



Sustainability Checklist

Part of The Sustainable
Development & Construction SPD

October
2005



GUILDFORD
B O R O U G H



Developed by students from Guildford College

SUSTAINABILITY CHECKLIST

Introduction

Submission of this sustainability checklist is expected with all applications (including outline) for:

A residential unit or above

And/ or

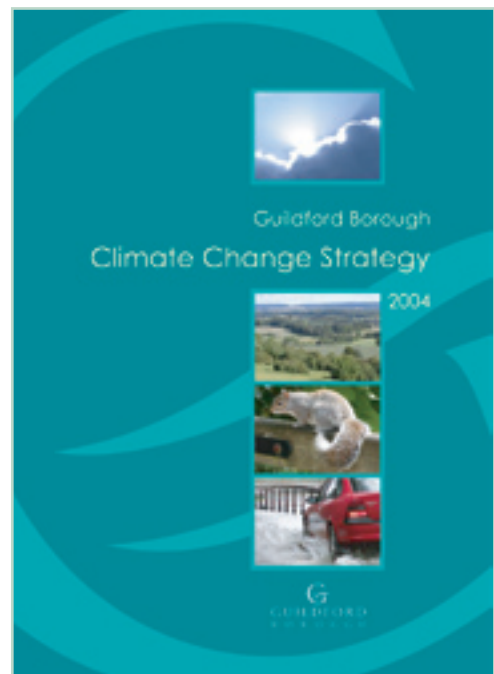
1000sq m (gross) of commercial or retail floor space

This is so Development Control Officers can assess how a proposal has identified ways of reducing the impact of the development on present and future generations, using the guidance in the Sustainable Development and Construction Supplementary Planning Document.

A copy of the SPD is available on the Council's website www.guildford.gov.uk or at the Council's Millmead office. Applicants will be expected to take the SPD into account when submitting the sustainability checklist.

Applicants should also consider completing the SEEDA checklist and/or achieving a BREEAM or Ecohomes rating, applicants should aim for a 'Very Good' rating

You should complete all of 'Section 1' and either 'Section 2 or 3' depending on whether it is solely a retail/commercial development or residential. If the development is mixed use i.e. residential and commercial, then the whole checklist should be completed. You should read each question and indicate your answer by ticking either yes or no.



When completing this checklist you should consult the Guildford Borough Council Climate Change Strategy (2004) and Energy Strategy (2004). The principles of sustainable development are cornerstones of both of these documents and they directly overlap with this checklist and the Sustainable Development SPD.

The Residential Design Guide (2004) should also be consulted as this incorporates techniques to promote sustainable development, for example, housing tenure and type, pedestrian priority and appropriate densities. All of the documents mentioned above are available on Guildford Borough Council's website at www.guildford.gov.uk then enter the planning pages.

Section 1 - Retail/Commercial & Residential Development

This section should be completed by all applicants for all proposals meeting the criteria. The whole checklist should be completed for mixed use schemes.

SUSTAINABILITY SOLUTION			
The Local Context		Yes	No
1.1.	Is the development on previously developed land within the urban areas of Guildford and Ash and Tongham or the identified settlement areas set out in Policy RE3 p85 of Local Plan 2003 (see Solution 1 and Appendix 1 of the Sustainable Development and Construction SPD (SDC)?		
1.2.	Is the proposal part of a mixed-use scheme (see Solution 2 and Para 2.3.1 in the Appendix of the SDC)?		
1.3.	Can the development be easily accessed by modes of transport other than private cars e.g. walking, cycling (See Solution 3, Section 7 and Appendix 6 of the SDC)?		
The Built Form		Yes	No
1.4	If demolition is taking place will the waste materials be recycled and re-used and has the DTI voluntary code on Site Waste Management been followed (See Solution 10 in the SDC)?		
1.5	Will the proposal use recycled and salvaged building materials (See Solution 10 in the SDC)?		
1.6	Will the development use sustainably sourced building materials such as timber certified by the Forestry Stewardship Council (See Solution 7 of the SDC)?		
1.7.	Will the proposal use local building materials (See Solution 8 and Para 3.1 in the SDC)?		
1.8.	Will the proposal ensure that it has maximised opportunities for south facing orientation (See Solution 17 and Para 4.2 in the Appendix in the SDC)?		
1.9.	Will the proposal design out crime e.g. by maximising 'active frontages' and natural surveillance (See Solution 11 in the SDC)?		
1.10.	Will an Ecohomes or BREEAM assessment be undertaken (See Solution 6 and Para 3.4 of the Appendix in the SDC)?		
1.11.	Has the SEEDA checklist been completed and submitted (See Solution 6 and Para 3.4 of the Appendix in the SDC)?		



Energy		Yes	No
1.12.	Has the development been designed to provide 10% of energy by renewable sources on site by incorporating any of the following, solar thermal panels, photovoltaic cells, small wind turbines or biomass thermal heating. (See Solution 16 and Appendix 4 of the SDC)?		
1.13	If the development is 10 units or more or over 1000 m sq of retail or commercial floor-space, does the development incorporate large scale energy efficiency measures such as Combined Heat and Power. (See Solution 20 and Appendix 4 of the SDC)?		
1.14	Has the proposal been designed to reduce the need for air conditioning (See Solution 18 of the SDC)?		
1.15	If external lighting is to be included in the proposal, will it be powered by a renewable energy system (See Solution 19 of the SDC)?		
1.16	Will the SAP rating be 100 or over (a review of SAP rating will take place later in 2005, it is likely this score may change. For further information See Solution 21 and Paragraph 4.1 of the Appendix in the SDC).		
Water		Yes	No
1.17.	Will soft landscaping and permeable surfaces, such as gravel, be incorporated into the proposal in preference to hard surfacing (See Solution 22 of the SDC)?		
1.18.	Will the proposal include passive water treatments such as reed beds, balancing ponds and other Sustainable Drainage Systems (SuDS) (See Solution 23 and Appendix 5 of the SDC)?		
1.19.	Will the proposal include water saving devices such as spray taps and low flush toilets, and measures to recycle rainwater such as a water butts. (See Solution 24 and Para 5.7 of the SDC)?		
Movement		Yes	No
1.20.	Has pedestrian and cycle movement been given priority over movement by private car?		
Waste and Recycling		Yes	No
1.21.	Are waste recycling facilities, collection points, and storage facilities proposed (See Solutions 32 and 34 and Appendix 7 in the SDC)		

Landscape and Wildlife

Yes No

1.22 Has an ecological site survey been submitted (if necessary) (See Solution 35 and Para 8.1 in the Appendix of the SDC?)

1.23 Will there be areas where existing trees and planting will be maintained (See Solution 36 in the SDC)?

1.24 As part of the proposed landscaping, will native plant and tree species, derived from local seeds, be introduced (See Solution 36 of the SDC)?

1.25 Does the development create or link to existing green networks and corridors (See Solution 38 and Appendix 8.2 in the SDC)?

Heritage, Landscape and Sense of Place

Yes No

1.26 Has a site appraisal been undertaken to ensure the development is within the scale and context of the surrounding area (See Section 10 and Appendix 9 in the SDC) ?

Further Information (this section is for applicants to expand on any of their answers)



Section 2 - Residential Only

As well as completing Section 1, this section should also be completed for applications that only propose residential units. The whole checklist should be completed for mixed use schemes.

SUSTAINABILITY SOLUTION

The Local Context

Yes No

- 2.1. Is there a mix of sizes and types of units in the development (See Solution 5 and Para 2.4 in the Appendix of the SDC)?

The Built Form

Yes No

- 2.2. Will gardens and outdoor spaces be orientated to maximise solar gain, natural light and outdoor drying space (See Solutions 9, 12 and 17 in the SDC)?
- 2.3. Is there safe and convenient disabled access (See Solution 14 and 22 in the SDC)?

Water

Yes No

- 2.4. Will there be provision for rainwater collection system such as a water butt (See Solution 24 in the SDC)?

Movement

Yes No

- 2.5. Will there be provision made for home working (See Solution 29 in the SDC)?

Further Information (this section is for applicants to expand on any of their answers)

Section 3 - Retail and Commercial

Only as well as completing Section 1, this section should also be completed for applications that propose Retail and Commercial uses or both. The whole checklist should be completed for mixed use schemes.

SUSTAINABILITY SOLUTION		
	Yes	No
The Built Form		
3.1 Will the proposal ensure that any buildings could be reused more readily for a longer life span (See Solution 15 and Para 3.2 of Appendix 3 in the SDC)		
Movement	Yes	No
3.2 Have additional facilities such as secure cycle storage, crèches, gyms, canteens, shops and shower facilities been included (See Solution 30 and Appendix 6 in the SDC)?		
3.3 Will a travel plan be submitted (See Solution 31 and Para 6.5 of the Appendix in the SDC)?		

Further Information (this section is for applicants to expand on any of their answers)



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