

# The Sustainability Checklist for Developments

Delivering Sustainable Regeneration

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# Why are we doing this?



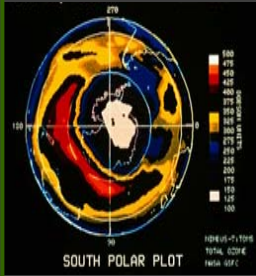
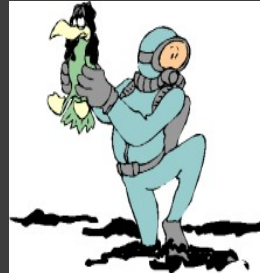
## What I will cover

- Background to the Checklist and what we have learned
- Summary so far
- How the Checklist works
- Example question
- Outputs from the tool
- Ownership
- Testing & benefits

# BREEAM

- BREEAM seeks to bring about reductions in the environmental impact of buildings through recognition of the business benefits which can be achieved.
- A well established methodology for rating buildings
- Gaining more and more acceptance year on year.

# BREEM



- Climate Change
- Energy
- Water
- Waste
- Transport
- Pollution
- Biodiversity
- Resources
- Land use

# Background

## Issues:

- No common understanding of what should be addressed when looking at the sustainability of a development
- No common approach between planning authorities
- Developers not addressing sustainability issues at the right time in the design process.

## Checklist commissioned:

- DTI/Partners in Technology funded programme in 2001/2
- Multi-sector steering group creates national checklist.

# Background

## Regionally tailored:

- SEEDA recognise the value of the Checklist and ask for a tailored version for their region as a CD ROM tool
- Endorsement by Egan and Sustainable Buildings Task Group
- WWF see the tool as valuable, and approach ODPM for funding to roll out to other regions
- SEEDA tool being modified in the light of experience
- PPS1 released (Checklist fits)
- Code for Sustainable Homes

## Benefits for planners:

- Lack of resources means cannot have expert on every SD issue;
- Provides information about how technologies and issues fit together – e.g. links energy efficiency and renewables;
- Shows what constitutes good performance, not just what should be considered;
- Encourages developers to consider issues at the design stage, rather than having to address at the approval stage;
- Assistance in turning around planning decisions within 8 weeks – all info in one place in easy to read tool;
- Enables multi-stakeholder dialogue around common ground
- Can be tailored to individual local authorities – and to individual planning applications – very simply.

# What is the Checklist?

- A tool to assist in decision making – officers and Members.
- Simple way to help deliver sustainable development policy through the planning system.
- Regionally specific.
- Consistent with regional policy (& national – covered later)
- Owned by the region – free at the point of access
- Weighted to meet regional policy priorities
- Can be used to help scope Development Plan Documents and SA/SEA if desired.
- ... Helps developers too.

## How does it work?

- 8 sections, each underpinned by a series of questions
- Each question has a minimum standard, as well as 'good' and 'best' practice answers
- Score highest marks for 'best', no marks for a plain 'pass'
- Each question is weighted – clear indication as to major issues
- Reports are generated when the checklist is completed

# Topics Covered

- Climate Change – adaptation and mitigation
- Community
- Placemaking
- Transport
- Ecology
- Resources
- Business & economy
- Buildings

## What does the Tool produce?

- Score for each section as a proportion of total available
- Clear warning where basic “pass” standard has not been achieved in a question
- Alert to questions deemed not applicable
- On demand, will be able to see the answers given to specific questions for further interrogation or audit

## Has it been tested 'on the ground'?

- Used at an Enquiry By Design for a major development in Newquay
- Used in consultancy advice to a local authority in your region
- English Partnerships in Northampton to prepare design code
- Several developers and local authorities in SEEDA
- Countryside Properties
- Masterplan in East of England
- Draw up local authority sustainable built environment policy and also in SPDs

## Experience in other regions:

- **SE –**
  - Led by SEEDA, multi-disciplinary project team and sub regional planning group
  - reference in implementation plan for RSS
- **SW –**
  - Led by Future Foundations, implementation tbc
- **London –**
  - Multi – disciplinary steering group, likely to link directly to Mayors SPD
- **NW –**
  - Led by Regional Assembly, looking at producing a regional template
- **EE –**
  - Led by multi disciplinary round table, implementation tbc.

## Case Study 1: Small sub-urban development

- Small suburban development in Greater London
- Modified SEEDA Checklist
- Key regional and local documents identified with Steering Group
- Shortlisting of sustainability criteria through a series of workshops
- Application of standards
- Weighting system for all future proposals
  - ensuring future proposals address local priorities
  - comparison of all new proposals / retro-score existing buildings
  - bench marker for performance

## Case Study 2: Major development in Thames Growth Area

- Characteristics
  - >10,000 units
  - Brownfield site
  - Phased development
- Sustainability framework for phase 1
  - SEEDA/London checklist
  - An initial set of measurable sustainability standards
- Extrapolate to wider area
  - Sustainability “blueprint”, enabling easy replication of things that have been done well
  - Easily modifiable in light of future technologies/information

# Size matters!

- Different sub-sets of questions for different sizes of development
- ... rural proofing also important in some regions
- Regional weighting process is pretty critical
- Some new issues in each region so far

## Who 'owns' the Checklist?

- Free at the point of delivery, no charge for use
- Being offered to the most appropriate regional body so it is owned by the region
- Can be regionally branded
- Can go onto regional websites

# West Midlands Checklist

- Regional Assembly sees benefit of Checklist for W. Mids
- Advantage West Midlands are keen to assist
- Project recently started
- Due for completion in summer this year
- Consultation is a major part of the process
- Which regional issues are important?

We need your help.

Because it will belong to you all...

## In conclusion.....

- The Checklist helps to provide a development which is good for:
  - The **pocket** by reducing lifetime costs, reducing the need to expensively re-work design proposals and speeding up the planning process.
  - The **people** who will live/work/shop/relax there, and who live in the surrounding areas;
  - The **place** by complementing its surrounds, and creating somewhere with a sense of identity and value;
  - The **planet** by taking care of the local environment and by reducing impact on resources and the wider environment

# Contacts

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