

Sustainability Checklist for Householder and Minor Developments

Guidance Note

Supplementary Planning Document – Sustainable Design and Construction was formally adopted in June 2007. This planning guidance has been developed in accordance with local, regional and national planning policy, and forms part of the Local Development Framework (LDF). This means that sustainable design and construction are material considerations to be given weight in considering development proposals, and can be subject to planning conditions and/or planning obligations.

Applicants applying for planning permission are required to have considered this planning guidance and demonstrated, using this checklist, how their proposal helps contribute

towards sustainable development in Barnet. The checklist evaluates how the applicant has incorporated sustainable design and construction measures into their proposal. This checklist should be submitted with any planning application.

Although the checklist will not be used to determine the outcome of an application, the information provided will be used by the case officer in assessing the application.

The aim of introducing this checklist is to raise the standard of planning applications and proposals. Failure to submit may cause delay in determining the planning application, unless there are any mitigating factors.

How to fill in the Checklist

The following checklist identifies which minimum requirements apply and which issues need to be considered for householder and minor developments.

✓ or ✗ indicates whether the issue or standard will be taken into account in assessing a planning application. The checklist should be completed in full and where a tick is made, the applicant will need to provide an explanation or supporting information to demonstrate

how the requirement has been met within the proposals set out in the planning application.

The checklist will be available alongside the application for anyone to see. It is important that it is written specifically for the application it accompanies. They needn't be very long, but the amount of detail the checklist contains should reflect the complexity of the application.

You should complete this checklist if your application relates to extensions of owner occupied buildings, small office buildings, and small blocks of flats or houses of less than 10 units.

The Sustainability Checklist

	Householder Development	Minor Development	Has requirement been met? (Y/N)	Comments or Reference to Supporting Information
Urban Design Principles				
Character – is the development in keeping with or will it enhance the character of the area? (This applies to visual appearance, height, massing and orientation of the new development and also the materials to be used.)	✓	✓		
Continuity and Enclosure – does the development clearly distinguish between public and private spaces and ensure appropriate treatment of such spaces?	✓	✓		
Quality of public realm – are outdoor areas designed to sufficiently high quality?	✓	✓		
Diversity – does the new development enhance the variety and choice within the local urban environment without compromising the local character?	✓	✓		
Socio-economic Influences on Design				
Access: Is there good pedestrian access to local services (no more than 1,000m, equivalent to a 10 minute walk)?	✗	✓		
Access: Is there good pedestrian access to local amenity (no more than 1,000m, equivalent to a 10 minute walk)?	✗	✓		
Community: Confirm that the external appearance of the development is 'tenure blind'.	✗	✓		

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Flexibility: Is the development flexible to adapt to future social and economic needs?	x	✓		
Security and Safety: Does the development proposal provide for and improve the security of the local urban environment within and around the development and provide safe private spaces? (Secured by Design principles must be achieved.)	✓	✓		
Inclusive design: Does the development proposal provide for and improve the accessibility of the local urban environment within and around the development? (Appropriate Lifetime Homes standards must be achieved and evidence provided that good access is provided to buildings from car parking spaces and from the public realm.)	✓	✓		
Heritage: Does the development respect or improve local heritage? (State how the proposals will impact on anything within the immediate vicinity of the development which has been identified as having historic value.)	✓	✓		
Quality of life: Have the identified private internal and external space standards been achieved?	✓	✓		
Infrastructure: Can the existing infrastructure adequately support the new development?	x	x		

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Density: Is the development density appropriate? (Identify the Public Transport Accessibility Level (PTAL) for the site and confirm consequent acceptable density levels.)	x	✓		
Estate Management: provide an estate management strategy?	x	✓		
Estate Management: Confirm who will be responsible for the estate management for each part of the site? How will this relate to the management of any adjacent public realm? Identify any parts of the new development which will required significant management and maintenance and confirm how these are likely to be borne by future owners and tenants.	x	✓		
Environmental Quality Design Requirements				
Air Quality				
Air Quality: Is an air quality assessment required?	x	At council's discretion		
Pollution Exposure: Has the development been designed to reduce exposure to air pollution?	At council's discretion	✓		
Boilers: The boiler specification must meet low emissions requirements (All boiler plant must have a minimum NOx4 rating (or equivalent)).	✓	✓		
Emissions: Restaurants, pubs, hotels, leisure and any building with commercial cooking facilities. Where have the exhaust vents been located?	x	✓		

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Noise Quality				
Noise Levels: Does the development site meet acceptable noise levels?	✓	✓		
Noise: Is an acoustic assessment required? (If required, this must demonstrate how building design will ensure that internal noise levels will meet minimum requirements.)	x	At council's discretion		
Noise Insulation: Insulation in party walls is required to meet minimum requirements. (Provide details of acoustic insulation specification to be used on any party walls.)	✓	✓		
Noise Nuisance: What measures will be taken to ensure no nuisance is caused to neighbouring properties?	x	✓		
Water Quality and Flooding				
Flood Risk: Is your property in an area of flood risk	✓	✓		
SUDS: Have SUDS been incorporated into landscaping, driveways and any hard surfacing?	✓	✓		
Biodiversity				
Biodiversity: What commitments will be made to contribute to the natural environment and biodiversity in Barnet?	✓	✓		
Green Roofs: On flat roofs, what measures have been included to make them green roofs?	✓	✓		

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Green Facades: On facades facing onto landscaped areas, including gardens, what measures have been included to make them green facades?	✓	✓		
Lighting and Light Pollution				
Lighting: Will the internal rooms be well lit by daylight and sunlight	✓	✓		
Lighting: Is a daylighting assessment required?	✗	At council's discretion		
Outlook: Will the new development affect the outlook from any neighbouring properties? If so, how and what measures have been taken to minimise the impact?	✓	✓		
Overlooking: Will the new development overlook any other properties or gardens? Have you addressed it to be minimised?	✓	✓		
Lighting Nuisance: What external lighting will be provided with the new development? What measures have been implemented to ensure that this will not cause nuisance to neighbouring properties?	✓	✓		
Microclimate – Thermal Conditions				
Shading: Have blinds or appropriate screening been included in the specification of any south, southeast or southwest facing conservatories or large glazed frontages or roof areas?	✓	✓		

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Shading: Will new external hardsurfaced areas be sufficiently shaded? E.g.: Paved Gardens	x	✓		
Pollution Prevention				
Considerate Contractors Scheme: selected contractor must be signed up to Barnet's Considerate Contractors Scheme.	✓	✓		
Environmental Performance Requirements				
Energy – transport				
Parking Spaces: Are they compliant with Barnet's Parking standards outlined in the adopted Unitary Development Plan?	✓	✓		
Density: Provide details of density (in terms of plot ratio and number of units and habitable rooms) of buildings being replaced and of new development (units per hectare and habitable rooms per hectare).	x	✓		
Cycle Storage: Is sufficient cycle storage provided?	x	✓		
Energy – building				
Part L Compliance: The design must be shown to be Part L 2006 compliant. Provide specification of measures to be adopted in order to meet Part L.	✓	✓		
Lighting: All light fittings to be low energy lighting only.	✓	✓		

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Solar Heating: Solar water heating must be included, unless CHP is provided.	x	✓		
Cooling: Is there any cooling proposed? (For residential development, this is only allowable if powered through renewable energy systems.)	✓	✓		
Energy Source: Is there any district heating system available to which the development could connect?	✓	✓		
Energy Source: A Green Tariff should be selected.	✓	✓		
Energy Efficiency: All white goods should be A rated or better.	✓	✓		
Water Efficiency				
Toilets: Toilets must be low flush or dual flush (4/6 litre).	✓	✓		
Showers: Showers must have nominal flow rates of less than 9 litres/minute.	✓	✓		
Baths ¹ : Not as efficient as a shower. Provision of a shower facility maybe more appropriate than provision of a bath.	✓	✓		
Taps: Taps must be flow restricted or spray taps.	✓	✓		
Water meter: For new build residential a water meter must be included.	✓	✓		

¹ A shower in five minutes uses about a third as much water as a bath.

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Rainwater collection: A rainwater collection butt (or equivalent) must be provided.	✓	✓		
Waste Strategy				
Has sufficient space provision been made within the property for refuse and recycling material and containers? (Consult with the Council to identify current requirements).	✓	✓		
Has sufficient space provision been made outside the property for refuse and recycling material and containers?	✓	✓		
Has sufficient space been provided in communal areas for refuse and recycling material and containers?	✗	✓		
Materials				
All materials must be B rated or above according to the BRE Green Guide to Specification.	✓	✓		
All timber used must be certified to have been sourced from sustainable forests.	✓	✓		
Code for Sustainable Homes or BREEAM or Ecohomes Assessment				
Has a Code for Sustainable Homes or BREEAM or Ecohomes assessment been undertaken? Confirm rating achieved for design. This must meet or be above the requirements set out in the SPD.	✗	✓		