

# APPENDIX A CHECKLISTS

### **CHECKLIST 3:**

Major planning applications (>10 dwellings or >1000m2 floorspace)

This checklist is required for all MAJOR planning applications. These are classed as developments involving more than 10 dwellings, or the creation of more than 1000m2 floorspace, or sites of more than 1 hectare in size.

The purpose of this checklist/form is to ensure that all major planning applications give due consideration to sustainability and climate change measures that should be incorporated into the scheme wherever possible. During early design stages, thought should be given to achieving high levels of energy efficiency and how the design will be resilient to changes in the climate.

This checklist sets out Spelthorne Borough Council's policies and the principles and measures which could be applied to comply with them. Please review all features present in the scheme design in the 'measures' column and tick the appropriate Yes, No or N/A as applicable, providing a justification and indication of where in the supporting documents this is evidenced, in the final column. Technical documents submitted with the planning application which may provide additional details relating to sustainability and climate change measures could include, but are not limited to, the following:

- Energy Statement and/or Sustainability Statement
- Design & Access Statement
- Landscape Design Statement / Green Infrastructure Strategy
- Utilities Statement
- Drainage Strategy
- Travel Plan
- Environmental Statement (climate change chapter), where required
- Construction and Waste Management Plan

Please submit the completed checklist with your planning application.

Major planning applications (>10 dwellings or >1000m2 floorspace)

Adopted Core Strategy Policy	Policy promotes and/or requires:	Principles outlined in the SPD Core Themes	How has this been considered in the planning application?  Where a principle has not been considered, please provide reasoning / justification here.  The detail provided for specific principles will vary between outline and full planning / reserved matters applications, but in all cases the incorporation of measures should be examined during the early stages of the design process and information provided within the planning application submission at the outset.
ENERGY			
SP7: Climate change and transport	Inclusion of renewables, energy conservation	<ul> <li>Following the Energy Hierarchy by</li> <li>a) Using less energy</li> <li>b) Using local energy resources and connecting to existing heat networks</li> <li>c) Generating and storing renewable energy on the site. All major applications must generate at least 10% of demand from onsite renewables</li> </ul>	Have you considered this? Yes / No / N/A Where in the planning application has this been outlined?
CC1: Renewable energy	<ul> <li>Where development exceeds 100m2 it is required to:</li> <li>Optimise design, layout and orientation to minimise energy usage.</li> <li>At least 10% of the development energy's demand from on-site renewables (unless viability indicates otherwise)</li> </ul>	Retrofitting existing buildings Designing buildings to be passively cooled Designing buildings to be lit naturally Designing buildings to need minimal heating Generating renewable energy on site Storing renewable energy on site Achieving BREEAM or other appropriate accreditation or building efficiency standard Ongoing data monitoring or building management measures (e.g. smart metering, active heating/cooling management systems) Other, please state.	Other provision:

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TRANSPOR	Г		
SP7: Climate	Development reduces	Following the Travel Hierarchy by	Have you considered this? Yes / No / N/A
change and transport	the need to travel and encourages alternatives to car use.	a) Avoiding the need to travel	Where in the planning application has this been
010110		b) Shifting to modes with lower emissions	outlined?
	Supporting measures to enhance and	c) Improving energy efficiency and reducing carbon emissions of travel modes	
	manage Staines' role as a public transport interchange.	Encouraging travel by modes in the following order:	
CC2: Sustainable	Accessibility by non-car	1) Walking	
travel	means	2) Cycling and other forms of active travel	
		3) Public transport	
		4) Car clubs, taxis and car sharing	Other provision:
CC3: Parking	Secure cycle parking provision	5) Private vehicles	
provision		Designing for direct walking routes to support active travel and prioritising public transport	
		Locating development to support sustainable travel	
EN3: Air quality	Support non-car travel	Providing suitable infrastructure for sustainable transport	
		Travel planning and sustainable transport subsidy / contributions	
		Other, please state.	

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CONSTRUC	TION & WASTE		
EN1: Design of new development  CC1: Renewable energy, energy conservation and sustainable construction	Incorporate provision for the storage of waste and recyclable materials  Use of sustainable construction materials.	Assessment of whole life carbon as part of design Following the construction hierarchy by:  a) Using less, through reuse of buildings, avoiding unnecessary construction or building efficiently  b) Using low carbon or recycled materials  c) Offsetting of residual embodied carbon emissions  Choosing appropriate materials for:  a) Hot weather events so as to mitigate overheating  b) Permeable materials for public realm to absorb surface water  Construction waste management plans which recycle and retain materials on site, where possible  Other, please state.	Have you considered this? Yes / No / N/A  Where in the planning application has this been outlined?  Other provision:

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GREEN INF	RASTRUCTURE		
EN8: Protecting and improving the landscape & biodiversity	New development contributes to an improvement in landscape & biodiversity and avoids harm to features of significance in the landscape/nature/ Development refused where there is a significant landscape impact or impact upon nature conservation	Creation / retention of natural habitats which can capture carbon e.g. woodlands, wetlands.  Consideration of biodiversity resilience as part of all green infrastructure  Provision of and connectivity of green infrastructure throughout the development scheme  Use of street trees, swales, verges, other GI to provide urban habitat links  Other, please state.	Have you considered this? Yes / No / N/A  Where in the planning application has this been outlined?
SP6: Maintaining and improving the environment	Design and layout respects the local environment including the protection of sites of nature conservation value and landscape value.  Improvement to poor quality environments within the urban area and Green Belt.		Other provision:

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WATER			
SP7: Climate change and transport	Promoting the efficient use and conservation of water resources  Promoting measures to reduce flooding and risks from flooding	Sustainable Drainage Systems integrated within streets, public spaces and throughout schemes  Calculation of Urban Greening Factor and consideration of how it has been maximised  Water efficiency measures, water use targets and water meters across new development schemes.  Rainwater / 'greywater' capture and re-use recycling schemes  Other, please state.	Have you considered this? Yes / No / N/A  Where in the planning application has this been outlined?  Other provision:

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SPACE & PL	ACE DESIGN		
EN1: Design of new development	High standard of design for development including due regard to scale, proportions, building lines, materials and impacts on neighbouring property e.g. daylight impacts	Design and layout of public and private spaces to mitigate effect of extreme heat events  Use of high quality materials for assisting with temperature regulation/ future adaptability as a result of the effects of climate change  Creation of water and natural habitats within public areas of open space to create distinctive places for people to visit	Have you considered this? Yes / No / N/A Where in the planning application has this been outlined?
SP6: Maintaining and improving the environment	Ensure the design and layout incorporates principles of sustainable development, respects the environment of the area.  Protect and enhance areas of existing environmental character and nature conservation  Promote improvement of poor-quality environments.	Other, please state.	Other provision: