate the provision of outdoor public playing space?</p>	<p>No provision has been made for public open spaces.</p>	<p>Some provision has been made for a public playing space.</p>	<p>A public playing space has been fully designed into and forms an intrinsic part of the development.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy RES19 of the Lewes District Local Plan Supplementary Planning Guidance Note on 'The Provision of Outdoor Playing Space as part of new residential development'</p>

CR4: HOUSING

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>4d. Does the development ensure adequate daylight to habitable rooms, sound proofing and external private space for each dwelling?</p>	<p>Dwellings have poor access to daylight, limited sound proofing and no external private space.</p>	<p>Some provision has been made for daylight, enhanced sound proofing and external private space for each dwelling.</p>	<p>Full provision has been made within each dwelling for adequate daylight to habitable rooms, sound proofing to exceed Building Regulation standards and external private space.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy ST3 of the Lewes District Local Plan BS 8206:pt2:daylighting Building Regulations Part E</p>

CR5: ECONOMIC ACTIVITY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>5a. Does the development add a diverse range of employment/training opportunities for local people, encouraging both start-ups, and expanding businesses?</p>	<p>No employment opportunities have been created by this development.</p>	<p>There is some opportunity for local employment and business start-up.</p>	<p>The development has provided the opportunity for a wide range of local employment and business opportunities.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy E1 of the Lewes District Local Plan</p>

CR6: PROTECTION OF AIR, LAND AND WATER QUALITY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>6a. Does the development give rise to air, land and/or water pollution, and if so, what mitigation measures are proposed?</p>	<p>No mitigation measures have been included to reduce air, land and/or water pollution.</p>	<p>Measures have been incorporated in line with ST14.</p>	<p>The development does not give rise to pollution and/or measures have been taken to ensure that the development will not add to pollution in any way.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy ST14 of the Lewes District Local Plan</p> <p>Development Control: Planning for Air Quality updated guidance from NSCA on dealing with air quality concerns within the development control process</p>

CR6: PROTECTION OF AIR, LAND AND WATER QUALITY

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>6b. Has the development been designed to minimise the impact of external noise pollution both from the development and from existing sources of noise</p>	<p>The development incorporates minimal sound insulation measures.</p>	<p>Provision of secondary glazing, acoustic ventilation and noise barriers.</p>	<p>The developer agrees a commitment to carry out a programme or pre-completion noise testing in accordance with Eco homes performance standards or similar BRE standards for commercial use. Layout, orientation and zoning have been designed so as to minimise noise pollution.</p>	<p>Policy ST3 of the Lewes District Local Plan</p> <p>UK building regulations: www.safety.odpm.gov.uk/br/egs/brads.htm</p> <p>BRE EcoHomes and BREAM standards 654142</p> <p>PPG 24 Planning and Noise</p>
<p><i>Supporting Comments</i></p>				

CR7: TRANSPORT

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>7a. What is the impact of additional demand on the road network, and what measures will be put in place to encourage alternative means of access to and from the site?</p>	<p>The development is predominantly car dependent and has no access to non-car modes of travel.</p>	<p>The development is within 1000m of a public transport node and provides secure cycle parking facilities.</p>	<p>The development is within 500m of a public transport node and provides secure covered cycle parking facilities.</p>	
<p><i>Supporting Comments</i></p>				<p>PPG13 Policy T1 of the Lewes District Local Plan www.highways.gov.uk www.dft.gov.uk BRE Eco Homes and BREAM standards. Better places to live by design; A companion Guide to PPG3 (2001)</p>

CR7: TRANSPORT

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>7b. Will the development incorporate and promote any sustainable transport measures such as car clubs, a green travel plan or cycle facilities?</p>	<p>The development does not have any sustainable transport features.</p>	<p>Some sustainable transport features have been included such as shower and changing facilities for cyclists and secure sheltered cycle parking facilities.</p>	<p>A wide range of sustainable transport measures has been included in the development and a travel plan has been developed.</p>	<p>Policy T1 of the Lewes District Local Plan BRE Eco Homes and BREAM standards. www.sustrans.org.uk</p>
<p><i>Supporting Comments</i></p>				

CR8: CRIME PREVENTION AND DESIGN

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>8a. In what way does the layout and detailed design of the proposal incorporate measures to maximise security and minimise opportunities for crime, while remaining sensitive to local character and circumstances?</p>	<p>The development does not contribute to public safety and crime prevention.</p>	<p>The layout incorporates measures to maximise security and minimise opportunities for crime.</p>	<p>Meets the ‘Secured by Design’ standards and the layout and form of the buildings creates new streets and places that are well connected and over-looked.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy ST8 of the Lewes District Local Plan www.securedbydesign.com Code for Sustainable Buildings Circular 5/94 Planning out Crime</p>

CR9: LAND USE

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>9a. Will the development secure the re-use of vacant, derelict and underused sites and buildings?</p>	<p>There is no re-use of derelict sites and /or buildings.</p>	<p>The scheme involves some re-use of buildings.</p>	<p>The development consists of the re-use of existing buildings and may include the decontamination of the site.</p>	
<p><i>Supporting Comments</i></p>				<p>PPG3 South east plan CLR 11 Model Procedure for the Management of Land Contamination</p>

CR9: LAND USE

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>9b. Is the development located in an area that has access to local community facilities via either public transport links or walking/cycling?</p>	<p>There are no community facilities within 1000m of the development.</p>	<p>Some community facilities are within 1000m.</p>	<p>The site is within 1000m of all necessary community facilities.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy T1 of the Lewes District Local Plan Eco Homes BRE Better places to live by design: a companion guide to PPG 3 (2001)</p>

CR10: COMMUNITY DEVELOPMENT

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
10a. Has there been community consultation for the proposed development?	No community consultation has been carried out.	Some community consultation has been carried out.	Full community consultation and participation has been carried out.	www.sustainablehomes.co.uk
<i>Supporting Comments</i>				

CR10: COMMUNITY DEVELOPMENT

Criteria	Not Met	Partially Met	Fully Met	Supporting Guidance/ Further Information
<p>10b. Does the development support local visual amenity and protect valued public views.</p>	<p>The development does not add in any way to the local visual amenity and may block existing views.</p>	<p>The development does not conflict with the existing visual amenity and does not block valued views.</p>	<p>The development adds to and supports the local visual amenity and protects existing valued views.</p>	
<p><i>Supporting Comments</i></p>				<p>Policy ST3 of the Lewes District Local Plan</p>