

Building a Better Future: North West Sustainability Checklist for Developments

Why do we need a Sustainability Checklist for Developments?

Across the North West, the built environment continues to change. Apartment buildings, office complexes, public space, regeneration projects – the evidence is everywhere. The North West is a dynamic and vibrant place to be. The challenge is to keep it that way.

Sustainability is key to safeguarding our region. It is critical that we embed sustainable development principles throughout the built environment. Any development impacts on the environment both directly – in terms of generating carbon emissions and using natural resources, and indirectly – by affecting the lifestyle decisions of its communities. By recognising and addressing these impacts, we can build a better future for the North West.

Who should use the Checklist?

The Checklist can be used by both developers and architects to review good practice and demonstrate the sustainability performance of their proposed developments. Planners can also use it to assess a planning application and, through forward planning, compare the sustainability of different development site options.

The Checklist can be amended to suit any situation. It can be tailored to reflect key local issues and local authorities can choose at what size of development the Checklist should apply.

The purpose of the checklist

The Checklist has been backed by the Department for Communities and Local Government (DCLG) and World Wide Fund for Nature (WWF). The Checklist has been specifically designed for this region and relates to current planning policies.

This Checklist is designed for those involved in planning or building sizeable developments from estates to urban villages and regeneration projects. It helps both at the strategic level and at the more detailed estate/site level, focusing on the sustainability aspects relating to buildings and infrastructure. Using it will:

- Increase the awareness amongst planners, developers and estate managers of the practical measures that can be taken to plan 'sustainability' into a development
- Provide a framework for assessing the sustainability issues relating to buildings and infrastructure
- Give guidance on standards and indicators
- Provide developers with a method of demonstrating to planning authorities that sustainability has been systematically addressed in their proposals
- Help planners to specify 'sustainability' in supplementary planning guidance/development codes
- Provide planners with a method of assessing the sustainability aspects of development proposals consistent with DCLG requirements.

How to use the Checklist

The Checklist is available for use in the form of a Microsoft Excel spreadsheet and can be obtained electronically from two sources:

Via email by contacting the North West Regional Assembly Sustainability Team:

sustainability@nwra.gov.uk

Tel: 01942 776738

Downloadable from the 'Sustainable Communities' section of the following website:

<http://www.nwra.gov.uk/sustainabledevelopment>

The Checklist is made up of a total of 60 questions categorised into eight different sections:

Category	Objective
Climate Change (11 questions)	To ensure that new developments are appropriately adapted to the potential future impacts of climate change and to minimise their own impact on greenhouse gases, flooding, heat gain and water resources.
Placemaking (16 questions)	To ensure that the most sustainable sites are used for development and that the design process, layout structure and form provide a development that is appropriate to the local context and supports a sustainable community.
Community (4 questions)	To ensure that the development supports a vibrant, diverse and inclusive community which integrates with surrounding communities.
Transport (10 questions)	To ensure people can reach the facilities they need by: designing out the need to travel, encouraging walking and cycling, encouraging public transport use and accommodating private cars in a way that minimises their impact and promotes a reduction in their use.
Ecology (4 questions)	To ensure that the ecological value of the site is conserved and enhanced, maintaining biodiversity and protecting existing natural habitats which can contribute to and enhance the amenity of the area.
Resources (7 questions)	To promote the more sustainable use of resources related to both the construction and the operation of new developments.
Business (7 questions)	To ensure that the development contributes to the sustainable economic vitality of the local area and region.
Buildings (1 question)	To ensure that the design of individual buildings does not undermine the sustainability of the overall development.

Each question has a minimum 'pass' answer, as well as 'good' and 'best' practice answers. Highest marks are scored for "best" with no marks for a plain "pass".

Before completing the Checklist, consider the **size of the development**. There are three versions of the checklist available:

Small developments: up to ten dwellings, 1000m², or 0.5ha

Medium developments: between 11-199 dwellings, and/or greater than 20,000m² or 10ha

Large developments: greater than 200 dwellings or 20,000m² and/or 10ha

If the development involves over 6000 houses, we recommend a bespoke checklist produced by the developer and local authority.

It is worth noting that **some of the questions will not apply** to every development. In these cases, the developer can indicate that the question is not relevant by ticking the 'not relevant' box and giving reasons to justify this. Their rationale will be considered as the planning application is processed.

Each question is weighted according to their relative importance. There are five possible weightings – 1.0, 0.9, 0.8, 0.7 and 0.6 – although not all are used in every section. A score of 0.5 is 50% of the maximum possible for those weighted at 1.0. Where issues are thought to be of equal significance, they are given equal weighting.

Upon completion of the Checklist, **a report is generated**, which includes the:

- Score for each section as a proportion of total available
- Total scored for development (weighted locally)
- Eco Footprint of the development (see 'Summary chart' tab)
- Climate change mitigation and adaptation score
- Clear warning where basic "pass" standard has not been achieved in a question
- The answers given to specific questions for further interrogation or audit (available on demand)

Future Development of the Checklist

This is a working document and will be reviewed on a bi-annual basis in order to ensure that it is kept up to date with current planning policies. If you have suggestions for improvement that you would like to make, please contact the Sustainable Development team at NWRA (details below).

One of the future developments we are currently working towards is an on-line version of the Checklist and we expect this to be available in Spring 2007.

Other North West sustainability tools and guidance documents

Other tools and guidance documents are available to help address sustainability in other areas of planning and policy development. One such toolkit is the **Integrated Appraisal Toolkit (IAT)** for the North West. The broad aim of the IAT is to highlight the economic, social and environmental impacts of policies, projects and development proposals and to provide useful decision support information that will help to enhance the delivery of public benefits whilst according with the principles of sustainable development. This tool is accessible on-line at the following website:

<http://www.sdtoolkit-northwest.org.uk>

A partnership of NW stakeholders has produced the **North West Best Practice Design Guide** which aims to raise the awareness and profile of design, especially sustainable design, in the region. It seeks to bring together the growing awareness of sustainable design issues such as energy efficiency and modern methods of construction alongside more traditional design values. Sustainable design, community safety and improving accessibility in design makes an important contribution to reducing carbon emissions and improving the quality of life for North West citizens, and the guide could help to raise awareness of these facts. In addition, the guide also helps to highlight good practice methods and working practices, such as the importance of working in partnership and the role of design champions in contributing to a well designed place. The guide is downloadable from:

http://rpg.nwra.gov.uk/documents/index.php?group_id=140&expand=

Green Infrastructure is a relatively new planning concept which aims to widen the way we think about, view and plan around our green spaces and other natural environment assets. A draft **Green Infrastructure Guide for the North West** is available which provides further explanation on the concept of green infrastructure, and offers guidance on how local authorities and their partners plan effectively for green infrastructure. The Guide refers to the region's Green Infrastructure as its life support system – the network of green spaces green and blue spaces within and between the North West's cities, towns and villages that provide multiple social, economic and environmental benefits. The guide is available for download from here:

http://www.nwra.gov.uk/?page_id=131

Further Information

If you would like further information about the NW Sustainability Checklist, please either contact the Sustainable Development Team at NWRA or go to the website where supporting documents are available, including a list of FAQs (Frequently Asked Questions).

Matthew Wilkinson
Sustainable Development Team
North West Regional Assembly
Wigan Investment Centre
Waterside Drive
Wigan, WN3 5BA

Tel: 01942 776738

matthew.wilkinson@nwra.gov.uk

<http://www.nwra.gov.uk/sustainabledevelopment>

[then go to 'Sustainable Communities' section]

Using the checklist

The checklist is broken down into eight key sustainability areas:

- Climate** Change and Energy
- Community**
- Place** Making
- Transport** and Movement
- Ecology**
- Resources**
- Businesses**
- Buildings**

Each of these areas has a number of questions associated with it which can be found in the tabs at the bottom of the workbook.

Not all the questions are relevant to every size of development. We have highlighted within the black bar to the left of the question what size of development the question relates to. As a guideline:

Small developments	10 or less dwellings / buildings /1000m ² /0.5ha
Medium developments	11-199 dwellings / buildings/20,000m ² /10ha
Large developments	>200 dwellings / buildings/>20,000m ² />10ha

Developments with 6000 or more dwellings / buildings will require a bespoke checklist

To make things simpler you only need to complete the cells in **green**, you can do this by selecting each cell in turn or my selecting the top of the sheet and using the tab key to move between these cells.

Simply select whether the development will meet minimum, good or best practice from the drop down list. If the question is not relevant due to the size of the development or for any other reason you will need to select 'not applicable' from this list and provide your justification for this in the justification section (also in green).

North West Sustainability Checklist for Developments

Category *Climate change - adaptation, mitigation and energy*

Category Objective **To ensure that new developments are appropriately adapted to the potential future impacts of climate change and to minimise their own impact on greenhouse gases, flooding, heat gain and water resources.**

Flooding

<i>Objective</i>	To ensure that the development is designed to withstand predicted increases in the frequency of localised flooding		
Question 1.1	Following a comprehensive Flood Risk Assessment, what measures have been taken to reduce the contribution the development may make to flash flooding?		
S, M & L			
<i>Targets</i>	Minimum	Site is demonstrated to be able to contain rainfall from 1:100 year rain events	Minimum
	Good Practice	Site is demonstrated to be able to contain rainfall from 1:250 year rain events	
	Best practice	Site is demonstrated to be able to contain rainfall from at least 1:500 year events	
<i>Justification</i>			
<i>Guidance</i>			
			Weighting 1

North West Sustainability Checklist for Developments

Heat Island

<i>Objective</i>	To reduce the heat island effect inherent to urban areas through passive design measures. On warm summer days, the air in urban areas can be 6-8F hotter than surrounding areas. Scientists call these areas "urban heat islands." This is due to building materials (particularly darker materials such as tarmac, and heavier materials such as concrete) absorbing and radiating heat.		
<i>Question</i> 1.2	Does the development seek to reduce the likelihood of contributing to a heat island effect through:		
S, M & L	<p>A: Provision of appropriate shaded green space and tree cover</p> <p>B: Green roofs and vegetated walls</p> <p>C: Design to enable air-flow throughout the development</p> <p>D: Passive design for solar shading</p> <p>E: Open water and fountains in public spaces (NOTE: fountains should be solar powered wherever possible)</p> <p>F: Shaded public spaces and footpaths</p>		
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	A design strategy which addresses at least 3 of the above points	
	Best Practice	A design strategy which addresses all of the above points	Weighting 0.7
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Water Conservation

<i>Objective</i>	To reduce the overall consumption of clean water for non-potable uses.		
<i>Question 1.3(1)</i>	What percentage of the total roof area in the development is designed to allow the harvesting of rainwater for re-use and / or is covered by green roofs?		
<i>S, M & L</i>			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	50% of the roof area used for rainwater harvesting or green roofs	
	Best practice	>50% of the roof area used for rainwater harvesting or green roofs; captured water used for irrigation and toilet flushing and/or washing	Weighting 0.8
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Water Conservation

<i>Objective</i>	To reduce the overall consumption of clean water for non-potable uses.		
Question 1.3(2)	What % of household baths, showers, hand basins and washing machines are connected to individual or communal rain water recycling systems to enable water re-use within the home or wider development?		
S, M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	25% - 50%	
	Best practice	>50%	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

On site renewable energy production

<i>Objective</i>	To increase the overall efficiency of the development through energy efficient design and management		
<i>Question 1.4(1)</i>	What steps has the developer taken to prepare an energy strategy for the proposed development to optimise the energy consumption of the site?		
<i>S, M & L</i>	<p>A: Minimising energy demand for the site through orientation and passive solar design, B: Maximising the thermal efficiency of individual buildings through thermal mass and insulation C: Minimising demand for water heating, space heating and cooling, lighting and power in individual dwellings through D: Calculating the residual energy demand for the site E: Maximising the amount of the residual demand which can be provided through on-site generated renewable energy F: Meeting the remaining demand efficiently, e.g. CHP (non-biomass or waste powered), district heating and cooling,</p>		
<i>Targets</i>	Minimum	EST Best Practice	Minimum
	Good practice	EST Best Practice plus steps B to E completed	
	Best practice	EST Best Practice plus steps A to F completed	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

On site renewable energy production

<i>Objective</i>	To promote the increased use of renewable energy sources to reduce dependence on fossil fuels producing CO2 emissions.		
Question 1.4(2)	What % of total site energy demand is produced from an on-site renewable scheme (e.g. wind, solar, hydro photovoltaic bank, CHP operating on biomass or waste)?		
S, M & L Targets	Minimum	<input style="width: 100%;" type="text" value=" >10%"/>	<div style="border: 1px solid black; background-color: #e0ffe0; padding: 5px; width: fit-content; margin: 0 auto;">Minimum</div>
Good practice	<input style="width: 100%;" type="text" value=" > 20%"/>		
Best practice	<input style="width: 100%;" type="text" value=" Zero carbon emissions"/>		
<i>Justification</i>			
<i>Guidance</i>			

Weighting 1

North West Sustainability Checklist for Developments

On site renewable energy production

<i>Objective</i>	To increase the use of sustainable heating techniques.		
Question 1.4(3)	To what extent does the development take into account the hierarchy for feasible heating systems		
S, M & L	B: Tri-generation or co-generation, preferably powered by renewable C: Community Heating D: Heat pumps E: Gas condensing boilers		
<i>Targets</i>	Minimum	E	Minimum Weighting 1
Good practice	D, C		
Best practice	B, A		
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

On site renewable energy production

<i>Objective</i>	To evolve an energy management scheme and provide the public with easy access to renewable energy information		
Question 1.4(4)	Will the site be smart metered, showing site occupiers net energy use, quantified over separate time periods?		
S, M & L Targets	Minimum	See relevant local planning authority standard for minimum required	Minimum
	Good practice	Site smart metered and information used to help evolve energy management scheme	
	Best practice	As Good Practice, plus metering data accessible for site occupants. Publicly accessible meter provided at energy source	Weighting 0.5
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Passive solar design

<i>Objective</i>	To encourage the future use of active solar technologies where they are not initially supplied.		
Question 1.5	What percentage of the development is designed to allow future installation of active solar devices such as photovoltaic and solar hot water heating, where these are not fitted initially?		
S, M & L			
<i>Targets</i>	Minimum	<input style="width: 300px;" type="text" value="See relevant local planning authority standard"/>	Minimum
	Good practice	<input style="width: 300px;" type="text" value="60-80%"/>	
	Best practice	<input style="width: 300px;" type="text" value=">80%"/>	Weighting 0.8
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Site infrastructure

<i>Objective</i>	To provide easy access to site service and communications infrastructure, with minimal requirement disruption and need for reconstruction, and allowing for future growth in services.		
<i>Question 1.6(1)</i>	Will site heating / cooling / power / water / sewage and communications infrastructure running through the public realm be designed for easy access and allow for future expansion of services?		
<i>M & L</i>			
<i>Targets</i>	Minimum	See relevant local planning authority standard for minimum required	Minimum
	Good practice	Single point access to infrastructure externally and space and additional ducting provided to allow for future expansion of services	
	Best practice	Not yet established	Weighting 0.6
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Site infrastructure

<i>Objective</i>	To ensure that the masterplan considers the site wide distribution of on-site produced renewable energy		
Question 1.6(2)	Will the developer make site wide provision for an energy infrastructure that allows renewable energy to be sustained on site?		
S, M & L	Minimum	See relevant local planning authority standard for minimum required	Minimum
<i>Targets</i>	Good practice	Private wire networks for renewable energy transmission and CHP provided across the site through a single point of access service corridor	
	Best practice	Not yet established	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Category

Place making

Category objective

To ensure that the most sustainable sites are used for development and that the design process, layout structure and form provide a development that is appropriate to the local context and supports a sustainable community

Efficient use of land

<i>Objective</i>	To ensure the most effective and efficient use of land, applying a sequential approach		
Question 2.1			
S, M & L	<p>How can the site be best characterised?</p> <p>A) Remediated or awaiting remediation in accordance with Environment Agency best practice guidance B) Previously developed land, with existing buildings on-site appropriate for re-use or refurbishment C) Previously developed land D) Undeveloped- Includes residential gardens, not green belt/ outdoor grass pitches E) Other: Including brownfield-rural land,/Designated open space / Designated sports pitches or recreation land / Green belt / high quality agricultural land / land designated as of ecological importance / land with workable or potentially workable minerals / Environment Agency Flood Zones 2&3</p>		
<i>Targets</i>	Minimum	Local Authority Minimum PLUS Meets indicative sub-regional targets for brownfield land and building use	Minimum
	Good practice	100% of site characterised as brownfield	
	Best practice	B or A	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Re-use of contaminated land

<i>Objective</i>	Re-use of contaminated land in an appropriate and sustainable manner		
<i>Question 2.2(1)</i>	How has the site been remediated?		
<i>S, M & L</i>	A) Prevent generation of waste B) In-situ remediation treatment (excluding capping systems) C) Ex-situ treatment at the site of generation or off site treatment facility and return for re-use where feasible D) On site containment or capping or off-site disposal to landfill facility		
<i>Targets</i>	Minimum	C or D	Minimum
	Good practice	B	
	Best practice	A	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Re-use of contaminated land

<i>Objective</i>	To ensure that the landscaping scheme is appropriate to the local environment		
Question 2.2(2)	Has a landscaping scheme been drawn up for the site - to include public open space, street scenes, public/private space boundaries and site boundaries, with landscape and ecological assets preserved?		
S, M & L			
<i>Targets</i>	Minimum	Yes	Minimum
	Good practice	Drawn up with landscape architect OR ecologist	
	Best practice	Drawn up with landscape architect AND ecologist	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Form of Development, (permeability)

<i>Objective</i>	To achieve visual and physical links that makes it easy to find the entrance points to the development and to navigate around and through, eg. Upton in Northampton		
Question 2.3(1)	Are there physical and visual links between the development and the surrounding area and is the development itself legible and permeable to pedestrians?		
S, M & L	1) Are new routes into the site continuations of existing access points from the surrounding area? 2) How direct are sight lines of existing neighbourhood streets continued through the site? 3) Are main routes within the site connected directly to main routes in the wider area, without feeding through existing routes with less capacity or with a primary residential function? 4) Has the needs of the pedestrian been fully considered to achieve a permeable and legible layout?		
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	A design strategy addressing all three issues	
	Best practice	A properly structured urban design hierarchy within the masterplan	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Form of Development, (permeability)

<i>Objective</i>	To create a place with a clear identity that is easy to understand and navigate		
Question 2.3(2) <i>S, M & L</i>	Has the development been designed to be easy for users to understand and orientate themselves in, and does it promote a neighbourhood identity? 1) Will entrances to the development and its different areas be designed as gateways? 2) Will landmarks, including memorable buildings, be used to help users orientate themselves? 3) Will clear views and deflected views of landmarks be created? 4) Will corner buildings be heightened or building line altered to act as landmarks? 5) Will nodes be emphasised through surface treatment?		
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	A design strategy that addresses all the above issues	
	Best practice	Not currently identified	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Form of Development, (permeability)

<i>Objective</i>	To ensure that building frontages encourage pedestrian usage of streets contributing to vitality		
Question 2.3(3) S, M & L	Will 'Active Frontage Guidelines' of the English Partnerships Urban Design Compendium be met in order to promote vitality? Note: active frontages means encouraging pedestrian entrances and exits onto streets, which are frequently used (see table 5/3 Active frontage guidelines p. 89)		
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	100% achieves at least Grade C frontage, 25% Grade A	
	Best practice	100% achieves at least Grade C frontage, 50% Grade A	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Form of Development, (permeability)

<i>Objective</i>	To ensure that the development responds to local character whilst reinforcing its own identity		
Question 2.3(4)	Will the appearance of the development be visually appropriate, taking into account local character studies, and will it complement local character whilst creating a strong identity for the new neighbourhood?		
S, M & L	<ol style="list-style-type: none"> 1) Building materials and colour complementing local character 2) Building style and form enhancing local character 3) Roofscapes visually respecting the developments location within a local context 4) Continuity of local building details such as windows and doors 5) Residential component of the development fostering a potential for personalisation by prospective residents 6) Contemporary approach to reflect the local vernacular 		
<i>Target</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Yes to 1 - 5 above	
	Best practice	Yes to 1-6 above	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Form of Development, (permeability)

<i>Objective</i>	To encourage the use of Sustainable Urban Drainage (SUDS) to reduce flood risk, improve water quality and enhance biodiversity/amenity for the development and/or for the surrounding area.		
<i>Question: 2.3(5)</i>	Which of the following localised strategies for sustainable drainage have been proposed. Any proposed strategy must be designed in accordance with the 'Sustainable drainage systems design manual' published by CIRIA (C522).		
<i>M & L</i>	<p>1. Prevention of runoff at source – simple design measures have been included on individual dwellings/buildings (such as minimised paved areas) to allow water to return to the natural drainage system as near to the source as possible and not to contribute to runoff.</p> <p>2. Source Control of runoff rate/volume – design measures have been included that control the rate/volume of runoff being generated close to source such as rainwater harvesting systems, green roofs and individual soakaways for dwellings.</p> <p>3. Site control of water management – water will be managed from several sub-catchments such as roofs and car parks into one large soakaway or device such as an infiltration basin. This will incorporate the enhancement of biodiversity/amenity for the development and/or its surrounding area.</p>		
<i>Targets</i>	Minimum	Local Authority minimum for flood impact assessment incorporated into design	Minimum
	Good practice	1) and 2)	
	Best practice	Good practice and 3)	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>	Sustainable urban drainage systems - design manual for England and Wales (C522) published by CIRIA. URL: http://www.ciria.org/suds/publications.htm		

North West Sustainability Checklist for Developments

Form of Development, (permeability)

<i>Objective</i>	To ensure access to high quality green space for all		
Question 2.3(6) S, M & L	How far will the local community have to travel to reach high quality public green space?		
<i>Targets</i>	Minimum	See relevant local planning authority standard for minimum required	Minimum
	Good practice	100% of dwellings are within 500m of designated public green space where children can play	
	Best practice	Minimum and Good practice plus ANGsT standard met with green infrastructure, such as SUDs, utilised as multifunctional public green space	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Form of Development, (permeability)

<i>Objective</i>	To promote outdoor recreation , health and community interaction within a planned network of green infrastructure that accomodates multifunctional public green spaces		
<i>Question 2.3(7)</i>	Is there provision of accessible play space for the new development?		
<i>S, M & L</i>			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Meets good practice guide "Developing accessible play space: a good practice guide" ODPM	
	Best practice	Exceeds the good practice guide's requirements, with green infrastructure, such as SUDs, utilised as multifunctional public green space (including cycle paths)	Weighting 0.8
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Mix of Use

<i>Objective</i>	To ensure that new buildings (including refurbishments of existing buildings on site) can be adapted to the demands of new uses	
Question 2.4(1)	Has flexibility been designed into units to provide adaptability to changing market needs?	
S, M & L	1) Residential units designed to Lifetime Homes Standards 2) Optimum adaptability to future use changes in terms of building depth (9-13m) 3) Optimum adaptability to future uses in terms of building width (5-7m frontages) or multiples of 4) Building height allowing for vertical segregation of mixed uses 5) Percentage of buildings designed for flexible use (25% or more)	
	<small>English Partnership Urban Design Compendium figures</small>	
<i>Targets</i>	Minimum <input style="width: 300px;" type="text" value="All homes meeting Lifetime Homes Standards"/>	<input style="width: 60px;" type="text" value="Minimum"/>
	Good practice <input style="width: 300px;" type="text" value="Yes to 3 issues"/>	
	Best practice <input style="width: 300px;" type="text" value="Yes to 4 or more"/>	Weighting <input style="width: 20px; background-color: red; color: white;" type="text" value="1"/>
<i>Justification</i>		
<i>Guidance</i>		

North West Sustainability Checklist for Developments

Mix of Use

<i>Objective</i>	To prevent social inequalities and foster a socially inclusive community		
Question 2.4(2)	Is the affordable housing indistinguishable from the rest of the development in terms of house type and distribution?		
S, M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Affordable housing distributed, (pepperpotted) across site	
	Best practice	Affordable housing type indistinguishable and pepper potted	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Mix of Use

<i>Objective</i>	To apply design principles to increase the security of the development and to clearly define public and private space, (See table 5.1 Urban Design Compendium, p88), as part of urban design principles		
Question 2.4(3) <i>S, M & L</i>	Is a design strategy in place that considers the principles of 'Secure By Design' or equivalent standards?		
<i>Targets</i>	Minimum	Specialist advisor involvement in the design process, such as a Police Architectural Liaison Officer (ALO) or Crime Reduction Design Officer (CRDO)	Minimum
	Good practice	'Secure By Design' standards met	
	Best practice	Secure By Design as part of urban design principles	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Mix of Use

<i>Objective</i>	To ensure that heritage or archaeologically important features are conserved or preserved if present		
Question 2.4(4)	What will happen to heritage/archaeologically important features and their settings, which could be affected by the		
S, M & L Targets	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Important features are protected	
	Best practice	Both are protected and enhanced either physically or through public access/interpretation	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Mix of Use

<i>Objective</i>	To allow for storage of recyclables and composting in occupied buildings prior to collection and remove the need for frequent journeys to the local recycling facilities.		
Question 2.4(5)	Has appropriate space been made available for the storage of recyclables in or around each building?		
S, M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Appropriate containers with lids provided in designated space in a nearby building less than 10m walk from external door	
	Best practice	Appropriate containers with lids provided in designated space within building as well as either minimum or good practice	Weighting 1
<i>Justification</i>			

North West Sustainability Checklist for Developments

Noise pollution

<i>Objective</i>	To reduce the impact of noise upon the development		
<i>Question: S, M & L</i>	2.5	Will the site been designed to minimise the impact of noise from external sources?	
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Key sources identified and design plan drawn up to mitigate against noise sources	
	Best practice	As Good Practice with advice from an acoustic engineer	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Category

Community

Category objective

To ensure that the development supports a vibrant, diverse and inclusive community which integrates with surrounding communities

Involvement in decision making

<i>Objective</i>	To promote community involvement in the design of the development to ensure their needs, ideas and knowledge are taken into account to improve the quality and acceptability of the development		
Question 3.1	Has the community been actively involved in the development proposal:		
M & L	<p>A: Local community stakeholders have been told about the proposal (e.g. public notices and adverts) so that they can comment to the Planning Authority</p> <p>B: Local community stakeholders have been consulted for opinions on a pre-prepared scheme (e.g. leaflets and return forms)</p> <p>C: Local community stakeholders have been asked to select their preferred option from a range of schemes and their preferred proposal has been put forward (e.g. through remote surveys or through a public meeting)</p> <p>D: Local community stakeholders have been involved in the preparation of this proposal (e.g. through workshops or participative processes)</p> <p>E: Local community stakeholders produced the guidelines for the development of this proposal (e.g. Village Design Statements, Place check, Charrettes)</p>		
Targets	Minimum	See relevant local planning authority standard for minimum required	Minimum
	Good practice	C or D	
	Best practice	E	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Supporting Public Services, Social economy and community structure

<i>Objective</i>	To encourage sustainable lifestyles and help integration into the local community		
Question 3.2 M & L	Will a pack be provided to each dwelling containing information on: - Energy efficiency - including measures incorporated into the development and/or dwelling - Water efficiency information pack - recycling facilities - Utility suppliers - refuse collection - Local transport services - local organisations and community groups - environmental technologies installed in the development and dwelling - local amenities		
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Pack provided covering energy efficiency, water efficiency and recycling facilities PLUS elements under developer control	
	Best practice	As good practice but includes information on services provided by other organisations	Weighting 0.5
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Accessibility

<i>Objective</i>	To create an inclusive community		
Question	3.3	Will the development be designed for improved accessibility for mobility impaired people?	
M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	An inclusive Design Strategy is produced from the onset of the development, incorporating inclusive design principles and the appointment of an inclusive design champion	
	Best practice	An Inclusive Design Strategy is produced from the onset which directly adheres to the English Partnerships guidance note on Inclusive Design and follows the process outlined by the Inclusive Design Checklist flowchart in the technical appendix of the the document (NOTE: Guidance note can be found at http://www.englishpartnerships.co.uk/inclusivedesign.htm)	
			Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Community Management of the development

<i>Objective</i>	To ensure that community facilities are maintained and community has sense of ownership		
Question	3.4	Does the development have provision for community management of facilities, open space, SUDS, rain water schemes etc?	
S, M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Yes, with support sources identified to help in initial stages (local authority, community group, charity etc)	
	Best practice	Management structure in place as part of a formal Community Development Trust (CDT) or management company for the development	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Category *Transport*

Category objective

To ensure people can reach the facilities they need by: designing out the need to travel, encouraging walking and cycling, encouraging public transport use and accommodating private cars in a way that minimises their impact and promotes a reduction in their use.

General policy

<i>Objective</i>	To manage the impact of traffic generated by the development upon the existing transport infrastructure and the community		
Question 4.1(1) M & L	Has a Traffic Assessment been carried out?		
<i>Targets</i>	Minimum	Local Authority Requirements met for appropriate impact assessments	Minimum
	Good practice	Impacts identified in traffic assessment are acceptable given benefits of development	
	Best practice	Mitigation of impacts planned into design through the provision of infrastructure, amenity or services which will be of community benefit	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

General policy

<i>Objective</i>	To promote the use of virtual communications as an alternative to transport where possible		
Question 4.1(2)	Has the developer installed infrastructure in homes and commercial / industrial buildings which will allow the use of virtual communications as an alternative to transport?		
S, M & L Targets	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Ducting in place to allow self-installation	
	Best practice	Fibre network throughout	Weighting 0.5
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

General policy

<i>Objective</i>	To provide measures which could enable staff to adopt healthier and more sustainable transport patterns		
Question 4.1(3)	Has a Workplace Travel Plan been proposed and are measures to enable building occupiers to use alternatives to the private car promoted?		
<i>M & L</i>			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Workplace Travel plans for commercial and industrial buildings	
	Best practice	As good practice plus advice to be given to each dwelling to enable inhabitants to produce personalised travel plans	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Proximity of local amenities

<i>Objective</i>	To reduce any need to travel by car to essential facilities by having them within a reasonable walking distance		
<i>Question</i> 4.2	Which of the following are available within the stated distance of all dwellings, located on key pedestrian routes focused		
<i>S, M & L</i>	<ul style="list-style-type: none"> a) Shop selling food and fresh groceries (500m) b) Post box (500m) c) Playground/ amenity area (500m) d) Post office (1000m) e) Bank or cash point machine (1000m) f) Pharmacy (1000m) g) Primary school (1000m) h) Medical Centre (1000m) i) Leisure facilities (1000m) j) Local meeting place / community centre (1000m) k) Public house (1000m) l) Public park or village green (1000m) m) Child care facility (nursery or creche) (1000m) 		
<i>Targets</i>	Minimum	<input style="width: 300px;" type="text" value="See relevant local planning authority standard"/>	Minimum
	Good practice	<input style="width: 300px;" type="text" value="a, b and c"/>	
	Best practice	<input style="width: 300px;" type="text" value="a, b and c plus any five of the other items listed"/>	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Pedestrians/ cyclists

<i>Objective</i>	To promote cycling as a safe alternative to private car use for short trips		
Question 4.3(1) M & L	Will there be a network of safe bike routes to local facilities near to and overlooked by, roads and pavements?		
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Key facilities served by designated cycle routes	
	Best practice	Site wide segregated network with direct links to neighbouring routes	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Pedestrians/ cyclists

<i>Objective</i>	To promote cycling as a safe alternative to the use of private cars for shorter journeys, whilst reducing the fear of crime		
Question 4.3(2) S, M & L	What provision has been made for secure bicycle storage at local facilities and at transport nodes?		
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Sheffield stands or equivalent provided for cyclists	
	Best practice	Lockers or secure compound with CCTV	Weighting 1
<i>Justification</i>			
<i>Links to the RSS/ IRF</i>	Toolkit:8, 12. RSS: RT6, RT7		
<i>Guidance</i>	There is guidance available as "Cycle Parking Standards: TfL Proposed Guidelines" (http://www.tfl.gov.uk/cycles/safety-security/parking.shtml#3)		

North West Sustainability Checklist for Developments

Pedestrians/ cyclists

<i>Objective</i>	To allow for easy access to public transport		
<i>Question 4.3(3)</i>	What is the furthest distance that an occupier would have to travel to public transport node from any point in the		
M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	300m in town centres or 300-400m in other urban areas	
	Best practice	500m or less	Weighting 0.8
<i>Justification</i>			
<i>Links to the RSS/ IRF</i>	Toolkit:4, 8. RSS:DP1, RT1, RT6, RT8		
<i>Guidance</i>	<p>Guidelines for Planning for Public Transport in Developments (2003) Institution of Highways and Transportation. (page 93 & 98) URL: http://www.iht.org/publications/technical/publictransport.asp</p> <p>Also: Manual for Streets (http://www.manualforstreets.org.uk) - currently in draft form, expected to be published in March 2007.</p>		

North West Sustainability Checklist for Developments

Pedestrians/ cyclists

<i>Objective</i>	To enable residents to use and enjoy space around homes whilst maintaining vehicular access		
Question 4.3(4)	Will the development have residential / mixed use streets (excluding primary and public transport routes) designed for pedestrian priority (e.g. homezone concept)?		
M&L	Minimum	<input type="text" value="See relevant local planning authority standard"/>	<input type="text" value="Minimum"/>
<i>Targets</i>	Good practice	<input type="text" value="Focus on road traffic accident reduction"/>	
	Best practice	<input type="text" value="yes - focus on both road accident traffic reduction and provision of amenity space (see www.homezones.org/concept.html)"/>	
<i>Justification</i>	The aim here is to make safety the paramount objective, then to follow up with traffic reduction using innovative approaches such as homezones		
<i>Guidance</i>			
			Weighting 1

North West Sustainability Checklist for Developments

Parking

<i>Objective</i>	To manage the car parking available as an incentive to use public transport and other methods of mobility and communication		
Question 4.4(1)	How will car parking standards compare with local authority requirements?		
M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	More stringent than the LA Max with parking restraint measures (limited on-site spaces, limited garage space, cycle parking space in dwellings and on-street)	
	Best practice	Significant restraint / no additional car parking. Provision of alternative transport such as car pools, community buses, car clubs, car share infrastructure	
			Weighting 0.7
<i>Justification</i>			
<i>Links to the RSS/ IRF</i>			

North West Sustainability Checklist for Developments

Parking

<i>Objective</i>	To provided flexible space which can accommodate other uses outside the areas of peak parking demand		
Question 4.4(2)	What % of car parks will be designed to be for flexible use? (e.g. play space, market space, when not being used for parking)?		
<i>M & L</i>			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	10-20%	
	Best practice	>20%	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Category

Ecology

Category Objective

To ensure that the ecological value of the site is conserved and enhanced maintaining biodiversity and protecting existing natural habitats which can contribute to and enhance the amenity of the area

Conservation

<i>Objective</i>	To determine the ecological value of the site and surrounding area in order to maintain and enhance biodiversity (Note: "ecological value" includes locally, regionally and nationally important species)		
Question S, M & L	5.1	Will the ecological value of the site be protected or recreated to equal quality and or enhanced?	
<i>Targets</i>	Minimum	See relevant local authority standard and PPS9	Minimum
	Good practice	Strategy produced by an ecologist (or equivalent) to protect or recreate existing ecological value	
	Best Practice	Strategy produced by an ecologist (or equivalent) to enhance the ecological value of the site or recreate to a greater level of quality than previously present	Weighting
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Enhancement of ecology

<i>Objective</i>	To improve and strengthen the ecological value of the site and existing habitats		
Question 5.2(1)	Will there be an increase in important or sensitive habitats identified in the Local, Regional or National Biodiversity Action Plan (BAP), either by creating or restoring ecological value (as assessed by an ecologist), or support for a species identified in the Local, Regional or National (BAP)?		
S, M & L			
<i>Targets</i>	Minimum	<input style="width: 300px;" type="text" value="See relevant local planning authority standard"/>	<input style="width: 80px;" type="text" value="Minimum"/>
	Good practice	<input style="width: 300px;" type="text" value="Yes in one habitat or species"/>	
	Best practice	<input style="width: 300px;" type="text" value="Yes in more than one habitat/ species OR no LBAP habitat or species identified on the site"/>	
		Weighting	0.7
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Enhancement of ecology

<i>Objective</i>	To improve the ecological value of the site and support the viability of species by linking populations and habitats		
<i>Question 5.2(2)</i>	Will any new functioning ecological networks be created to link habitats within the site or link to habitats outside the		
S, M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	Link to 2 habitats	
	Best practice	Links to more than 2 habitats	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Planting

<i>Objective</i>	To ensure that the planting specified contributes to the ecological value of the site		
Question 5.3	Has a mixture of locally occurring species been specified?		
S, M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard / native species of local progeny specified in the planting scheme	Minimum
	Good practice	Minimum, plus planting scheme which specifically targets species specified in Local, Regional or National Biodiversity Action Plan (BAP)	
	Best practice	Good practice, plus research into species robust to micro-climatic conditions and predicted impacts of climate change	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Category

Resources

Category Objective

To promote the more sustainable use of resources related to both the construction and the operation of new developments

Appropriate use of land resources

Objective	To ensure that sites and developments take due account of flood risk, and where it is present, take appropriate measures
Question 6.1(1)	Is the development sited and designed in accordance with the sequential test set out in PPS 25?
S, M & L	<p>A Site is within Zone 1 on Environment Agency flood map. For sites over 1ha: Flood Risk Assessment produced as per PPS25, vulnerability to flooding from sources other than river and sea considered, and the impact of hard surfaces and Surface water run-off considered. Layout and design of development to reduce risk of flooding and impact of flooding, and mitigation measures to reduce the potential of the development to increase flooding elsewhere</p> <p>B For Zone 2 sites: No suitable Zone 1 sites available. No "highly vulnerable" uses within the development application. Flood Risk Assessment produced as per PPS25, layout and design of development to reduce risk of flooding and impact of flooding, and mitigation measures to reduce the potential of the development to increase flooding elsewhere. Design measures incorporated to reduce the depth and speed of flooding to adjacent and surrounding properties. Demonstration that residual risks of flooding (after existing and proposed flood management and mitigation measures are taken into account) are acceptable. Management and mitigation risks may include flood defences, flood resistant and resilient design, escape/evacuation, flood warning and emergency planning, robust infrastructure and utility provision.</p> <p>C For Zone 3a sites: No suitable Zone 1 or Zone 2 sites available. Only "less vulnerable" or "water compatible" uses within the development proposal. Flood Risk Assessment produced as per PPS25 layout and design of development to reduce risk of flooding and impact of flooding, and mitigation measures to reduce the potential of the development to increase flooding elsewhere. Design measures incorporated to reduce the depth and speed of flooding to adjacent and surrounding properties. Demonstration that residual risks of flooding (after existing and proposed flood management and mitigation measures are taken into account) are acceptable. Management and mitigation risks may include flood defences, flood resistant and resilient design, escape/evacuation, flood warning and emergency planning, robust infrastructure and utility provision</p>

North West Sustainability Checklist for Developments

Question 6.1(1) cont'd...	D	For Zone 2 sites: No suitable Zone 1 sites available. Development proposal includes "highly vulnerable" uses. Proposed development passes the Exception test set out in PPS 25, and meets the requirements of (B) above									
	E	For Zone 3a sites: No suitable Zone 1 or 2 sites available. Development includes "more vulnerable" uses (but not "highly vulnerable" uses). Proposed development passes the Exception test set out in PPS 25, and meets the requirements of (C) above <i>NB: Essential infrastructure developments of the type acceptable in Zone 3b is unlikely to be covered by this checklist</i>									
	<i>Targets</i>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%; padding: 5px;">Minimum</td> <td style="border: 1px solid black; padding: 5px;">As per D or E above</td> <td style="border: 1px solid black; padding: 5px; text-align: center;">Minimum</td> </tr> <tr> <td style="padding: 5px;">Good practice</td> <td style="border: 1px solid black; padding: 5px;">As per B or C above</td> <td></td> </tr> <tr> <td style="padding: 5px;">Best practice</td> <td style="border: 1px solid black; padding: 5px;">As per A above</td> <td></td> </tr> </table>	Minimum	As per D or E above	Minimum	Good practice	As per B or C above		Best practice	As per A above	
	Minimum	As per D or E above	Minimum								
Good practice	As per B or C above										
Best practice	As per A above										
	Weighting	1									
<i>Justification</i>											
<i>Guidance</i>											

North West Sustainability Checklist for Developments

Appropriate use of land resources

<i>Objective</i>	To increase the percentage of timber used in construction sourced from sustainably managed and temperate independently certified sources. Recognised accreditations include the Forest Stewardship Council Certification Scheme and Pan European Forest Certification														
<i>Question (6.1(2))</i>	What proportion of timber used in the construction of the public realm and any boundary treatment infrastructure will be from an accredited source?														
<i>S, M & L</i>															
<i>Targets</i>	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Minimum</td> <td style="border: 1px solid black; padding: 2px;">See relevant local planning authority standard</td> <td style="width: 10%; border: 1px solid black; padding: 2px;">Minimum</td> <td style="width: 15%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>Good / Practice</td> <td style="border: 1px solid black; padding: 2px;">100% from FSC/ PEFC source</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table> <p style="text-align: right; color: red; margin-top: 5px;">Weighting 0.5</p>	Minimum	See relevant local planning authority standard	Minimum					Good / Practice	100% from FSC/ PEFC source					
Minimum	See relevant local planning authority standard	Minimum													
Good / Practice	100% from FSC/ PEFC source														
<i>Justification</i>															
<i>Guidance</i>	<p>NOTE: Locally reclaimed in this context refers to materials sourced from within a 35 mile radius - this was the distance quoted by BioRegional for locally reclaimed materials in their reports on the BedZED development.</p>														

North West Sustainability Checklist for Developments

Locally reclaimed materials

<i>Objective</i>	To maximise the role played by secondary and recycled sources of aggregates in meeting the Region's sustainable resource management requirements, for both new build and refurbishment projects		
<i>Question (S, M & L)</i>	6.2	What proportion of construction aggregates used in the entire development will be from secondary or recycled sources?	
<i>Targets</i>	Minimum	See relevant local planning authority standard	Minimum
	Good practice	60%	
	Best practice	>60%	Weighting 0.6
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Water Resource Planning

<i>Objective</i>	To develop a sustainable water efficiency strategy at a masterplanning level for the whole site, to include Grade A appliances, low use taps/toilet/bath/shower		
<i>Question (6.3(1))</i>	How will the development sustainably meet the required water demands placed upon the environment by the site?		
<i>S, M & L</i>			
<i>Targets</i>	Minimum	Hose level water efficiency measures implemented	Not Applicable
	Good practice	Water demand minimised through water efficiency and rainwater harvested for re-use on the site	
	Best practice	Individual rain water harvesting and reuse at house level	Weighting 0.5
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Water Resource Planning

<i>Objective</i>	To reduce the impact of air contamination from the development (during construction and occupancy) on neighbouring areas		
Question (6.3(2))	Are any of the neighbouring populated areas likely to suffer moderate or poor air quality as a result of the development?		
S, M & L			
<i>Targets</i>	Minimum	Considered through impact analysis	Minimum
	Good practice	Considerate constructors scheme implemented	
	Best practice	Transport modelled and mitigation designed in to prevent adverse air quality as part of large developments	
			Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Water Resource Planning

<i>Objective</i>	To minimise / manage the waste produced on site to limit diversion to landfill		
Question (6.3(3))	Will a site waste management plan be produced by the developer, prior to commencement of work on site, to limit the environmental impact of construction activities?		
S, M & L			
<i>Targets</i>	Minimum	See relevant local planning authority standard - need to check that waste management scheme is included within waste management stream separation	Minimum
	Good practice	Site Waste Management Plan (SWMP) which incorporates final reporting of waste management performance (with respect to recycled and secondary materials, waste reduction, segregation, recovery and disposal) and cost savings identified	
	Best practice	Use of benchmarking and measuring tools (e.g. SMARTWaste or equivalent), with provision of training and awareness raising for onsite waste management	Weighting
<i>Justification</i>			
<i>Guidance</i>			
			1

North West Sustainability Checklist for Developments

Environmental Infrastructure

<i>Objective</i>	To ensure that the environmental infrastructure is planned and built prior to the development to prevent any deleterious effects on the water environment (including groundwater) e.g water resources, sewerage, waste water treatment/disposal		
<i>Question (S, M & L)</i>	6.4	Has the necessary water supply, waste water treatment/disposal and waste water infrastructure been secured to avoid	
<i>Targets</i>	Minimum	Infrastructure capacity demonstrated to provide water supply and wastewater treatment/disposal techniques that ensure full compliance with regulatory controls of discharges to and abstractions from the water environment	Minimum
<i>Targets</i>	Good practice	Compliance with the guidance laid down in relevant Environment Agency Pollution Prevention Guidelines for the proposed activity on site – these are all available at www.environment-agency.gov.uk/ppg	
<i>Targets</i>	Best practice	Best practice – Development creates opportunity for future development without any adverse effect on the water environment by the use of innovative design. E.g. the use of reed beds for waste water treatment with enough space for an extension to the reed bed	Weighting 0.8
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Category *Business*

Category objective

To ensure that the development contributes to the sustainable economic vitality of the local area and region

Competitive business

<i>Objective</i>	That new business space should complement and enhance those businesses already in the local area		
Question 7.1(1)	Will the new business space increase/ maintain the viability of existing businesses?		
S, M & L			
<i>Targets</i>	Minimum	No minimum	Minimum
	Good practice	Committed anchor tenant with complementary business to those existing in the area is identified	
	Best practice	Economic study shows that the facility will meet the needs of existing businesses in the area	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Competitive business

<i>Objective</i>	To promote business growth within regionally prioritised sectors		
Question 7.1(2)	Is the development designed to suit the needs of prioritised business sectors as identified in the RES?		
S, M & L			
<i>Targets</i>	Minimum	No minimum standard	Minimum
	Good practice	One sector	
	Best practice	More than one sector	Weighting 0.8
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Competitive business

<i>Objective</i>	To attract inward investment from businesses and organisations from outside the immediate area to increase economic well being		
<i>Question 7.1(3)</i>	Will the development be designed to attract inward investment?		
<i>S, M & L</i>			
<i>Targets</i>	Minimum	<input style="width: 90%;" type="text" value="No minimum standard"/>	<input style="width: 90%;" type="text" value="Minimum"/>
	Good practice	<input style="width: 90%;" type="text" value="Demonstrated unmet demand"/>	
	Best practice	<input style="width: 90%;" type="text" value="Identified occupiers"/>	Weighting 0.9
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Effective infrastructure

<i>Objective</i>	To improve the connectivity and communication between different businesses to enhance viability		
<i>Question</i> 7.2	Is new business space being developed in a way to enable bulk purchasing, shared costs e.g. community landscaping, shared green transport plan facilities etc?		
<i>S, M & L</i>			
<i>Targets</i>	Minimum	No minimum standard	Minimum
	Good practice	Adding to existing linkages, (to be specified by developer)	
	Best practice	Making new linkages possible, (to be specified by developer)	
			Weighting 0.8
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Employment

<i>Objective</i>	To create additional permanent jobs within the local area		
<i>Question 7.3(1)</i>	What is the potential for the development to create additional permanent jobs either through new business, social enterprises or for maintenance of the development?		
S, M & L			
<i>Targets</i>	Minimum	Local Authority minimum standard	Minimum
	Good / Best practice	Net increase in jobs that draw upon the local skills base or where training opportunities will be provided to help local workers to upskill	Weighting 1
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Employment

<i>Objective</i>	To ensure that the development contributes to regeneration initiatives		
Question 7.3(2)	If the development is part of a publicly funded regeneration scheme, will the contractors engage local labour? (NOTE: As a guide, "local" distance was defined by BioRegional when reporting on local sourcing distances as 35 miles)		
S, M & L			
<i>Targets</i>	Minimum	No	Minimum
	Good practice	Yes, temporary engagement of local labour or subcontractors	
	Best practice	Yes, permanent engagement of local labour or subcontractors, with training leading to national qualifications	Weighting 0.7
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Business types

<i>Objective</i>	To provide space for all business types, both start up or expanding, to maintain a diverse and flexible business sector within the area, and provide for facilities for future growth		
Question 7.4	Will the development include a range of size of business premises, for example incubator units, to encourage both start up and expanding business?		
M & L			
<i>Targets</i>	Minimum	No	Minimum
	Good practice	Yes, range of flexible business premises provided	
	Best practice	Yes, provided with discount to increase affordability to start-up businesses and entrepreneurs	Weighting 0.7
<i>Justification</i>			
<i>Guidance</i>			

North West Sustainability Checklist for Developments

Category

Buildings

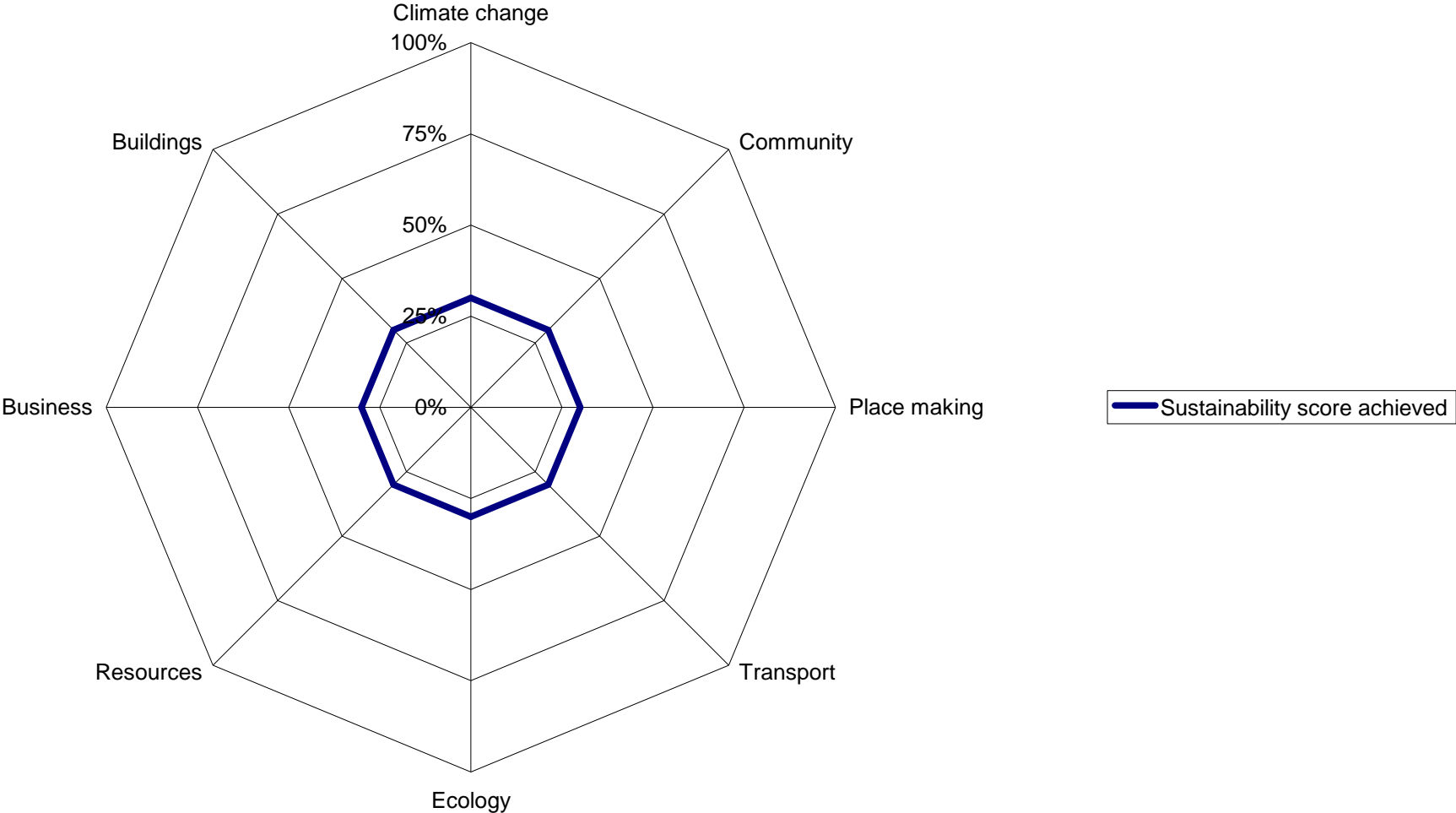
Category objective

To ensure that the design of individual buildings does not undermine the sustainability of the overall development

Specified BREEAM

<i>Objective</i>	To ensure individual buildings underpin the sustainability of the development		
Question 8.1	What BREEAM/ EcoHomes rating sought for the proposed buildings? (For a building type not covered by BREEAM Offices, Industrial, Schools, Retail, or Ecohomes, a bespoke BREEAM assessment can be conducted. Please seek further guidance from the BREEAM office at BRE		
S M & L			
<i>Targets</i>	Minimum	<input type="text" value="See Local Authority minimum standard"/>	<input type="text" value="Minimum"/>
	Good practice	<input type="text" value="Very Good"/>	
	Best practice	<input type="text" value="Excellent"/>	Weighting 1
<i>Justification</i>			
<i>Guidance</i>	Guidance on BREEAM is available from: http://www.breeam.org/		

Sustainability score achieved



North West Sustainability Checklist for Developments

Acknowledgements

NW Steering Group

Roy Stewart, Centre for Construction Innovation
Tony Baldwinson, NWDA and RENEW
Liz Martin, Sustainability Northwest (SNW)
Joanna Bradley and Louise O'Connell, Environment Agency NW Region
Andrew Ashall, Angie Jukes and Matthew Wilkinson, North West Regional Assembly

Workshop attendees

Roger Burton, RIBA, CIC North West. Also JM Architects
Graham Dickman, Wigan Council
Heather Emery, NWDA / CABE
Andrew Parker, ASK Development
Steven Robson, English Partnerships
Bob Tacey, Tameside Council
Michelle Wilder, Warrington Borough Council

Other North West consultees

Gail Butterill, Environment Agency
Rebecca Jackson-Pitt, North West Biodiversity Forum
David Hodcroft, Bury Council
David Kemp, Remade Northwest
Linda Wright, Home Builders Federation
Jonathan Sadler, Manchester City Council

BRE - Sustainable Communities Team

Lynne Ceeney, Nick Corker, Karen McGuire and Breege Reynolds

WWF-UK

Joanne Wheeler, Sustainable Homes Policy Officer

In addition, we are grateful for the advice and further information from Lesley Seymour of Future Foundations and Sustainability South West.

Contact for further information:

Matthew Wilkinson
Sustainable Development Team
North West Regional Assembly
Wigan Investment Centre
Waterside Drive
Wigan, WN3 5BA

Tel: 01942 776738

matthew.wilkinson@nwra.gov.uk

<http://www.nwra.gov.uk/sustainabledevelopment>

[then go to 'Sustainable Communities' section]