

Climate Emergency - Planning Applications Checklist

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
CP.1 Sustainable development	CP.1.1 Benchmarking and quality	Participation on a recognised environmental accreditation scheme, such as LEED, BREEAM, or Building for Nature or through application of the Net Zero Carbon Toolkit		Not applicable at outline stage - will be considered at reserved matters stage.
CP.2 Increasing accessibility, reducing the need to travel, and efficient movement of goods	CP.2.1 Density and adaptability	Optimise (achieve a significant uplift in) densities of dwellings in town centres and other locations which are well served by public transport	Increased densities and overall numbers have been shown.	
		Building design to allow for future adaptation, including for new technologies and battery storage		Not applicable at outline stage - will be considered at reserved matters stage.
		Other (please state):		
	CP.2.2 Permeability and walkability	Active frontages/edges with opportunities for natural surveillance	Active frontages have been shown on the illustrative masterplan	
		Use of sensory features and opportunities to stand and stay, places to sit and stand utilising views and sun	Significant areas of open space have been shown to the north of the site, along with connecting POS to the east and west of the site. Growing areas have also been shown.	
		Pedestrian friendly – no obstacles, good surface, access for all, crossings, good sightlines, appropriate lighting, interesting facades		Finer details to be considered at RM stage.
		Signposting to local facilities		Finer details to be considered at RM stage.
		Appropriate block sizes to location	We consider the block sizes and densities to be appropriate to the location	
		Local facilities accessible through walking/cycling (within 800m of new developments)	Please see Transport / Planning Statement	
		Maximising the number of internal pedestrian routes through the site		Layout is a reserved matter
		Maximising the number of pedestrian external routes in and out of the site linking to the wider area		Layout is a reserved matter
		Other (please state):		
	CP.2.3 Integrated active travel	Accessible range of transport modes with overall low impact on the environment	Please see Transport / Planning Statement	
		Signposting of active travel routes and facilities		Finer details to be considered at RM stage.
		Provision of travel packs for new residents	Travel Plan to be secured	
		Easy transition from cycling and walking to public transport	Please see Transport / Planning Statement	
		Well lit travel facilities and appropriate crossings for pedestrians and cyclists		Layout is a reserved matter
		Other (please state):		
	CP.2.4 Cycling	See LTN1/20 for cycle design guidance: https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120		Layout is a reserved matter
		Secure changing facilities provided in non-residential developments	N/A	
		Covered, well-located and secure cycle storage facilities		to be considered at RM stage
		Green corridors, off-road cycle routes, home zones, quiet lanes, and public rights of way		Layout is a reserved matter
		Direct links for cyclists		

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
		Cycle routes linking to wider area		Layout is a reserved matter
		Segregated cycle lanes		Layout is a reserved matter
		Other (please state):		
	CP.2.5 Planning for the car	Car-free, limited and timed zones at certain times and/or locations		N/A
		<u>Residential development</u> Inclusion of a minimum of 1 electric vehicle charging point per dwelling (statutory requirement through Part S of the Building Regulations)	EV charging to be included as part of building regulations.	
		<u>Non-residential development</u> Provision of electric vehicle charging points as set out for non-residential uses in Policy DM5		
		Car clubs or demand responsive transport		N/A
		Co-ordinated traffic calming approaches	See Transport Statement / Planning Statement	
		Other (please state):		
	CP.2.6 Freight and logistics	Allow for the efficient delivery of goods (e.g. freight consolidation opportunities, mobility hubs, loading bays to accommodate deliveries without blocking roads/causing congestion)		N/A
		Other (please state):		
CP.3 Improving energy efficiency	CP.3.1 Minimising energy consumption	<u>Residential development</u> Please refer to CP.3.2 below		
		Use of on-site or locally sourced reclaimed materials, and incorporation of existing structures into new development* *For development proposals affecting historic buildings, relevant guidance has been prepared by Historic England: Retrofit and Energy Efficiency in Historic Buildings Historic England This guidance includes “Energy Efficiency and Traditional Homes” (July 2020), “Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency” and other links and resources		
		Opportunities for repurposed buildings and structures prioritised over new construction* *For development proposals affecting historic buildings, relevant guidance has been prepared by Historic England: Retrofit and Energy Efficiency in Historic Buildings Historic England This guidance includes “Energy Efficiency and Traditional Homes” (July 2020), “Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency” and other links and resources		

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
		Soft-edges to footpaths and cycle-paths		
		Plot and block orientation, and position windows to optimise solar gain		
		Natural ventilation and easy to regulate ventilation (air tight when needed)		
		Use of trees and vegetation for shade in summer		
		Private outdoor space for food growing and composting (agricultural land classification required)		
		Community food growing opportunities, such as allotments, orchards and foraging (agricultural land classification required)		
		Other (please state):		
	CP.3.2 Using energy more efficiently	<u>Residential development</u> Provision of key details of the energy efficiency and carbon standards for the proposed design through the use of the Net Zero Carbon Toolkit and the Net Zero Housing Assessment Tool. The MDDC Net Zero Housing Assessment Tool should be used as the preferred method of presenting a summary of the following information. The completed tool should be submitted as part of a Carbon Reduction Statement. 1. Operational Standards: a. The applicable Building Regulations minimum standard (such as Part L, Future Homes and Buildings Standard) b. The minimum Fabric Standard (performance standard), measured in kWh/m2/year. (kilo-Watt-hours per square metre per year) c. The Carbon Standard (such as Net Zero, or a % improvement on the Part L in force) 2. A target Embodied Carbon standard: tCO2e/m2 benchmark (tonnes of CO2 equivalent per square metre) 3. Calculate the Embodied, Operational Lifetime, and Total Lifetime tCO2e (tonnes of CO2 equivalent)	Net Zero Carbon Toolkit	It is an outline applicaiton, such details would be considered at RM stage.
			Net Zero Housing Assessment Tool	

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
		<u>Non-residential development</u> Provision of key details of the energy efficiency and carbon standards for the proposed design. 1. Operational Standards: a. The applicable Building Regulations minimum standard (such as Part L, Future Homes and Buildings Standard) b. The minimum Fabric Standard (performance standard), measured in kWh/m2/year. (kilo-Watt-hours per square metre per year) c. The Carbon Standard (such as Net Zero, or a % improvement on the Part L in force) 2. A target Embodied Carbon standard: tCO2e/m2 benchmark (tonnes of CO2 equivalent per square metre) 3. Calculate the Embodied, Operational Lifetime, and Total Lifetime tCO2e (tonnes of CO2 equivalent)		
		External/internal lighting management systems with low carbon or energy efficiency technology e.g. solar	renewable energy to be provided, see Sustainability Statement	
		A higher level of fabric standards/insulation than required by the Building Regulations.	See sustainability statement	
		For roads which are unlikely to be adopted by Devon County Council, low carbon road surface options should be considered: • Primary and secondary roads: low temperature asphalt • Tertiary roads: permeable paving		N/A
		Other (please state):		
	CP.3.3 Using cleaner energy	Inclusion of low carbon heat networks		N/A
		Energy recovery and/or renewable energy generation and supply, including on-site where feasible	See sustainability statement	
		Infrastructure to connect renewable energy systems to the grid (distribution network operator may need to assess)		
		Battery storage or flexibility systems such as V2G (vehicle to grid)		
		Other (please state):		

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
CP.4 Adapting to higher temperatures	CP.4.1 Shade and ventilation	Application of a cooling hierarchy to moderate the indoor climate through passive measures		It is an outline applicaiton, such details would be considered at RM stage.
		Other (please state):		
	CP.4.2 Use of cool materials	Use of materials that minimise heat gain in summer e.g. cool roofs and paving		finer details to be considered at RM stage
		Other (please state):		
	CP.4.3 Green infrastructure	Beneficial habitat features e.g. trees in landscaping, parking areas and open spaces	See BNG proposals, significant tree planting proposed.	
		Relationship between vegetation and building to optimise natural ventilation		Layout is a reserved matter
		Relationship between vegetation, building, distance, and aspect to regulate internal temperatures		Layout is a reserved matter
		Green and blue infrastructure in private outdoor space, e.g. trees, hedgerows, hedges, green/ brown/blue roofs, vertical climbers, living walls, water features and landscaping		Layout is a reserved matter
		Other (please state):		
CP.5 Mitigating flood risk, and water resource resilience	CP.5.1 Sustainable urban drainage systems (SuDS)	SuDS such as rain gardens, swales, communal soakaways, filter strips, retention and detention basins	Swales and detention basins are proposed, see FRA	
		Can you demonstrate how habitat creation could be included within SuDS features, and how this links to local ecology priorities?	Suds are multifunctional,see BNG proposals.	
		Are there opportunities for making SuDS features multifunctional, e.g., incorporating play areas within dry detention basins, improving water quality, or linking with water reuse systems?		
		Other (please state):		
	CP.5.2 Water efficiency and rainwater harvesting (ways to reduce demand on water utilities)	Water efficiency designed into specifications, e.g. toilet flush systems, shower and tap flow rates.		It is an outline applicaiton, such details would be considered at RM stage.
		Coordinated greywater recycling and reuse systems		
		Rainwater collection and reuse systems		
		Other (please state):		
	CP.5.3 Reducing the risk of flooding	See Devon County Council's SuDs guidance: https://www.devon.gov.uk/floodriskmanagement/planning-and-development/suds-guidance/		
		Permeable surfaces for roads, parking areas, hard surfacing and pavements	See FRA	
		Inclusion of nature-based solutions, riparian or flood tolerant tree and vegetation planting, green/brown/blue roofs, communal basins or ponds, green spaces within blocks, and/or green verges to retain rainfall and reduce surface water runoff	See FRA	

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
		Undertake a Flood Risk Assessment (FRA) if the site is within: <ul style="list-style-type: none">Flood Zone 1: for locations within a critical drainage area, or potentially affected by flooding from surface water, reservoirs, etc., or where the site is larger than 1 hectare (ha)Flood Zones 2 and 3 Use the latest climate change allowances , pertinent to the lifetime of the development	See FRA	
		Other (please state):		
CP.6 Resilience of natural systems and resources	CP.6.1 Protecting existing Natural Capital and biodiversity	For development within the Somerset Levels and Moors Ramsar catchment area (phosphorus nutrient neutrality): 1. Does the development generate wastewater from overnight use? 2. Is wastewater likely to be discharged into the catchment 3. Is there a change to the land use or drainage area? 4. Does any part of the existing land use drain into the catchment area? 5. Does the development result in a net increase in nutrients to the catchment?		N/A
		Avoidance and mitigation measures, e.g., nature based solutions or mechanical filtration systems, for pollution of other landscapes, soils, ecosystems and water. These could be from chemicals and activities such as nitrates, transport, agricultural or industrial emissions	see ECIA	
		Protection of soil from erosion and compaction, inappropriate planting*, avoidance of unnecessary digging or mixing of soils, or surface sealing (for carbon and water storage, as a biodiversity reservoir, and as a buffer against pollution). * Reference: https://www.gov.uk/government/publications/decision-support-framework-for-peatland-protection-the-establishment-of-new-woodland-and-re-establishment-of-existing-woodland-on-peatland-in-england		
		Improvement of air quality and reduce air quality impacts. This may be achieved through measures taken in relation to other Principles and Objectives e.g. Principle CP.2 Increasing accessibility, reducing the need to travel, and efficient movement of goods. Planning proposals may also need to have regard to the Council's Air Quality Supplementary Planning Document to assess impact on air quality.		

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
		Light pollution avoidance, design and mitigation hierarchy, limit impacts of lighting. Conservation and enhancement of dark zones to benefit nature e.g. bats and other sensitive species.		
		Retention of existing open water features.		
		Retention of existing habitat features such as trees, scrub, hedgerows, refugia, hibernacula.		
		Protection of existing trees (with particular regard to ancient trees and woodland, and veteran trees), mature hedges and hedgerows during site preparation, demolition and/or construction works (for ecological value, carbon sequestration and amenity value). A minimum 5-metre buffer zone should be preserved between development and retained hedgerows, which should not be utilised as residential boundary treatments		
		Other (please state):		
	CP.6.2 Creating and enhancing biodiversity	Ecological impact assessment, mitigation and enhancements. 1. Has an ecological baseline been established? (e.g. preliminary ecological appraisal) 2. Has an Ecological Impact Assessment been recommended or undertaken? 3. Has a mitigation hierarchy been followed? 4. What enhancements have been proposed? 5. Have climate change implications been considered in ecological assessments and management plans? Biodiversity Net Gain (BNG): 1. Which BNG Biodiversity Metric was used to assess proposals and calculate net gain? 2. Have you submitted the completed metric spreadsheet? (evidence of calculation) 3. How will a statutory minimum 10% net gain be delivered, either on-site or off-site? 4. How will management of the site be secured for a minimum of 30 years? 5. How will this be monitored and reported? Reference: Devon Planning Guidance for Biodiversity Compensation and Net Gain https://www.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance	see ECIA	
		Restoration or new planting of hedges, hedgerows and trees (for habitat value and carbon sequestration, ecological and amenity value)	see ECIA	
		Planting of trees should respect the principle of 'the right tree, in the right place, and for the right reason'. This principle should be adapted for all landscaping proposals	see ECIA	

Principle	Objectives	Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
			If yes, please outline how	If not, please explain why
		Planting of a diversity of native species, or species which are proven to attract wildlife	see ECIA	
		Installation of green infrastructure such as green/ brown/blue roofs and green/vegetated walls (including climbing and trailing plants)		It is an outline applicaiton, such details would be considered at RM stage.
		One or more bird box, bat box/bricks per dwelling or employment unit. Additional features such as amphibian kerbs, hibernacula, hedgehog holes/ highways, wildlife-friendly/accessible ponds or other water features should also be incorporated into development	see ECIA	
		Other (please state):		
	CP.6.3 Nature re-covery and wildlife networks	Nature recovery areas and networks should be identified, protected and enhanced	see ECIA	
		Creation of ecological networks throughout the development for the benefit of both nature and the community	see ECIA	
		Creation of connective habitat features e.g. hedges, ditches, tree lines for wildlife to commute and migrate	see ECIA	
		Trees incorporated into primary street frontages (for habitat value, carbon sequestration and vehicle emissions filtration, ecological and amenity value)	see ECIA	
		Protection or enhancement of existing green space		N/A
		Creation of pocket parks	Extensive POS propsoed to north of the site	
		Wildlife nodes at junctions and street corners		Layout is a reserved matter
		Green/blue buffers adjacent to wildlife areas		Layout is a reserved matter
		Other (please state):		
	CP.6.4 Carbon storage	Landscaping proposals to consider different habitat types for carbon storage and sequestration Reference: Natural England (2021) Carbon Storage and Sequestration by Habitat http://publications.naturalengland.org.uk/publication/5419124441481216 Environmental Benefits from Nature Tool http://publications.naturalengland.org.uk/publication/6414097026646016		It is an outline applicaiton, such details would be considered at RM stage.