

PLANNING FOR SUSTAINABLE COMMUNITIES

Supplementary Planning Document

May 2008

PLANNING FOR SUSTAINABLE COMMUNITIES SPD

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Executive Summary

Wolverhampton City Council has prepared a draft Supplementary Planning Document which is intended to guide developers of major developments on how they should fully consider the sustainability of their proposals.

Background

The Council recognise that the creation of a sustainable City will be most successfully achieved by encouraging the principles of sustainable construction, and embracing wider social, environmental, and economic objectives and the benefits this will bring to the overall aspiration of creating sustainable communities.

Increasing evidence is concluding that global warming and climate change needs to be addressed by reducing Co2 and other emissions. This has to be addressed locally if we are to meet national targets for reducing harmful emissions which will in turn contribute towards global reduction targets. Similarly we need to encourage developments which will use less natural resources and fossil fuels in order to produce sustainable communities which will endure. This can be most successfully achieved by supplementing the principles of sustainable construction by embracing the wider considerations of social, environmental, and social objectives and the benefits this will bring to the overall aspiration of creating sustainable communities.

In planning for future communities we need to ensure that there are no adverse effects for future generations. Based on current evidence this will be best achieved by ensuring that future developments strive towards carbon neutrality, minimise the reliance on fossil fuels and do not have a negative effect on natural resources generally. Such considerations go beyond sustainable construction and require an examination of all influencing factors (environmental, social, and economic) which affect the overall sustainability of our future communities.

West Midlands Sustainable Planning Checklist

In order to address this, the West Midlands Regional Assembly (WMRA), Advantage West Midlands (AWM), the World Wildlife Fund (WWF), and the Department for Communities and Local Government (DCLG) have sponsored the development of the West Midlands Sustainable Planning Checklist.

The Checklist is based on sustainability issues set out in national and regional policy. Originally developed in the South East by the South East England Development Agency (SEEDA) and the Building Research Establishment (BRE), the checklist is now being adapted and adopted in virtually every English region.

The Checklist has been tailored to reflect issues of importance to the West Midlands by BRE with the advice and guidance of a Steering Group comprising officers from WMRA, AWM, Regional Officers Planning Group, Government Office of the West Midlands, Birmingham City Council, Building Technology Cluster, Wolverhampton city Council, Sustainability West Midlands, WWF and private developers.

Preparations are in hand to further tailor the Checklist for use in relation to proposed developments Within Wolverhampton by providing web links to the adopted Unitary Development Plan policies. These links will be added once the SPD is approved.

All local authorities within the West midlands are being encouraged to adopt the Checklist and it is thought that Wolverhampton is the first local authority to make the completion of the Checklist a requirement for major planning applications.

AWM and WMRA are using the checklist as a key tool to deliver the sustainability agenda within the existing and revised Regional Spatial Strategy, Regional Economic Strategy and the emerging Climate Change Action plan. For example AWM is introducing the Checklist as part of its funding criteria for large developments.

Completion of the Checklist will be required for all applications falling within the following categories;

- (a) the provision of dwelling houses where –**
 - (i) the number of dwellings to be provided is 10 or more or;**
 - (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and the number of dwellings is not known**

- (b) all other development where the proposed gross external floorspace is 1000sq metres or more**

The Checklist is divided under the following headings;

Climate Change and Energy;- renewable energy, water efficiency, sustainable drainage,

Community ;- community involvement with proposals, ensuring that new communities are fully aware of local facilities,

Placemaking and design;- the influence of urban design factors on the creation of communities with a sense of local distinctiveness,

Transportation;- ensuring that new development minimises the need to travel, particularly by car, and reduces the impact of the car on new development,

Ecology;- protecting and enhancing local biodiversity as an integral part of any new development,

Resources;- waste management during construction, facilities for waste storage, use of local materials and labour,

Business& Economy;- encouraging the creation and retention of local business and the creation of a diverse economy,

Buildings;- compliance with the Code for Sustainable Homes/Ecohomes

The Checklist will be available via the web and is a user friendly interactive tool which is fully explained and easy to use by anyone who has knowledge of a particular proposal.

The Council will require applicants to answer a series of simple questions within each relevant category and aspire to achieving good practice within each relevant category. This would give a score of at least 67% within each subject category. Upon completion of the Checklist a summary sheet and report is automatically produced which will be expected to accompany each qualifying planning application. This will then be available for inspection as part of all major submissions.

This will indicate the sustainability rating achieved for each category. If the minimum score is not achieved then reference to the detailed checklist will reveal exactly where the shortcomings are and the applicant could then be requested to improve the scheme accordingly or give an explanation why this is not possible.

The information will assist the City Council in quickly assessing the sustainability of each proposal as part of the standard evaluation process but will also enable the developer to determine how the proposals comply with accepted local, regional, and national targets and improve the results if

needed. In time this in itself could benefit the commercial viability of a development as public expectations for sustainable development become increasingly raised.

It is hoped to set up a monitoring process within the Council to check on the sustainability of proposals over a period of time. The Checklist itself will be subject to regular monitoring and amendment relative to emerging national, regional, and local policies and targets. This will ensure that new policies and standards are included and questions altered, omitted, and added as necessary in order to reflect new initiatives and expectations for development generally.

The Checklist will therefore be changed over time in order to reflect necessary changes for modern society to protect the interests and needs of those in the future in order that it is, in itself, sustainable.

Introduction

What is a Supplementary Planning Document?

A Supplementary Planning Document (SPD) is one of the material considerations that can be taken into account when determining a planning application for development. It is intended to provide helpful guidance for developers, applicants and other parties involved in the development process, which is consistent with the policies contained within the Wolverhampton Unitary Development Plan (UDP) 2006. This document should be read in conjunction with the UDP, in particular the policies that have been referred to in this document. It is intended that this SPD will form part of the Wolverhampton Local Development Framework. Once the relevant UDP policies have been replaced it is intended that the SPD will be linked to a subsequent Development Plan Document (DPD). This will necessitate a review of the SPD to ensure it is in conformity with the DPD policies it is supplementing.

This Supplementary Planning Document (SPD) provides guidance and advice for those involved in development in Wolverhampton to help them deliver a high quality built environment. The document provides an introduction to a mechanism, the West Midlands Sustainable Planning Checklist, which will help to ensure that the potential benefits and enhancements for local communities and the environment from new development are maximised, and that there is minimal negative impact on the environment and natural resources. The valuable role that Supplementary Planning Documents (SPD) can play in supplementing the policies and proposals of the Development Plan is set out in PPS12 (Development Plans). Government advice also supports the use of SPD as a material consideration in the assessment of development proposals.

How to use this document

This SPD is the companion document to an online evaluation tool, the West Midlands Sustainable Planning Checklist, which Wolverhampton City Council will use to evaluate the sustainability of all development proposals of 10 dwellings or more, or with a gross external floorspace of 1,000m² or greater. (See paragraph 1.6.20 for full details). The document should therefore be read in parallel with reference to the online Sustainable Planning Checklist which can be found at www.checklistwestmidlands.co.uk

Part 1 of the document provides the background to the Sustainable Communities SPD and the requirement for development proposals to use the Sustainable Planning Checklist. In detail:

- Section 1.1 explains the concept of Sustainable Communities;
- Section 1.2 explains the policy context at national, regional and local level;
- Section 1.3 sets out how the checklist should be used by developers and applicants, and how the Council will use it to evaluate development proposals.

Part 2 of the document expands on the categories covered by the Sustainable Planning Checklist, setting out the key issues that developers and applicants should consider when drawing up planning applications under the following eight headings:

- Climate change and energy;
- Community;
- Placemaking and design;
- Transportation;
- Ecology;

- Resources;
- Business and Economy;
- Buildings.

Part 3 provides guidance on how to complete the online Sustainable Planning Checklist, including theoretical example developments. All planning applications pertaining to proposals for development above the minimum size thresholds defined above will be expected to submit the output of the completed Checklist as supporting material.

Purpose and Aims of the SPD

The main purpose of this SPD is to supplement and expand on policies within the adopted Wolverhampton Unitary Development Plan (June 2006) relating to the creation of and support for sustainable communities in the City through appropriate new development. This role of this SPD in helping to deliver sustainable communities will also support national policy priorities as set out below.

Sustainable communities are characterised by a strong, healthy and just society, living within the limits of the environment to provide resources and absorb waste and pollutants (see paragraph 1.1.3 for a fuller definition of what is meant by “sustainable communities”). Planning and spatial development has a crucial contribution to make in achieving this, since the physical development of places has implications not only for the communities that live and work there, but for the way resources, materials, goods and services are produced and consumed, and for the environment both locally and more widely.

This SPD has therefore been prepared with the principal aim of ensuring that Wolverhampton carries forward the Government's intentions for achieving national sustainability objectives into new developments within the City. Compliance with regional and local Policies will also be ensured. It is intended that this SPD will be useful in guiding developers to identify all the potential opportunities presented by new development to benefit existing communities and to provide an enduring and positive legacy for the future

PART 1 BACKGROUND

1.1 Why Sustainable Communities?

- 1.1.1 The Council recognise that the creation of a sustainable City will be most successfully achieved by encouraging the principles of sustainable construction, and embracing wider social, environmental, and economic objectives and the benefits this will bring to the overall aspiration of creating sustainable communities.
- 1.1.2 Sustainable Communities are defined in “Securing The Future” – *Delivering UK sustainable development strategy* (HM Government 2005). This definition is given in full in Appendix 2.

Sustainable communities;

- balance and integrate the social, economic and environmental components of their community
- meet the needs of existing and future generations
- respect the needs of other communities in the wider region or internationally also to make their communities sustainable.

- 1.1.3 Sustainable communities are diverse, reflecting their local circumstances. There is no standard template to fit them all. But they should be:



(Securing the Future: delivery UK sustainable development strategy, HM Government, March 2005)

- 1.1.4 In view of the above, the Council is mindful of its role in ensuring that all future development contributes towards the creation of truly sustainable communities.

1.2 Policy context

National Policy

- 1.2.1 The policy context and drivers for ensuring that new developments are sustainable have been set from a global level to a local level. Governments around the world committed to sustainable development, defined as “development that meets the needs of the present without compromising the ability of future generations to meet their needs”, at the 1992 Rio Summit. In ‘Securing the Future’, the UK Sustainable Development Strategy published in 2005, the UK Government defines sustainability as being characterised by a strong, healthy and just society, living within environmental limits. ‘Securing the Future’ defines four key priorities for sustainability in the UK: sustainable consumption and production; climate change and energy; natural resource protection and environmental enhancement; and sustainable communities. Sustainable communities embody the principles of sustainable development at local level. So in seeking to promote sustainable communities in Wolverhampton, this SPD is designed to provide developers with guidance on contributing to all four of these priorities through the development process.
- 1.2.2 Sustainable development is central to the spatial planning system in the UK. As a result, consideration of sustainability criteria is now of prime importance in the design of new development. Climate change in particular is a fundamental driver in planning policy, guidance and regulation. The need to reduce greenhouse gas emissions has been made clear with global, national and regional targets set.
- 1.2.3 The 1997 Kyoto Protocol on climate change, which came into force on the 16th February 2005, set internationally agreed targets for developed nations to cut their emissions of greenhouse gases. The Kyoto treaty commits Britain to keep annual greenhouse gas emissions 12.5% below 1990 levels for the period 2008-2012. The UK Government has set a domestic goal that goes beyond the Kyoto requirement, seeking to cut UK carbon dioxide (CO₂) emissions by 60% by 2050, with real progress by 2020¹. **(CWM)** These targets are embodied within the Draft Climate Change Bill 2007.
- 1.2.4 The Governments Planning Policy Statements and Guidance provide significant policy support for sustainable construction in new development, in order to ensure that new development achieves economic, social and environmental objectives. This includes the use of sustainable construction techniques in new developments, with resource efficiency, waste minimisation, use of renewable energy sources and reductions in greenhouse gas emissions all being promoted.
- 1.2.5 Planning Policy Statement 1 (Delivering Sustainable Development) places sustainable development as the core principle underpinning planning, in order to ensure that new development promotes social cohesion and inclusion, protects and enhances the environment, uses natural resources prudently and efficiently, and contributes to sustainable economic development.
- 1.2.6 The Supplement to PPS1, “Planning and Climate Change” (Dec 2007), sets out the overarching planning policies on the delivery of sustainable development through the planning system with tackling climate change being a key priority. To this end the PPS advises that in determining planning applications regard should be made to the key planning objectives set out in the document. The objectives set out the pivotal role of spatial planning in helping to address both the causes and impacts of climate change, including delivering energy efficiency, low carbon buildings and places that

¹ ‘Our Energy Future – creating a low carbon economy’ White Paper, DTI, 2004

are resilient to the potential effects of climate change, as well as shaping sustainable communities, paying regard to biodiversity and natural habitats, encouraging sustainable transport, creating an attractive environment for innovation and investment, and giving local communities opportunities to influence and act on climate change.

- 1.2.7 Planning Policy Statement 22 (Renewable Energy) also promotes the use of renewable energy sources to provide a greater proportion of total energy use. (Paragraph 1(i)) states; "Renewable energy developments should be capable of being accommodated throughout England in locations where the technology is viable and environmental, economic and social impacts can be addressed satisfactorily."
- 1.2.8 Planning Policy Statement 10 (Planning for Sustainable Waste Management) promotes the principles of the waste hierarchy of reduction, re-use, recycling and composting, energy recovery and disposal.
- 1.2.9 Planning Policy Guidance 25 (Development and Flood Risk) advocates the use of sustainable drainage systems in new development proposals to reduce the risk of flooding, add biodiversity and amenity benefits to developments and to aid in pollution prevention and aquifer re-charge.
- 1.2.10 Planning Policy Statement No 3 (Housing) at paragraph 38 outlines the role of housing in contributing toward cutting carbon emissions by;
 - "focusing new development in locations with good public transport accessibility"
 - drawing energy supply from "decentralised energy supply systems based on renewable and low-carbon forms..."
- 1.2.11 The 2007 White Paper "Planning For a Sustainable Future", - " seeks to ensure that there is a stronger approach to supporting sustainable economic development alongside work to tackle climate change in a way that is integrated with the delivery of other sustainable development objectives".

Regional Policy

- 1.2.12 The West Midlands Regional Spatial Strategy (RSS, 2004), formerly Regional Planning Guidance (RPG11), provides a regional strategic context for local planning decisions, and has a responsibility to help meet national targets for the reduction of greenhouse gases. The Regional Planning Body is expected to consider how the region's activities contribute towards climate change, and how the region might be vulnerable to the impacts of climate change, in working with partners to develop a realistic and responsible approach to climate change in the region. This will require establishing comprehensive and up to date data in order to enable the local authorities and agencies to develop coordinated and effective solutions. Guiding principles were used in developing the Spatial Strategy to ensure that policies to assist the reduction of greenhouse gas emissions are an integral part of the West Midlands Regional Spatial Strategy.
- 1.2.13 RSS states that development plans and the plans, strategies and programmes of local authorities and statutory agencies should be co-ordinated to ensure that all new developments and activities that contribute to greenhouse gas emissions are identified, the impacts considered and action taken to minimise them.
- 1.2.14 RSS seeks to promote a more sustainable pattern of development that reduces the need to travel, whilst also encouraging the use of more sustainable forms of

transport. RSS also seeks to encourage mechanisms for responding to climate change, such as the use of sustainable drainage systems, promoting the reuse of materials, supporting new industries and technologies that address climate change, and encouraging renewable energy and energy conservation.

1.2.15 On 15 January 2008 Phase 1 of the RSS was adopted following changes made by the Secretary of State. These included changes to the document including the new climate change policy CC1.

1.2.16 The Climate Change Policy CC1 states;

The Joint Core Strategy, the Area Action Plan for Brierley Hill and other LDDs for the Black Country should:

A. Exploit opportunities to both mitigate and adapt to the worst impacts of climate change by:

- (i) developing and using renewable energy;
- (ii) reducing the need to travel; and
- (iii) reducing the amount of biodegradable waste going to landfill;

B. Enhance and extend natural habitats so that the opportunities for species migration are not precluded and biodiversity can adapt to climate change and hence help to mitigate its affects by reducing 'heat islands', acting as carbon 'sinks', absorbing flood water and providing renewable energy; and

C. Require all new development to:

- (i) minimise resource demand and encourage the efficient use of resources, especially water, energy and materials;
- (ii) encourage the construction of climate-proofed developments and sustainable buildings to help ensure their long-term viability in adapting to climate change;
- (iii) avoid development in areas at risk of flooding and direct development away from areas at highest risk;
- (iv) promote the use of sustainable drainage techniques;
- (v) facilitate walking, cycling and public transport;
- (vi) facilitate effective waste management; and
- (vii) protect, conserve, manage and enhance environmental and natural, built and historic assets;

D. Regularly monitor progress and review policies accordingly.

Local Policy

1.2.17 The Wolverhampton Community Plan 2002-2012 states that partners "*will work to make sure that the actions of today do not reduce opportunities for future generations*". The aim is to create a sustainable City. As part of the creation of a Green City, the Community Plan aims to:

- Increase awareness of and respect for the environment;
- Increase recycling of household waste;
- Convert non-recyclable waste into energy by incineration and use the ash residue for road building.

1.2.18 In addition, the Community Plan Addendum priorities for 2006-2009 (Community Plan Refresh, 2006) include:

- Cleaner, greener and safe open spaces

- Effective energy-efficiency measures and measures to combat and adapt to climate change
 - Improved sustainability in consumption, production and management of waste
 - Improved protection of natural resources
- 1.2.19 The Unitary Development Plan (2006) includes policies that recognise the importance of ensuring that future development will create sustainable communities. It is hoped that this will be achieved by adherence to existing UDP policies on:
- protecting the environment,
 - controlling pollution,
 - encouraging renewable energy,
 - conserving water supply,
 - restricting development on flood plains,
 - provision of adequate and convenient community facilities,
 - the provision of a high quality public transport system
 - the provision of local open spaces and facilities for recreation.
- 1.2.20 Furthermore, in December 2006 the Council signed the Wolverhampton Declaration on Climate Change, which commits the Council to work to address both the causes and impacts of a changing climate in all its work.
- 1.2.21 The Council is currently preparing The Black Country Joint Core Strategy in cooperation with Dudley, Sandwell, and Walsall Councils. The Joint Core Strategy will replace the Unitary Development Plan. It will be a spatial planning document that will set out the vision, objectives and detailed spatial strategy for future development in The Black Country up to 2026. The document will not just consider land use, but also a comprehensive range of environmental, economic and social issues.
- 1.2.22 The Issues and Options Paper was published in July 2007, with adoption anticipated in October 2009. The Core Strategy will need to identify the main ways in which activity in The Black Country contributes towards climate change, together with ways of reducing and adapting to it.
- 1.2.23 The Local Strategic Partnership is currently embarking on preparing the Sustainable Communities Strategy which will review and replace the Community Plan.

1.3 Sustainability Evaluation of Development Proposals – applying the Checklist

- 1.3.1 The Council is promoting the creation of a sustainable City. In order to achieve this, proposals for new developments are measured against sustainability criteria as part of the normal assessment of the planning process. Each is assessed in order to measure to what degree it contributes towards the creation of a sustainable community. This evaluation will be set against relevant indicators, identified as targets or standards in national, regional and local policy, which will allow the developer to demonstrate how sustainability criteria are being met. The evaluation of the degree to which proposals are sustainable will be via the use of the West Midlands Sustainable Planning Checklist as an integral part of the planning process.

What is the West Midlands Sustainable Planning Checklist?

- 1.3.2 The West Midlands Sustainable Planning Checklist is an online tool that looks at the sustainability of developments. The Checklist has been drawn up to enable developers and local planning authorities assess the sustainability of designs and planning applications in a simple and straightforward way, which enables them to see whether the proposed development meets policy requirements and is suitable for the location for which it is intended.
- 1.3.3 The Checklist is designed to ensure the application of existing local, regional and national policy and standards. It identifies minimum standards set out in existing policy and regulations, and does not set any new policy. It is designed to make existing requirements clear, up-front and understandable, and also provides guidance for improving the sustainability of development proposals to good and best practice standards.
- 1.3.4 The Checklist was originally developed by The South East England Development Agency (SEEDA) and The Building Research Establishment (BRE). It has been in operation for some time in the South East region and is now being tailored for other regions across the U.K. The West Midlands Regional Assembly, Advantage West Midlands (AWM), World Wildlife Fund (WWF), and The Department for Communities and Local Government (DCLG), have sponsored the development of the West Midlands version of the checklist. The Checklist will be further tailored for use in relation to proposed developments within Wolverhampton by providing web links to the Adopted Unitary Development Plan policies to reflect the minimum standards set.
- 1.3.5 The Checklist is divided into eight subject headings which have been devised following the extensive development process discussed above. These headings cover a comprehensive range of factors which influence the creation of sustainable communities;
- **Climate Change and Energy:** renewable energy, water efficiency, sustainable drainage;
 - **Community:** including community consultation on proposals, and ensuring that new communities are fully aware of all major local facilities;
 - **Place making and design:** the influence of urban design factors on the creation of communities with a sense of local distinctiveness;
 - **Transportation:** ensuring that new development minimises the need to travel, particularly by car, and reduces the impact of the car on new development;
 - **Ecology:** protecting and enhancing local biodiversity as an integral part of any new development;
 - **Resources:** waste management during construction, facilities for waste storage, use of local materials and labour;
 - **Business and Economy:** encouraging the creation and retention of local business and the creation of a diverse economy;
 - **Buildings:** compliance with the Code for Sustainable Homes/EcoHomes.
- 1.3.6 Under each of these headings the Checklist asks a series of questions about aspects of the development that will affect its sustainability. Once the Checklist has been completed, the score that the development achieves for each of the eight sections is shown on a summary sheet. The summary sheet also highlights where issues have been deemed not applicable to the development or where the minimum standard has not been achieved.

- 1.3.7 The Checklist provides a simple way to help deliver sustainable development policy through the planning system and is consistent with local, regional and national policy. Using the Checklist will help developers and planners to produce more sustainable developments, enabling people to look beyond the buildings and see the effects on a range of issues including the community, the environment, the economy and climate change.

Using the Checklist: the benefits for developers and applicants

- 1.3.8 Using the Checklist, developers can ensure that practical measures are taken to incorporate sustainable features into their projects, as well as gain a greater understanding of best practice in the areas covered by the questions.
- 1.3.9 It ensures that applicants know what is required in terms of sustainability before the planning application is drawn up. It gives the developer an idea of the scope of issues that need to be addressed in the formulation and design of the planning proposal, and provides the information about minimum standards for each issue. It ensures that issues can be considered at the right point in the design process. Quality assurance systems have shown that redesign is more expensive the further down the design process you are, particularly where the redesign pertains to a fundamental issue. So the Checklist helps avoid expensive re-work later in the design process if something has been missed out. Since the Checklist is designed to be completed by the Developer team, they will also know the strengths and weaknesses of their application before it is submitted and can re-appraise particular features to strengthen it, if required. Because the Checklist awards extra credit for good and best practice, it provides recognition where a developer has gone above the minimum required by policy or legislation.
- 1.3.10 The Checklist also provides a common framework for pre-application discussions and a level playing field for all developers as issues and standards are clearly laid out. It also provides flexibility for the design team in setting out standards to be achieved rather than defining the methods to achieve them.

Using the Checklist: the benefits for the Local Planning Authority

- 1.3.11 Once completed, the Checklist provides an assessment tool for local planning authorities. It provides information to assist in the decision-making process, presenting results at a high "overview" level whilst allowing scrutiny of individual issues where required. The Checklist provides clear and consistent advice about the range of issues to be considered when assessing the sustainability of a planning application, and provides information about what constitutes good and best practice for each issue.
- 1.3.12 The simple summary sheet produced by the Checklist will help planning officers to evaluate quickly whether sustainability criteria have been met in planning applications. For the Development Control officer, it helps to provide sustainability information in one place, in the same easy to read format, for every application. For Elected Members it will provide useful information for the Councils' Planning Committee to help inform its decisions. The scoring overview also guides the planning officer – and Planning Committee Members – to where follow-up or auditing may be needed.

- 1.3.13 The Checklist will help the Local Planning Authority to deliver local, regional and national sustainable development policy in line with our obligations under the Planning and Compulsory Purchase Act 2004 and PPS1.

The role of the Checklist in the planning process

- 1.3.14 The Checklist has been specially designed to fit into the planning system. Questions are directly drawn from national and regional policy, but are also relevant to local UDP policy. The issues raised are planning matters, so they are relevant to the regulation of the development and use of land in the public interest and work towards the overall goal of sustainability as set out in the Planning and Compulsory Purchase Act 2004 and PPS1.
- 1.3.15 The Checklist is designed primarily for use within the development design and planning application process to help new developments and refurbishments to contribute to more sustainable communities. It is intended to help speed up the planning process.
- 1.3.16 In major developments, the Checklist is designed to be used for both outline and full planning applications. Since developers are increasingly putting more detail into outline applications (and local authorities are asking for more information), the questions are not split into separate sets for outline and full applications. We suggest that developers fill in the questions relating to those issues for which they are seeking outline approval (marking the others as “not applicable”, setting out which will be addressed at full application stage) and complete the remainder of the checklist at the full application stage.
- 1.3.17 The checklist can also have a role in pre-application discussions. Planning Policy Statement 1 discusses the role of pre-application discussions. The Checklist provides a comprehensive framework for discussing the appropriate sustainability standards for particular development sites, for agreeing where good or best practice standards would be appropriate rather than minimums and for agreeing in advance which issues may not apply.
- 1.3.18 The Checklist score will **not** determine whether or not planning permission is granted. It is a tool for decision makers, rather than a decision-making tool. It is for the Local Planning Authority, through its Members and Officers, to determine whether or not the sustainability performance of the application is appropriate and acceptable for the intended development and the site on which it is located. The Checklist is designed to make this easier.

What types of development is the checklist designed for?

- 1.3.19 The checklist is designed for use on housing and mixed-use developments, and also for commercial/industrial proposals.

- 1.3.20 **It will be a requirement that the Checklist should be completed for all development proposals above the following size thresholds;**

(a) the provision of dwelling houses where –

- (i) the number of dwellings is 10 or more or;**
- (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and the number of dwellings is not known.**

- (b) all other development where the proposed gross external floorspace is 1000sq metres or more.**

The City Council will expect that proposals will aspire to a achieving good practice or above for each question which would give a score of at least 67% in each subject category. Applicants should aim for best practice in each question where this is defined and feasible. The summary sheet and full report should be submitted with each qualifying application.

It is also possible to use the Checklist to evaluate developments of a smaller size, although where single buildings are being proposed alternative tools such as BREEAM, the Code for Sustainable Homes or EcoHomes are more appropriate.

- 1.3.21 The Checklist has been drawn up to cover the majority of applications, so it is possible that there will be questions that do not apply in some instances. Each question includes the facility for the Developer team to indicate that they do not believe it to be applicable to the development proposal being prepared. Questions that are marked “not applicable” are noted in the scoring overview to provide a “prompt” for users of the tool to note that the issue covered in the question has not been addressed.
- 1.3.22 Where a pre-application discussion takes place, the Developer and Local Planning Authority can assess whether a question is not applicable. If this proves to be the case, then it may be appropriate to mitigate through improving performance on other issues. If there is no pre-application discussion, the Developer team can still indicate that they believe the issue to be not applicable and should provide details as to why this is the case in the “justification” box provided. The Development Control officer and Planning Committee can then check this rationale when the planning application is processed.

Minimum, good and best practice standards

- 1.3.23 The Checklist sets out minimum standards according to existing policy and regulations, and also provides guidance for improving the sustainability of development proposals to good and best practice standards.
- 1.3.24 Where there is a specific national, regional, or local policy relating to a question in the Checklist, the minimum standard required (if any) is shown. Therefore, if there is no minimum standard set through existing policy, no minimum standard is shown in the Checklist, although good and best practice examples will be given. Where minimum standards do not exist, the provision of good and best practice standards enables them to see how they might incorporate the issue into their design.
- 1.3.25 Where minimum standards exist, these represent the least that should be aimed for. However, there is the chance that on some sites it will simply not be possible to deliver on a particular issue. Therefore, the Checklist allows the Developer to state that the development does not meet the minimum standard in any given question. Where this is the case, rather than ignore or forget the issue, the Checklist is designed to ensure that both the Developer and Local Planning Authority agree that it is not achievable in this application and to arrange mitigation where this is appropriate.
- 1.3.26 Many developers are already delivering better than minimum standards for some sustainability issues. However, considering these issues is new territory for some

developers, particularly those building smaller developments. The Checklist follows the lead of other tools such as BREEAM/EcoHomes and the new Code for Sustainable Homes in showing what good and best practice looks like, as well as setting out the minimum standard. This provides pointers for developers and local planning authorities wishing to create more sustainable developments. In this Checklist, providing scores for good and best practice also enables developers to be acknowledged where they have gone beyond the minimum – useful for the development control process, but also in demonstrating the quality of the development to potential purchasers and land owners.

- 1.3.27 As in the Code for Sustainable Homes, the Checklist also uses Good and Best practice scores to show the likely future direction of policy to enable developers to up-skill and plan for the future.
- 1.3.28 Where quantitative good and best practice standards are given, they are as far as possible, drawn from experience on other sites and from delivered projects. Good and best practice standards included in the Checklist have also drawn on the other tools and guidance, opinions of experts in the particular fields and the opinions of planners and other regional stakeholders.
- 1.3.29 Some questions in the Checklist do not have best practice standards defined. Where the question is process-based, or where performance on the issue covered by the question is particularly dependent on the site context, it is not always possible to give a “Best practice” standard.
- 1.3.30 The Checklist is designed to apply to the majority of planning applications, but it does not set an upper limit for performance. Exemplar and demonstration sustainable developments are likely to exceed the standards set in the Checklist.

Issues outside the scope of the Checklist

- 1.3.31 Since the Checklist is designed to be a tool for use within the Planning System, there are elements of sustainable developments it is unable to address. These include Building Control issues, the construction process itself and the operation of the development once it is complete. The Checklist provides references to tools that may assist in these areas.

Links to other formal assessments and Sustainability Appraisals/ Strategic Environmental Assessments

- 1.3.32 The Checklist does not replace the need for EIAs – these are a statutory requirement for particular types of developments (see Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999).
- 1.3.33 The Checklist was not initially designed to be used in Sustainability Appraisals. However it may be useful in the process, for example by informing a review of existing sustainability objectives and identifying sustainability issues and problems.

Links with Design Quality Indicators and other sustainability tools

- 1.3.34 The Checklist is designed specifically for use within the Planning System. Therefore it is unable to address Building Control issues, some procurement issues, the

construction process itself and the operation of the development once it is complete. Since the Checklist deals with planning issues, it is complementary to tools that address other parts of the construction process (Constructing Excellence benchmarking KPIs for the Construction process, the ICE Demolition Protocol for example). Some other tools, such as Sustainability Works, give a wider overview of sustainability in the construction process, although these are not linked to regional planning policy.

- 1.3.35 Tools such as “Adapting to climate change - a checklist for development” and “Design Quality Indicators” provide useful additional depth on issues covered more generally within the Checklist. Widely used tools and standards such as the Urban Design Compendium (English Partnerships) have been incorporated into the Checklist wherever possible and detailed sources of reference and guidance are signposted within the Checklist.

Links with EcoHomes, BREEAM, and the Code for Sustainable Homes

- 1.3.36 The Checklist is designed specifically for use in planning applications at the development level, rather than at the level of the individual building. However the performance of individual buildings makes a considerable contribution to the sustainability of the community, so a section entitled “Buildings” has been included in the Checklist. Rather than duplicate the main industry standard sustainability assessment tools for buildings (BREEAM, the Code for Sustainable Homes, and EcoHomes), the Checklist simply enables developers and local planning authorities to incorporate scores from these into the Buildings section of the Checklist. The new Code for Sustainable Homes is now available for use as an advisory tool running alongside EcoHomes for an interim period.

There are two potential areas of overlap between BREEAM/EcoHomes and the Checklist – these are Transport and Ecology. Overlapping questions are designed to be consistent so that the Developer provides a single answer for both. Work is ongoing between BRE, DCLG and other partners to provide as smooth a link between the tools as possible

Monitoring

- 1.6.37 Within the Council It is intended that the impact of the use of the Checklist will be monitored in order to provide some assessment of its' future viability and need for modification.
- This could be done by;
- Keeping records of the number of major applications which meet the aspiration of a 70% target in all relevant categories.
 - The number of major applications not initially meeting the target which were subsequently improved by negotiation.
- 1.6.38 The Council will reappraise the effectiveness of the Checklist after an initial twelve month period and consider whether it is appropriate to impose specific and more stringent targets in the future. The possible future extension of the use of the Checklist to include certain minor applications will also be considered.
- 1.6.39 It is intended that the West Midlands Checklist will be updated in line with updates to the Regional Spatial Strategy – roughly a three-year cycle. Technologies and methodologies do change within three years and exemplar developments are setting new benchmarks as to what is possible. If any significant national or local initiatives come on stream then the checklist could be updated to reflect these as needed. The Checklist's interactive, online format means it is extremely responsive and capable of

further tailoring to take account of changing circumstances, priorities, and revised policies such as those emerging from work on the Core Strategy and new national targets.

- 1.6.40 The Checklist will therefore be changed over time in order to reflect necessary changes for modern society to protect the interests and needs of those in the future in order that it is, in itself, sustainable.

Endorsement

- 1.3.41 The use of Sustainable Planning Checklists is endorsed by:

- The Egan Review: Skills for Sustainable Communities: “We want to see a sustainability community code or benchmarks established. Such a code should make use of tools such as those developed by the Building Research Establishment and SEEDA Sustainability Checklist for Development that place our Country at the forefront of international standards”.
- Sustainable Buildings Task Group: Building Better Lives: “We welcome the Government’s support to develop the BRE Sustainability Checklist for all Regional Development Agencies”.
- One Million Sustainable Homes Campaign: WWF.
- Countryside Properties “The sustainability checklist is straightforward and easy to use and is a useful tool with which to explore sustainability options”.

- 1.3.42 At Regional level, the West Midlands Sustainable Planning Checklist is endorsed by:

- West Midlands Regional Assembly (the Regional Planning Body which is responsible for the Regional Spatial Strategy).
- Advantage West Midlands (the Regional Development Agency).

PART 2 THE WEST MIDLANDS SUSTAINABLE PLANNING CHECKLIST

2.1 Introduction

This section of the document expands on the eight categories included in the online West Midlands Sustainable Planning Checklist, setting out the key issues that developers and applicants should consider under each heading.

Each section of the Sustainability Checklist defines a Principal Objective and a number of Secondary Objectives. This section of the document sets out these objectives along with the questions used in the Checklist to measure a development's performance against these objectives.

The relevant regional, local and other documents are listed under each section. These establish the requirements within the Checklist.

Developers should consult the Sustainability Checklist at www.checklistwestmidlands.co.uk for guidance on what is required for proposals to achieve Councils' target requirement for each objective (as set out in paragraph 1.6.20).

2.2 Climate Change and Energy

Principal Objective;

To ensure that new developments are designed to adapt to the impacts of present and future climate change and to minimise their own impact on greenhouse gases, flooding, heat gain, water resources and water quality.

2.2.1 The Wolverhampton Declaration on Climate Change² commits the Council to make plans to address the causes and impacts of climate change, including contributing towards achieving targets for reducing greenhouse gas emissions. The Kyoto protocol commits the UK to reduce greenhouse gas emissions by 12.5% below 1990 levels by 2008-12. There is also a UK goal to reduce carbon dioxide emissions by 20% below 1990 levels by 2010, and a long-term ambition to reduce carbon dioxide emissions (CO₂ is one of the most significant greenhouse gases) by 60% by about 2050. Wolverhampton City Council is committed to produce targets which will aim at reducing greenhouse gas emissions. Relevant policies for Wolverhampton will be contained within the emerging Core Strategy for the Black Country.

Secondary objectives;

Sustainable Energy

- To increase the overall efficiency of the development through energy efficient design and management.
- To promote the increased use of renewable energy sources to reduce dependence on fossil fuels producing CO₂ emissions.
- To increase the use of sustainable heating techniques.
- To encourage the integration of renewable energy technologies during the design stage.
- To encourage the future use of renewable energy technologies where they are not initially supplied.

2.2.2 One of the most significant sources of greenhouse gas emissions from human activity is from the burning of fossil fuels for energy. The most effective approach to reduce greenhouse gas emissions is to therefore to increase energy efficiency, and to obtain a greater proportion of our total energy use from renewable sources. The UK Government has set a target to generate 10% of UK electricity from renewable energy sources by 2010, and an aspiration to double that figure to 20% by 2020. It is likely that still more renewable energy will be needed beyond that date.

Checklist considerations;

- Steps taken by the developer to prepare an energy strategy to optimise the energy consumption of the site.
- Percentage of total site energy demand to be produced from an on-site renewable energy scheme.
- Extent to which development includes feasible sustainable heating systems.
- Percentage of buildings designed for and equipped with renewable energy technologies.
- Percentage of the development designed to allow future installation of renewable energy technologies where these are not intended to be fitted initially.

² Based on the Nottingham Declaration (www.nottinghamdeclaration.org.uk)

Site Infrastructure

- 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.
- To ensure that the masterplan for the development considers the site wide distribution of on-site produced renewable energy.
- To evolve an energy management scheme and provide the public with easy access to renewable energy.

2.2.3 It is likely that in the next decade, technology will advance rapidly particularly in the energy and communications sectors. Similarly it is likely that additional growth will stimulate the need for new housing and possible increases within certain service sectors. It is therefore essential that the design of infrastructure within new development should be sufficiently flexible to permit adaptation for the introduction of new technology and extension to provide additional capacity for future development. This will apply equally to buildings and the external network where accessible ducts/ channels and frequent access points would be a distinct advantage to allow for future growth and possible adaptation.

Checklist considerations;

- Whether site heating / cooling / power / water / sewerage and communications infrastructure running through the public realm is designed for easy access and will allow for future expansion of services.
- Whether the developer has made site-wide provision for an energy infrastructure that allows renewable energy to be sustained on site.
- Whether the site is smart metered, showing site occupiers' net energy use, quantified over separate time periods.

Flooding

- To ensure that sites and developments take due account of flood risk, and where it is present, take appropriate measures.
- To reduce the risk of flooding on proposed development sites and adjacent areas of land

2.2.4 Because there is some delay in the climate's response to greenhouse gas emissions, climate models suggest that even if emissions were to be dramatically reduced now, we are still likely to experience noticeable climate change within the next few decades. The climate of the West Midlands has already changed during the 20th century. Annual average temperature rose by 0.6°C, the growing season lengthened by 30 days, summer rainfall decreased and winter rainfall increased. Climate scenarios developed by the UK Climate Impacts Programme (UKCIP) suggest that the West Midlands will continue to get warmer, with wetter winters and drier summers³. This means that the planning system must take into account the resilience of proposed development to likely climate impacts such as flash flooding, severe weather and heat waves as well as higher average temperatures year-round.

2.2.5 The risk of flash flooding should be taken into account in drainage arrangements for developments. All new developments will be expected to minimise the risks associated with surface water run-off, through the use of sustainable urban drainage measures such as porous surfaces, grass swales and ponds. These can be easily incorporated into most developments to create a more natural pattern of drainage.

³ All figures are relative to the baseline average temperature and precipitation experienced between 1961 and 1990, and are taken from the UKCIP02 scenarios (www.ukcip.org.uk)

Checklist considerations;

- The siting of the development in accordance with the sequential test and any necessary Flood Risk Assessment as set out in PPS25.
- Measures taken to reduce the contribution the development may make to major flooding.

Water Efficiency

- To reduce the overall consumption of clean water for non-potable uses and to manage the run off of rain water from the site.

2.2.6 Climate change, coupled with any possible future increase in population generally, is likely to create significantly increased demand for water, particularly seasonal demand in drier summers. Capturing rain water run-off or implementing grey-water recycling (where water from baths, showers, clothes washing machines and wash-hand basins is captured and recycled within a building or development for non-potable use such as toilet flushing or garden irrigation) can significantly reduce the demand for water and the energy and other resources required for treating water before and after domestic use. Capturing rain water has the additional benefit of contributing to the management of flash-flooding risk.

Checklist considerations;

- The percentage of domestic water use in operation provided for by rain water collection and/or grey water recycling systems.

Heat Island

- To reduce the heat island effect inherent to urban areas through passive design measures.

2.2.7 On warm summer days, the air in urban areas can be 6-8°F hotter than surrounding areas. Scientists call these areas "urban heat islands" as they absorb and subsequently radiate heat. This is due to building materials (particularly darker materials such as tarmac, and heavier materials such as concrete) absorbing and radiating heat. A number of measures can be used to counteract the urban heat island effect. Simple measures include increased use of shading, including tree cover. Green spaces, including green roofs and vegetated walls, can contribute cooling through a process known as "evapotranspiration" where water vapour is transferred from vegetation to the atmosphere. A similar effect can occur from the evaporation of water from a fountain or other water feature.

Checklist considerations;

- Measures taken to reduce the likelihood of contributing to a heat island effect including shaded space and tree cover; green roofs and vegetated walls; design to enable air-flow through the development; passive solar design; open water and fountains in public spaces; shaded public spaces and footpaths.

Cooling

- To reduce the impact of mechanical ventilation and cooling devices

2.2.8 Mechanical ventilation and cooling devices are traditionally very energy-intensive. However, the impacts of climate change will mean that demand for ventilation and cooling is likely to increase; and this could have a further impact on emissions of greenhouse gases. In some developments, it may be possible to design in systems of entirely natural ventilation. In others, some mechanical ventilation and cooling is

likely to be required. Where this is the case, using renewable energy to power the devices will reduce their environmental impact.

Checklist considerations;

- Nature of ventilation and cooling provision.

Relevant Wolverhampton UDP Policies:

- D13: Sustainable Development (Natural Resources and Energy Use)
- EP7: Protection of Floodplains
- EP8: Water Supply Arrangements for Development
- EP9: Sustainable Drainage Arrangements for Development
- EP16: Energy Conservation
- EP17: Renewable Energy

Relevant Regional Spatial Strategy Policies

- QE1: Conserving and Enhancing the Environment
- QE3: Creating a High Quality Built Environment for All
- QE4: Spaces
- QE9: The Water Environment
- EN1: Energy Generation
- EN2: Energy Conservation

Useful resources:

- West Midlands Climate Change Partnership
- Adapting to climate change: A toolkit for developers
- UK Climate Change Programme – scenarios for future climate change
- Environment Agency
- Environment Agency Floodmaps
- Association of British Insurers – flooding issues
- CIRIA – flood resistant design
- Interim Code of Practice for Sustainable Urban Drainage
- Energy Savings Trust

2.3 Community

Principal Objective;

To ensure that development encourages and will support a vibrant, diverse and inclusive community spirit which integrates with surrounding communities.

- 2.3.1 Sustainable communities depend upon the effective delivery of community infrastructure. Over the UDP plan period and beyond, there will inevitably be a need for additional investment in community infrastructure. Well planned and designed community infrastructure provides places for people to meet and interact as well as meeting specific needs such as attending a meeting or going for a swim.
- 2.3.2 Development should ensure that there are available facilities within the neighbourhood which are appropriate to the existing and predicted new community. All proposals should be planned to create inclusive communities, removing barriers and encouraging positive interaction between groups and the fostering of an enduring community spirit.

Secondary Objectives;

Involvement in Decision Making

- 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 development.

- 2.3.3 The Council recognise the impact that planning decisions can have on peoples' lives and the importance of community involvement in creating and evaluating new development proposals. It is essential that the local community should say what sort of place they want to live in at a stage when this can make a difference.
- 2.3.4 Pre-application discussions with the community are critically important and benefit the Council, developers, and most of all the local community within whose locality the development will be situated.

Checklist considerations;

- Details of community involvement in proposal.

Supporting Public Services, Social Economy & Community Structure

- To encourage sustainable lifestyles and help integration into the local community.

- 2.3.5 Information about local community and sports facilities needs to be provided to users and occupants of new buildings so that residents, visitors and workers know what is available in the locality and are encouraged to use them from the start. This can reduce the need to travel and can help to foster a good community spirit.

Checklist considerations;

- Availability of information packs on local facilities for new occupants.

Community Management of the Development

- To ensure that community facilities are maintained and community has sense of ownership.

- 2.3.6 Building community facilities is only half the story – once in place they need to be managed, and often involving the local community in their management increases their sense of ownership and therefore use of the amenity. Strategies for medium and long term management and funding / revenue generation are crucial at an early stage. Where large scale community based infrastructure is to be provided (SUDS, Neighbourhood Heating etc), community management companies or development trusts may be appropriate.

Checklist considerations;

- Details of facilities requiring community maintenance (e.g. open space, grey water schemes, SUDS) and details of future maintenance including formal management plan.

Wolverhampton UDP Policies

- C2: Location of New Community Services Development
- H3: Housing Site Assessment Criteria
- H5: Housing Renewal & Neighbourhood Renewal
- H7: Conversion of Buildings from Non-Residential to Residential Use
- H6: Design of Housing Development
- H10: Affordable Housing
- H11: Special Needs
- EP16: Energy Conservation
- R7: Open Space Requirements
- AM1: Accessibility

Regional Spatial Strategy Policies

- CF1: Housing within Major Areas
- CF2: Housing Beyond the Major Urban Areas
- CF3: Levels & Distribution of Housing Development
- CF4: Reuse of Buildings and Land for Housing
- CF5: Delivering Affordable Housing and Mixed Communities
- QE3: Creating a High Quality Development for All
- QE4: Spaces
- UR4: Social Infrastructure
- UR1: Urban Renaissance
- EN2: Energy Conservation
- T4: Promoting Travel Awareness

Useful resources:

- Statement of Community Involvement – WCC 2006
- Community Development Foundation
- Development Trusts Association
- Countryside Agency on community participation
- Office for Public Management
- Active Design (2007)
- Sport England Sports Facility Calculator

2.4 Place Making

Principal 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.

- 2.4.1 Place making is the art of making places, rather than just putting up buildings. The way a place feels is a crucial part of its identity. Careful design of buildings, and the streets and spaces between them, can help achieve a strong sense of place, make urban areas feel safer and look more attractive, and may help to accommodate the homes and facilities that places need to flourish. “Active Design” encourages the provision of opportunities for sport and physical activity through good design, and this will be encouraged at every opportunity.
- 2.4.2 Achieving a positive image for Wolverhampton is critical for attracting investment and achieving sustainable economic and social regeneration. The council’s vision is to encourage and achieve high design standards throughout the City, not just in key locations such as conservation areas, centres and along major roads. The aim is to produce attractive, high quality places, where people will want to live, work and enjoy themselves, and businesses wish to locate.

Secondary Objectives;

Efficient use of land

- To ensure the most effective and efficient use of land, applying a sequential approach.
- To ensure the efficient and sensitive use of appropriate land.
- To ensure effective re-use of buildings to restore and strengthen the areas character (rural or urban).

- 2.4.3 When considering locations for a new development, the outlay of resources on the reclamation of brownfield, contaminated or undeveloped land in an urban location is generally outweighed by the increased value to the community from its proximity to physical, social and transport infrastructure. . It is also generally desirable to avoid building on land of value for other purposes – such as landscape, biodiversity, high grade agricultural or sports facilities. The Regional Spatial Strategy sets a target of 99% of new housing development in Wolverhampton to be on previously developed land – over recent years the authority has achieved around 99% of development on previously developed land. Imaginative designs and layouts can also make more efficient use of land.

Checklist considerations;

- Characterisation of site as contaminated, brownfield, undeveloped or other.
- Percentage of site to be enhanced as open space.
- Percentage of existing buildings on site to be reused/refurbished.

Design Process

- To ensure that the preparation of a statement of design intent, that is informed by studies of the site and its surroundings, is discussed with the appropriate parties prior to finalisation.
- To ensure that the landscaping scheme is attractive and appropriate to the local environment.

- To ensure that the character of the landscape and townscape is respected and, wherever and whenever possible, enhanced through appropriate location and design.

2.4.4 Good design enhances the quality of people's everyday lives, helps achieve sustainable development and can reinforce civic pride. Applying the concept of "Active Design" to encourage the increase in levels of activity would also help to deliver healthier lifestyles. Place making can transform locations and buildings from simply being the locations in which people work or sleep into places where communities thrive, creating and sustaining parks, pavements and neighbourhoods that provide lively and attractive locations, rather than empty and underused spaces.

Checklist considerations;

- Whether a design statement, incorporating the findings of context appraisals and explaining emerging design principles, will be discussed with the Council prior to the application.
- Whether a landscaping scheme will be drawn up for the site - to include public open space, street scenes, public/private space boundaries and site boundaries, with landscape ecological, and historic assets preserved.
- Whether a design statement incorporating information relating to the landscape character of the surrounding area will be discussed with the Local Authority prior to the application.

Form of Development

- To achieve visual and physical connectivity that makes it easy to find the development and to navigate around.
- To make pedestrian and cycle movement attractive and safe, reducing reliance upon private cars for local journeys.
- To create a place with a clear identity that is easy to understand and navigate.
- To ensure that building frontages encourage pedestrian usage of streets contributing to vitality.
- To create defensible spaces that clearly define public and private spaces.
- To ensure that the development responds to local character whilst reinforcing its own identity.

2.4.5 The relationship of buildings to each other and the street should be paramount. Developments should aim to create places of real character, which are also functional, promoting a network of interconnecting streets and places. In general, people should be put before traffic. The free flow of pedestrians through linked streets and places can have a positive benefit in increasing vitality, safety and security.

Checklist considerations;

- Whether there are physical and visual links between the development and the surrounding area, and how they integrate the development with the surrounding area.
- Whether the proposed street network will provide a high quality public realm with a pedestrian friendly environment.
- Whether the development will be designed to be easy for users to understand and orientate themselves in, and promote a neighbourhood identity.
- Whether the 'Active Frontage Guidelines' of the English Partnerships Urban Design Compendium (encouraging frequently used pedestrian entrances and exits onto streets) will be met in order to promote vitality.
- Whether the development will make a clear distinction between public fronts and private backs, allowing for secure gardens or parking, or delivery access at the rear and an overlooked, safe public realm.

- Whether the appearance of the development will be visually appropriate, taking into consideration the local character, and complement the character of the location whilst creating a strong identity for the new neighbourhood.

Open space

- To ensure access to high quality public green space for all.
- To promote outdoor recreation, health and community interaction.

2.4.6 Natural green space, open space, sport and recreation and cultural facilities make an important contribution to the health and wider quality of life of residents and visitors and also help to create a vibrant economy. Use of green spaces provides mental and physical health benefits. Green spaces can also play an important part in adapting to the effects of climate change by providing shaded cover and cooling from evapotranspiration.

Checklist considerations;

- Proximity to high quality public green space.
- Provision of accessible play space for the development through the use of “Active Design”.

Inclusive communities

- To prevent social inequalities and foster a socially inclusive community.
- To attract a diverse new community that reflects the surrounding demographic trends.

2.4.7 In order to meet regeneration objectives and create a balanced, sustainable urban community, it is important to retain and attract a variety of people to live and work in Wolverhampton. Housing provision therefore needs to take account of varied needs and aspirations, taking account of the size and flexibility of dwellings as well as tenure type. Affordable housing should be fully integrated with open market housing with no noticeable difference in location or quality.

Checklist considerations;

- Whether affordable housing will be indistinguishable from the rest of the development in terms of aesthetics and distribution.
- Whether a statement will be prepared explaining how the development contributes to the required mix of housing for the area, in terms of type, size, tenure and reflecting the needs of the current and prospective community demographics.

Crime

- To apply design principles to increase the security of the development.

2.4.8 The buildings in well-designed places reduce opportunities for crime, providing surveillance of public space, avoiding blank walls and hidden locations that are not overlooked and feel unsafe. Boundaries provide a clear delineation between public and private space. Well-used neighbourhoods discourage crime and make people feel safer, reducing isolation and increasing the cohesiveness of a community.

Checklist considerations;

- Use of “Secured by Design” or equivalent standards in design of development.

Street lighting/pollution

- To ensure that street lighting is as energy efficient as possible and to minimise light spillage.

2.4.9 Street lighting is a significant user of energy, so in order to meet efficiency objectives as well as reducing greenhouse gas emissions from energy use, street lighting should be designed for maximum energy efficiency. Light spillage from street lighting can be a nuisance factor, particularly if light shines into homes, and can also affect the quality of night skies. Therefore, street lighting should be designed to minimise spillage, with minimum transmission above the horizontal.

Checklist considerations;

- Percentage of street lighting that will be energy efficient with limited upward light transmission.

Security lighting

- To ensure that the security lighting is a carefully designed element, installed with due consideration of its suitability for the task and its effect on neighbours and the environment.

2.4.10 Security lighting, whilst an important factor in perceived safety, can also present a nuisance if badly or inconsiderately designed. It should therefore be designed to use only the minimum wattage required and should be pointed downwards to minimise glare.

Checklist considerations;

- Whether the security lighting strategy will be designed to minimise light pollution and disruption to neighbours.

Adaptability

- To ensure that new commercial or light industrial buildings can be adapted to the demands of new uses.

2.4.11 Buildings are a major resource and represent a substantial investment for developers. It is increasingly likely that changes in the economy, technological advances, and fluctuating trends will result in some businesses altering their nature or simply ceasing to exist due to this. It is also likely that for the same reasons, new enterprises will appear which may have different requirements for business space than those existing at present. It is essential therefore that there is potential for existing buildings to adapt to other users without major disruption. The reuse of buildings and capacity for adaptation is vital to minimise the waste of resources and any possible increase in CO2 emissions which would be incurred in the demolition and rebuild required for new industrial uses.

Checklist considerations;

- Whether flexibility will be designed into commercial or light industrial units in terms of depth, width and floor-to-floor heights to provide adaptability to changing market needs.

Wolverhampton UDP Policies

- D1: Design Quality
- D2: Design Statement
- D3: Urban Structure
- D4: Urban Grain
- D5: Public Realm (public space/private space)
- D6: Townscape and Landscape
- D7: Scale – Height

- D8: Scale – Massing
- D9: Appearance
- D10: Community Safety
- D11: Access for People with Disabilities
- D12: Nature Conservation and Natural Features
- D13: Sustainable Development (Natural Resources and Energy Use)
- D14: The Provision of Public Art
- EP4: Light Pollution
- EP16: Energy Conservation
- EP17: Renewable Energy
- HE1: Preservation of Local Character and Distinctiveness
- HE7: Underused buildings and Structures in a Conservation Area
- HE8: Encouragement of Appropriate Redevelopment in Conservation Areas
- HE15: Change of Use of a Listed Building
- N2: Access to Natural Green Space
- R1: Local Standards for Open Space, Sport and Recreation Facilities
- R2: Open Space, Sport and Recreation Priority Areas
- R3: protection of Open Space, Sport and Recreation Facilities
- R4: Development adjacent to Open Spaces
- R5: Sports Grounds
- R6: The Greenway Network
- R7: Open Space Requirements for New Development
- H1: Housing
- H3: Housing Site Assessment Criteria
- H5: Housing Renewal and Neighbourhood Renewal
- H6: Design of Housing Development
- H7: Conversion of Buildings from Non-Residential to Residential Use
- H8: Open Space, Sport and Recreation Requirements for New Housing Developments
- H9: Housing Density and Mix
- H10: Affordable Housing
- AM1: Access, Mobility and New Development
- AM9: Provision for Pedestrians
- AM10: Provision for Cyclists

Regional Spatial Strategy policies

- CF3: Levels and distribution of housing development
- CF4: The reuse of land and buildings for housing
- CF5: Delivering affordable housing and mixed communities
- CF6: Managing housing land provision
- QE1: Conserving and enhancing the environment
- QE2: Restoring degraded areas and managing and creating high quality new environments
- QE3: Creating a high quality built environment for all
- QE5: Protection and enhancement of the Historic Environment
- QE4: Spaces
- QE5: Protection and enhancement of the historic environment
- QE6: The conservation, enhancement and restoration of the Region's landscape
- QE7: Protecting, managing and enhancing the Region's biodiversity.
- EN2: Energy conservation
- T1: Developing accessibility and mobility within the Region to support the RSS
- T2: Reducing the need to travel
- T3: Walking and Cycling
- T5: Public Transport
- T7: Car Parking Standards & Management
- T9: The Management & Development of National & Regional Transport Networks
- PA12: Birmingham's Role as a World City
- UR1: Implementing Urban Renaissance
- UR4: Social Infrastructure

Useful resources:

- Wolverhampton Community Plan
- Wolverhampton Neighbourhood Renewal Strategy
- Wolverhampton Housing Strategy

- Wolverhampton Affordable Housing Supplementary Planning Document
- Wolverhampton Crime Reduction, Community Safety and Drug Strategy
- Regional Housing Strategy
- Centre of Excellence
- PPS1 – Creating Sustainable Communities, ODPM
- Achieving Quality of Design in Local Plans, RIBA
- Protecting Design Quality in Planning, CABE
- By Design, better places to live. A Companion Guide to PPG3, DTLR/CABE
- By Design, urban design in the planning system, towards better practice, DETR/CABE
- Buildings in Context, English Heritage/CABE
- Urban Design Compendium, English Partnerships and Housing Corporation
- Creating Successful Master-plans, CABE
- Safer Places: The Planning System and Crime Prevention, Home Office/ODPM
- Green Space Strategies: a good practice guide, CABE
- Active Design, (Sport England, CABE, Dep't Health, Dep't for Media & Sport)

2.5 Transport and Movement

Principal Objective;

To ensure people can reach facilities they need by more sustainable transport modes, encouraging walking and public transport use by providing a viable alternative to the private car.

- 2.5.1 Sustainable transport is essentially enabling more people to use lower impact forms of transport, for more of their journeys, to reduce CO₂ and other emissions from transport, to help reduce the impacts of climate change and improve air quality for local people. Such changes coupled with an increase in walking/cycling could ultimately result in a gain in health of the population.
- 2.5.2 The challenge is to improve mobility, accessibility and therefore the area's economic vitality, whilst at the same time managing the demand for transport, and raising the quality of life of our communities. This requires creative and innovative solutions and new ways of addressing our transport needs in particular increasing the travel and transport choice and encouraging a more sustainable approach. All those service providers responsible will need to build upon the success of recent changes and provide the information necessary to enable individuals and organisations to gain the confidence to change their travel habits and established practices. The aim should be to deliver standards of service that meet people's expectations. The use of planning conditions and obligations together with transport assessments and travel plans have a vital role in securing appropriate provisions for walking, cycling and public transport.

Secondary Objectives;

(General Policy)

- To encourage and enable the use of public transport.
- To promote the use of virtual communications where possible to help reduce the need to travel.

- 2.5.3 New development should consider the extent to which future users will be reliant against on the use of private cars for transport. Development should ideally be within walking distance (defined as 400 metres within the UDP) of public transport links to centres, employment areas, and community/education facilities, for maximum convenience. The additional provision of virtual communications (e.g. internet, e-mail, tele & video conferencing) within development will also help to minimise the need to travel.

Checklist considerations;

- The proximity and capacity of public transport corridors relative to development proposals.
- The provision of virtual communications infrastructure within development further reducing the need to travel.

(Public Transport)

- To ensure the availability of frequent and convenient public transport links to train, bus or tram.
- To allow for easy access to public transport.
- To encourage more frequent use of public transport during the entire year, by having waiting areas which are considered safe and out of the weather.

- 2.5.4 Under the new Planning and Compulsory Purchase Act 2004 and in line with PPS1, all major new housing development should now be located close to public transport networks. Most major schemes within the City boundaries will be close to public transport networks due to the compact form and scale of the City. The promotion of high quality public transport schemes should be initiated by relevant service providers to address the dominance of the car as the current standard of networks is variable.

Checklist considerations;

- Walking distance to principal public transport links (300 metres to bus and 400 metres to rail and metro as defined in the UDP)
- Provision of waiting rooms and shelters for convenience.

(Parking)

- To reduce levels of car parking available as an incentive to use public transport and other methods of mobility and communication.
- To provide flexible space which can accommodate other uses outside the areas of peak parking demand.
- To reduce the impact of heavy goods vehicles loading on public highways.

- 2.5.5 The provision of parking is necessary as not everyone has access to good public transport. When assessing parking requirements it is essential to strike a balance between short, medium, and long term parking provision in addition to distinguishing between residential and commercial parking. It is also important that adequate and appropriate provision for off road parking is provided where appropriate. It is essential that all developers consider minimising the impact of parking areas on the environment, and ensure that consideration be given to flexible use of such areas whilst encouraging the use of alternative modes of transport.

Checklist considerations;

- The provision of car parking relative to required standards and alternative transport.
- The percentage of parking space for flexible use (outside peak times)
- The provision of off road delivery and loading space for industrial/commercial uses.

(Pedestrians and Cyclists)

- To promote walking and cycling as a real alternative to the use of private cars for shorter journeys, whilst reducing the fear of crime.

- 2.5.6 Proposals should provide path and cycle ways along 'desire lines' to principal likely destinations both in the immediate vicinity and City-wide as well as facilitating the safe use of the highway. Safe and secure cycle parking should be provided for maximum convenience. Proposals should ensure that paths are safe and well lit, with natural surveillance from adjacent buildings. There should be the minimum of disruption of pedestrian and cycle flows from road network and car parks in order to maximise convenience (incorporating traffic calming measures where needed).

- 2.5.7 Consideration should be given to ensuring that all transport modes are integrated so that there are good walking and cycling routes to and from bus stops, Metro stops and railway stations and that secure and prominent cycle storage is provided.

Checklist considerations;

- The provision of a network of safe bike routes and secure and prominent bicycle storage.

(Proximity of Local Amenities)

- To reduce any need or requirement to travel by car to essential facilities by having them within a reasonable walking distance.

2.5.8 All development should consider the proximity of local facilities for new users in order to minimise the need to travel. It is also important to ensure that all users are aware of the availability of such facilities. Mixed use developments should ensure that proposals incorporate uses which are complementary with the surrounding area. Proposals should also ensure that the daily needs of occupants can be met within walking distance which is defined in the UDP as 400 metres.

2.5.9 Other provisions should include a travel plan for the development, and the provision of travel information packs for new occupants.

Checklist considerations;

- The availability of essential local facilities within proximity to pedestrian/cycle routes and public transport.

(Traffic Management)

- To ensure vehicle speeds are appropriate to all road users.
- To enable residents to use and enjoy space around homes whilst maintaining vehicular access.

2.5.10 Roads are for traffic and streets are for people and it is essential that all proposals recognise this principle in their design statement. The design of sites should allow for the safe and appropriate penetration of vehicles whilst ensuring the creation of an equally safe and attractive environment for pedestrians. These criteria are essential requirement for all future development, and it is considered that this should form part of a traffic management plan in order for this to be best achieved.

2.5.11 It is also desirable for all residential areas to enjoy a safe and attractive environment (e.g. home zones) without compromising convenient access. This should be paramount in any design criteria.

Checklist considerations;

- Requirement for traffic management plan.
- Mixed use streets and use of "home zones".

(Community Car Club)

- To reduce residents' dependency on private car ownership and use.

2.5.12 Consideration should be given to the provision of on site car clubs in order to reduce the reliance on regular personal car use. Such clubs can be a useful way in reducing the desire for personal ownership of a private car and can therefore go some way towards the reduction of car usage.

Checklist considerations;

- The provision of car clubs

Regional Transport Strategy

- T1: Developing accessibility and mobility
- T2: Reducing the Need to Travel
- T3: Walking and Cycling
- T4: Travel Awareness
- T5: Public Transport
- T6: Park and Ride
- T7: Car Parking Standards and Management

Local Transport Plan

Targets regarding

- Road Casualty Reduction
- Public Transport Use, reliability & safety
- Access to employment support & hospitals
- Cycle use
- School & Workplace Travel Plans

Unitary Development Plan

- AM1: Access, Mobility and New Development
- AM7: Travel Plans
- AM8: Public Transport
- AM9: Provision for Pedestrians
- AM10: Provision for Cyclists
- AM12: Parking and Servicing Provision
- AM14: Minimising the Effect of Traffic on Communities

(HA) Useful Resources

- PPG 13 Transport - ODPM

2.6 Ecology

Principal 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.

2.6.1 Planning Policy Statement 9 on Nature Conservation recognises that; “Development proposals provide opportunities for building-in beneficial biodiversity or geological features as part of good design. When considering proposals, local planning authorities should maximise such opportunities in and around developments, using planning obligations, where appropriate”. The Black Country Nature Conservation Strategy (BCNCS) was adopted in 1994 and a Birmingham and Black Country Biodiversity Action Plan (BAP) was published in 2000. Both list actions that need to be taken to safeguard important local species and habitats. Policies in the UDP and the forthcoming Supplementary Planning Document on Nature Conservation will seek to address those actions which relate directly to land use planning in Wolverhampton. Extensive forestry planting has taken place in Wolverhampton over the last two decades including that created under the Black Country Urban Forest Millennium Programme.

Secondary Objectives;

(Conservation)

- To determine the ecological value of the habitats in and around the site in order to maintain and enhance biodiversity and protect existing natural habitats.

2.6.2 The BCNCS recognises that new development, “offers both opportunities for and threats to, biodiversity conservation“, and that it is important to, “ensure that adequate survey work is undertaken prior to the early stages of planning and that new development supports biodiversity”. The City Council supports this view.

2.6.3 Where a proposed development site adjoins a SLINC and/or SINC or Local Nature Reserve, the Council will seek to secure the long term management of important habitats or features. Developers may be required to submit an ecological survey and impact assessment to accompany any proposal or as a condition of any permission.

Checklist considerations;

- Examination of habitats and species in and around the site and migration routes across the site as part of a full ecological survey.

(Enhancement of Ecology)

- To improve the ecological value of the site and existing habitats.
- To improve the ecological value of the site and support the viability of species by linking populations and habitats.

2.6.4 Existing UDP policies, aim to protect and enhance biodiversity in Wolverhampton, whether this is found on designated sites or in built-up areas, and to promote the improvement and creation of habitats for wildlife, close to where people live and work. This can be achieved through careful management and sensitive design of buildings, landscaping and open spaces. The intention is to ensure that there will be no overall reduction in biodiversity due to development, and wherever possible there will be a net gain.

2.6.5 The value of nature conservation sites is greatly enhanced by the presence of wider networks of natural green space which act as important wildlife corridors and reservoirs for biodiversity, as well as giving local communities access to wildlife on their doorstep. The Natural Environment and Rural Communities Act (2006) contains a range of measures relating to wildlife protection and biodiversity. A principal focus of the Act is to work as a powerful champion for the natural environment and is an essential central reference for the delivery of government policy. Section 37 of the Conservation (Natural Habitats, etc.) Regulations 1994 recognises the importance of linear and “stepping stone” landscape features for the migration, dispersal and genetic exchange of wild flora and fauna and requires Councils to maintain and enhance such features and their integrity as wildlife corridors. The Council will therefore expect development proposals to reflect this requirement.

Checklist considerations;

- Assessment of proposals by a qualified ecologist for any increase in ecological value or support for species.
- Details for protection of existing and creation of new wildlife corridors linking habitats within or outside the development.

(Planting)

- To ensure that the trees and shrubs that are specified contribute to the ecological value of the site.

2.6.6 Trees and shrubs help to reduce the effects of pollution, generate health benefits, and provide wildlife habitats. Woodland specifically can play a wide range of roles as well as providing visual linkages, such as benefiting health, recreation, flood amelioration, carbon sequestration and local biodiversity. The Council normally require that species native to the local area are used in planting and landscaping where possible. The effects that new planting will have on the value of the site and adjacent land for nature conservation are important factors in the assessment of future proposals. Where appropriate, species rich grassland should be created, and planting should relate to the National Vegetation Classification where determined by a professionally qualified ecologist.

Checklist considerations;

- Specification of locally occurring native trees and shrubs in development proposals.

Regional Spatial Strategy Policies:

- QE1: Conserving and Enhancing the Environment
- QE4: Greenery, Urban Green Space and Public Spaces
- QE6: The conservation, enhancement and restoration of the Region’s landscape
- QE7: Protecting, managing and enhancing the Region’s Biodiversity and Nature Conservation Resources
- QE8: Forestry and Woodlands
- QE9: The Water Environment
- PA10 Tourism and Culture
- Annex B: Targets for the protection, restoration and re-creation of habitats in the West Midlands Region

Wolverhampton UDP Policies:

- N1: Promotion of Nature Conservation
- N2: Access to Natural Green Space
- N3: Protection of Sites of Importance for Nature Conservation
- N4: Protection, Declaration and Enhancement of Local Nature Reserves
- N5: Protection of Sites of Local Importance for Nature Conservation and Landscape Features of Value to Wildlife
- N6: Protection of Important Hedgerows
- N7: The Urban Forest
- N8: Tettenhall Ridge Ancient Woodland
- N9: Protection of Wildlife Species
- D12: Nature Conservation and Natural Features
- EP2: Environmental Impact Assessments
- HE22: Protection and Enhancement of the Canal Network
- G6: Northcote Farm Country Park
- B5: Design Standards for Employment Sites
- R6: The Greenway Network
- R7: Open Space Requirements for New Development

Useful Resources:

- Working with the Grain – A Biodiversity Strategy for England
- Planning Policy Statement 9: Biodiversity and Geological Conservation (2005)
- Planning for Biodiversity and Geological Conservation: A Guide to Good Practice (2006)
- Geological Conservation – A Guide to Good Practice (2006)
- Circular 06/2005, Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System
- Restoring the Region's Wildlife – Regional Biodiversity Strategy for the West Midlands (2005)
- West Midlands Regional Biodiversity Audit (2001)
- Black Country Nature Conservation Strategy (1990)
- Biodiversity Action Plan for Birmingham & The Black Country (2000)
- The Black Country Geodiversity Action Plan (2006)
- West Midlands Green Infrastructure Prospectus

Useful Contacts:

- Natural England
- Environment Agency
- The National Trust
- Forestry Commission
- British Waterways
- West Midlands Biodiversity Partnership
- The Birmingham & Black Country Wildlife Trust
- EcoRecord
- The Royal Society for the Protection of Birds (RSPB)
- World Wildlife Fund (WWF)
- The Woodland Trust
- Black Country Geological Society
- Institute of Ecology and Environmental Management
- Academic institutions including the University of Wolverhampton

2.7 Resources

Principal Objective;

To promote the sustainable use of resources, including the reduction and re-use of wastes, related to both the construction and operation of new developments.

- 2.7.1 One of the most pressing issues facing us today is the need to become more efficient in the way we use natural resources. This includes land and buildings, choice and use of building materials, water efficiency, and reducing reducing air pollution and the impact of noise.
- 2.7.2 Additionally we need to dramatically improve waste management, encourage recycling, and therefore reduce the amount of waste sent to landfill. All of these measures will be achieved by increasing our awareness of and respect for the environment.

Secondary Objectives;

(Appropriate Use of Land and Resources)

- To ensure that heritage or archaeologically important features are conserved or preserved if present .
- 2.7.3 Consideration and protection or enhancement of the historic environment (both built structures their settings) and historic landscapes is an important feature of a sustainable development proposal. High quality and imaginative design of new buildings and development that relates to the surrounds and history is likely to have a greater value to people in terms of creating a locally distinctive environment.
- 2.7.4 All work to historic buildings and in sensitive areas requires a sequential approach to design and specification of works. Before any initial or sketch design work is undertaken, the existing building(s) or site must be accurately surveyed, analysed and understood. This must be from the points of view of the conservation constraints and opportunities as well as for sustainability constraints and opportunities.

Checklist considerations;

- Need to consider effect on heritage or architecturally important features in all development proposals.

(Environmental Impact)

- To increase the volume of low environmental impact materials used during the construction of developments.
- 2.7.5 Sustainable construction can be defined as creating or renewing buildings so that they reduce or avoid adverse and undesirable impacts on the built and natural environment, both in the short term but also for future generations. This definition applies to the buildings themselves, their immediate surroundings and the broader regional and global setting.
- 2.7.6 Materials used in the construction of buildings, the public realm and infrastructure have environmental impacts. These range from the consumption of finite or accessible resources to energy used to create them. This impacts on human health and biodiversity, due to substances released to the environment during use, and pollution when finally disposed of. Specification of materials with lower environmental impacts can greatly reduce the

environmental and health impacts of developments, for example it is known that solvents in paints, adhesives, insulation and varnishes can trigger asthma.

Checklist considerations;

- Proportion of sustainable low impact materials in development.

(Locally Reclaimed Materials)

- To increase the proportion of locally reclaimed or recycled materials used in the construction of roads, pavement, public spaces and car parks.
- To increase the proportion of locally sourced materials used in the construction process.

2.7.7 A sustainable resource management approach will help to minimise the contribution that both constructing and occupying a new development of any size makes to the problem. The chances of achieving this can be substantially improved by encouraging the efficient use of materials, and specifying materials which are locally reclaimed or recycled wherever possible.

Checklist considerations;

- Specifying the proportion of locally reclaimed or recycled materials.

(Water Resource Planning)

- To develop a sustainable water efficiency strategy that does not impact upon critical levels required for agricultural purposes during peak demand period of summer months.
- To ensure that any development on site does not adversely impact upon local public or private water supply through polluting aquifers or groundwater.

2.7.8 All new developments will be expected to minimise such negative effects, through the use of sustainable urban drainage measures, as advocated by the Environment Agency. Measures such as porous ground surfaces, grass swales and ponds can be easily incorporated into most developments to create a more natural pattern of drainage, and they also provide a more conducive environment for wildlife. It is also important to install adequate oil interceptor facilities or trapped gullies, as appropriate, to avoid unnecessary pollution of the watercourse system.

2.7.9 Ensuring that new developments have an adequate supply is a key challenge to all new proposals. Additionally new developments of all sizes need to play their part in sustainable water management, both reducing the demand for freshwater in new buildings and their surrounds, but also meeting water demand through re-use of rainwater and of grey water (water from personal and clothes washing).

Checklist considerations;

- Ensuring that the demand for water can be met.
- Details of pollution control measures within development proposals.

(Water Efficiency in Use)

- To ensure that measures are incorporated into dwellings to increase water efficiency in use.

2.7.10 The incorporation of water efficiency measures in new development is an essential part of water conservation along with rain water harvesting. Such measures can be easily and relatively cheaply achieved by the installation of such features as dual low flush toilets and water efficient taps, shower fittings and appliances.

Checklist considerations;

- Average water consumption for the development (per bed space per year)

(Refuse Recycling)

- To promote increased levels of recycling.

2.7.11 The design of new developments can support efforts to recycle waste by building users. The key factor is to provide sufficient, accessible space and facilities for the storage of recyclable materials before they are collected. This all helps to increase the overall level of recycling and reduce the amount of waste going to landfill.

Checklist considerations;

- Facilities and storage space for segregation and recycling of waste.

(Noise Pollution)

- To reduce the impact of noise upon the development.

2.7.12 The avoidance of noise pollution can be assisted by ensuring that developments which produce noise such as roads and certain industrial activities are separated from developments sensitive to noise such as housing. The level at which noise becomes unacceptable noise pollution will vary, depending upon factors such as type and frequency of noise, levels of existing background noise, and the need to protect areas which are valued locally for their tranquillity.

2.7.13 Where suitable separation cannot be achieved well-insulated and air-tight buildings help to reduce transmission of external noise, and appropriate layouts and screening within a development further reduce noise levels within buildings.

Checklist considerations;

- Measures designed to minimise the impact of noise from external sources.

(Construction Waste)

- To minimise the waste produced from the development going to landfill.

2.7.14 A sustainable resource management approach will help to minimise the contribution that both constructing and occupying a new development of any size makes to the problem. This is done by designing the development to use materials efficiently, specifying materials which are reclaimed or recycled wherever possible, managing the construction process to minimise waste produced, and ensuring that waste produced during the build process or by building occupiers can be separated into different types ("waste streams") and collected for re-use or recycling.

Checklist considerations;

- Measures to enable a site waste management plan to be enacted.

Wolverhampton UDP Policies

- D13: Sustainable Development (Natural Resources & Energy Use)
- EP5: Noise Pollution
- EP6: Protection of Groundwater, Watercourses and Canals
- EP7: Protection of Floodplains
- EP8: Water Supply Arrangements for Development
- EP9: Sustainable Drainage
- EP13: Waste and Development
- EP14: Waste Management Facilities
- HE 1 : Preservation of Local Character and Distinctiveness
- HE 3 : Preservation and Enhancement of Conservation Areas
- HE12: Preservation and Active Use of Listed buildings

Regional Spatial Strategy Policies

- CF4: Reuse of Land and Buildings for Housing
- M2 : Minerals – Aggregates
- M3 : Minerals – The Use of Alternative Sources of Materials
- QE1 : Conserving and Enhancing the Environment
- QE2 : Restoring Degraded Areas and Managing & Creating High quality new Environments
- QE6 : Conservation, Enhancement & Restoration of the Region's Landscape
- QE9 : The Water Environment

Useful resources:

- Waste And Resources Action Programme (WRAP)
- Green Guide to Specification (BRE)
- Forest Stewardship Council
- Pilot study on low allergy housing (Building Magazine March 2005)
- Historic Environment, Local Management (English Heritage)– explains how to seek advice on particular planning applications
- Institute of Ecology and Environmental Management
- Local Biodiversity Action Plans (B'ham & The Black Country)
- Black Country Geodiversity Action Plan
- Forestry Commission
- Natural England
- Chartered Institute of Water and Environmental Management
- Department of Health: Noise issues
- Institute of Maintenance and Building Management

2.8 Business

Principal Objective;

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

- 2.8.1 In accordance with national guidance, the Council is anxious to create the conditions in which businesses can thrive and prosper. It is essential to revitalise and broaden the local economy, stimulate employment opportunities, and recognise the importance of industrial and commercial development as an essential part in the creation of a sustainable community.

Secondary Objectives;

(Competitive Business)

- That new business space should complement and enhance those businesses already in the local area.
- To promote business growth within regionally prioritised sectors.
- To attract inward investment from businesses and organisations from outside the immediate area to increase economic wellbeing.

- 2.8.2 Businesses in close geographical proximity have the opportunity to share opportunities such as public transport, grounds maintenance and bulk purchasing. This is more easily achieved with the establishment of complementary business and industry where it is easier for new business to new forge linkages with existing firms in physical or economic terms to the mutual advantage of both.

- 2.8.3 The creation of a prosperous and successful economy is a key objective of the Council and the Local Strategic Partnership. The focus of existing and future policies will aim to help to achieve this by ensuring the protection of key sites and providing a good choice of sites to meet, as far as possible, the full range of business requirements. The adopted UDP also provides a flexible and positive policy framework, against which planning applications for different types of business development can be assessed.

Checklist considerations;

- Compliance with the needs of prioritised business sectors (defined in the RES)
- Measures for the attraction of inward investment.

(Business Opportunities)

- To improve the connectivity and communication between different businesses to enhance viability.

- 2.8.4 The Council is keen to promote the concept of cluster development to drive the sustainable economic development of the City by attracting growth sector organisations. Clusters are groups of companies and organisations in related industries that have economic links through, for example, trading, common skills and infrastructure, or other areas of mutual interest. Such clusters benefit from economies of scale which contributes towards their long term sustainability.

Checklist considerations;

- Potential for shared costs with existing businesses within the locality.

(Employment)

- To create additional permanent jobs within the local area.
- To ensure that the development contributes to regeneration initiatives.

2.8.5 The Council is committed to support the growth and expansion of indigenous firms, as well as the attraction of new businesses into Wolverhampton. The UDP contains design guidance for new employment development and seeks to ensure that local people are able to benefit from new job opportunities.

Checklist considerations;

- Potential for the creation of additional permanent jobs.

(Business Types)

- 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.

2.8.6 The Council are aware of the importance of the provision of an adequate supply and portfolio of land which reflects the differing development needs of businesses whilst giving a choice in terms of size, location, quality and use class. The UDP contains policies which endeavour to address these objectives.

Checklist considerations;

- Extent of provision of accommodation for start up and expanding businesses.

Wolverhampton UDP Policies

- B1: Economic Prosperity
- B2: Balanced Portfolio of Employment Land
- B4: Expansion of Existing Businesses
- B5: Design Standards for Employment Sites
- B10: Redevelopment of Employment Land and Premises
- B12: Access to Job Opportunities

Regional Spatial Strategy Policies

- PA2: Urban Regeneration Zones
- PA5: Employment Areas in Need of Modernisation & Renewal
- PA6: Portfolio of Employment Land
- PA7: Regional Investment Sites

Useful resources:

- Regional Economic Strategy
- Local Business Links

2.9 Buildings

Principal Objective;

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

- 2.9.1 The UK domestic housing sector makes a significant contribution to the problem of climate change. In 2004, more than a quarter of the carbon dioxide emissions in the UK came from energy used to heat and light our homes. The housing sector also creates a range of other environmental impacts, for example through inefficient use of water (which also has an indirect impact on carbon emissions used to supply, heat and treat it), generation of waste, and use of polluting materials.
- 2.9.2 More sustainable homes have, and/or provide the facilities to encourage:
- improved energy efficiency (and therefore lower carbon emissions);
 - reduced consumption of potable water;
 - reduced surface water runoff,
 - reduced environmental impact of materials;
 - improved site waste management and adequate space for accessible waste storage.
 - Cost savings for the householder
- 2.9.3 It is intended that the construction of more sustainable homes will be achieved in a manner which is cost-effective for industry, and for the wider public (taking into consideration social and environmental benefits) and is practical to implement.

Code For Sustainable Homes – Regulatory Impact Assessment Dec 2006

Secondary Objective;

(Compliance with the Code for Sustainable Homes and BREEAM)

- To ensure individual buildings underpin the sustainability of the development .

- 2.9.4 In December 2006 the Government brought forward a Code for Sustainable Housing, which will apply to all housing which is publicly funded. It will also be available to developers wishing to benchmark the sustainability of their new homes, for internal, corporate social responsibility and external marketing purposes. This has been in use on a voluntary basis from April 2007 but is expected to be compulsory in the future.
- 2.9.5 The Code For Sustainable Homes has been developed using the Building Research Establishment's (BRE) Eco-Homes System, which has already achieved success. The Code builds on this success in a number of ways, for example:
- By introducing minimum standards for energy and water efficiency at every level;
 - By using a simpler system of awarding points with more complex weightings removed;
 - By including new areas of sustainability design, such as Lifetime Homes and inclusion of composting facilities.
- 2.9.6 BRE will continue to maintain and operate the Eco-Homes scheme during the transition to the Code thereby giving developers the opportunity to be recognised for providing homes which exceed minimum legislative requirements, with an industry rating.

2.9.7 It is expected that all commercial and industrial buildings will comply with the relevant BREEAM specification for offices and commercial buildings.

Checklist considerations;

- Compliance with the Code For Sustainable Homes/BREEAM

Unitary Development Plan Policies

EP8: Water Supply Arrangements for Development
EP9: Sustainable Drainage
EP13: Waste & Development
EP14: Waste Management Facilities
EP16: Energy Conservation
HE1: Preservation of Local Character and Distinctiveness
H6: Design of Housing Development
D13: Sustainable Development

Regional spatial Strategy Policies

CF6: Managing housing land provision
EN1: Energy generation
EN2: Energy Conservation
QE1: Conserving and Enhancing the Environment
QE3: creating a high quality built environment for all

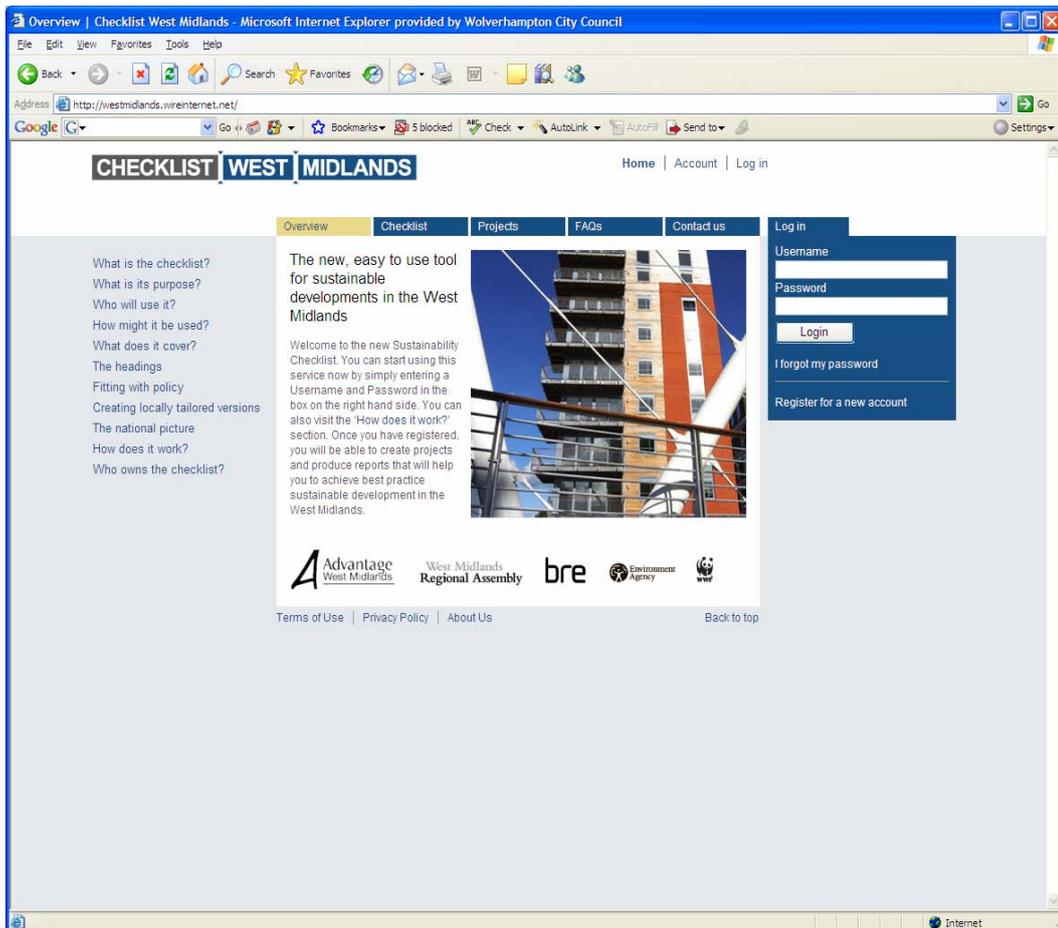
Useful resources:

- BREEAM/Eco-homes website
- DCLG– Code for Sustainable Homes

PART 3 HOW TO USE THE SUSTAINABILITY CHECKLIST

3.1 Registering a development proposal

- 3.1.1 The West Midlands Sustainable Planning Checklist is an online tool and can be found at www.checklistwestmidlands.co.uk. To use the Checklist, developers and applicants first need to register a username and password.



- 3.1.2 Once registered to use the Checklist, the developer should “create a project” to register the address and details of the development proposal. Developments located within the administrative boundaries of the Wolverhampton local planning authority will automatically be routed to a version of the checklist that includes links to the relevant policies in the Wolverhampton Unitary Development Plan.
- 3.1.3 Once registered, the same username and password can be used for subsequent development proposals.

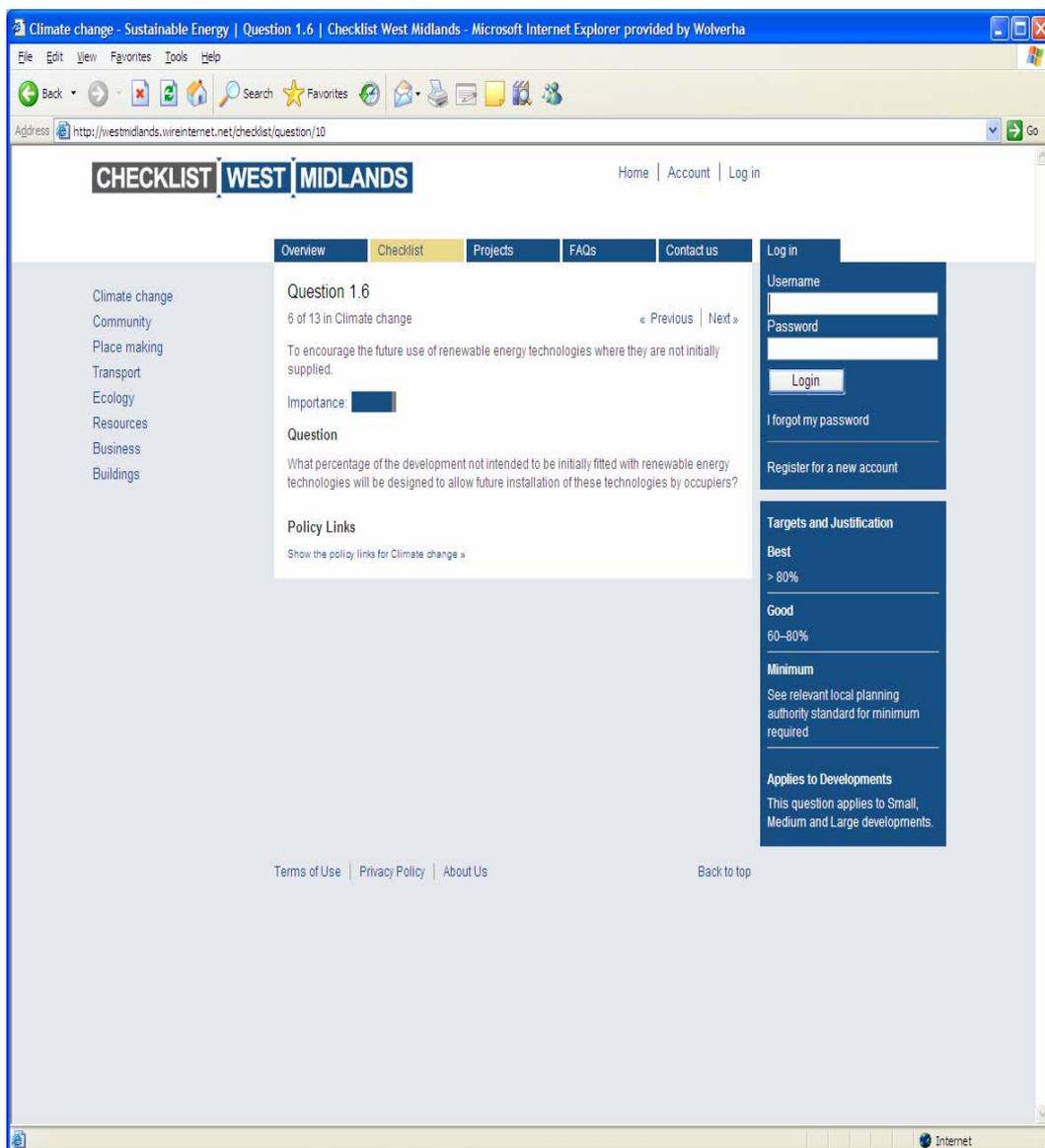
3.2 Completing the Checklist questions

- 3.2.1 The Checklist is divided into the following sections:
- Climate change and energy
 - Community
 - Placemaking and design

- Transportation
- Ecology
- Resources
- Business and Economy
- Buildings

3.2.2 Each section of the checklist includes a series of questions about the development, with a “multiple-choice” answer format. Developers should simply select the response that is most appropriate to their development proposal; or if the question is not relevant to the proposal in question, this should be stated and brief justification given.

3.2.3 An example question page is shown below.

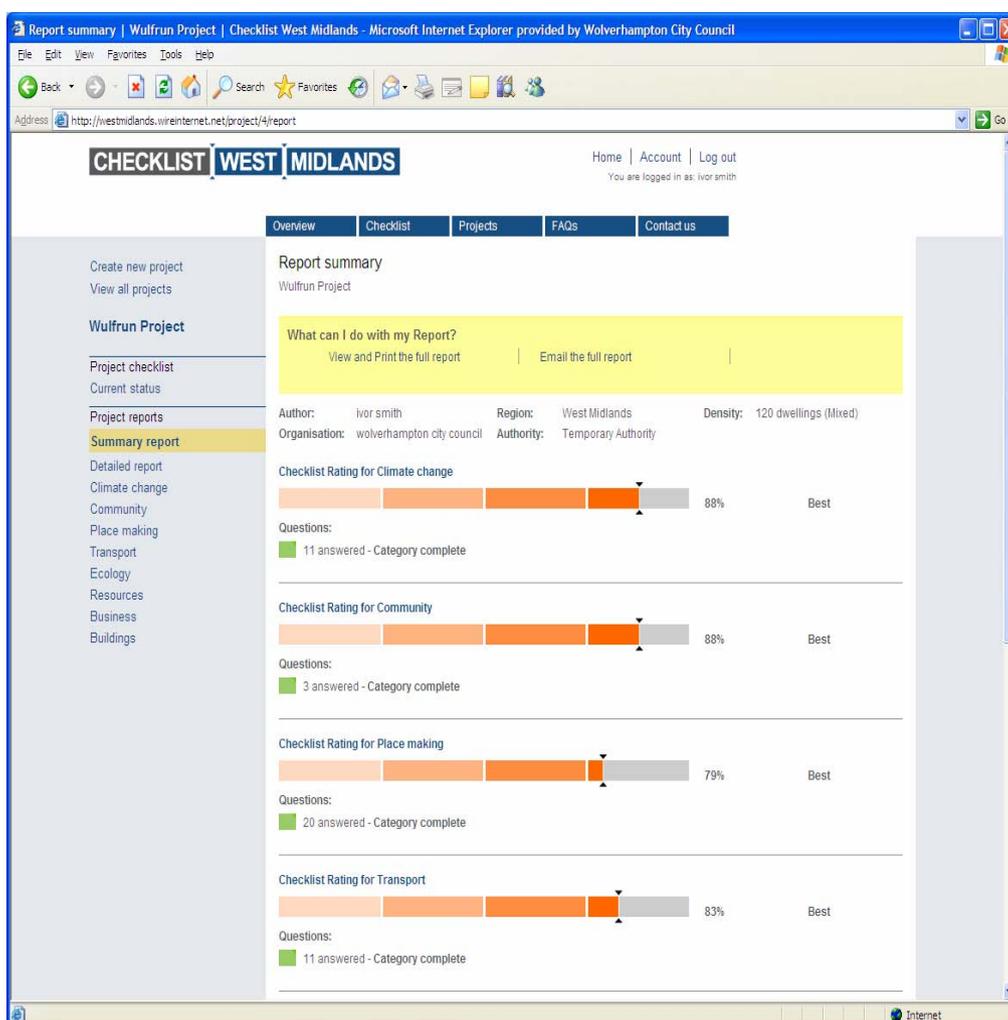


3.2.4 Responses to the questions will be stored automatically in a central database as the Checklist is completed. This means that the Checklist does not have to be completed in a single sitting if time or circumstances do not allow. It also means that at any stage of completion, the developer can revisit any of the questions to change responses if the development proposal has altered in any way. The details of individual development proposals will be password protected so that only the registered user that created the

project can access the completed or part-completed checklist responses⁴, thus ensuring confidentiality.

3.3 Checklist outputs

- 3.3.1 Once the checklist has been completed, a summary sheet can be produced. This sheet can be printed on a single side of A4 paper and shows an overall percentage score for each of the eight categories in the Checklist. The summary sheet will highlight questions for which the proposal does not meet the minimum standard (for questions where minimum standards are set). It will also note any questions deemed by the developer to be “not relevant” to the development proposal.



3.4 Using the Checklist to inform a development proposal

- 3.4.1 Developers may wish to use the questions in the Checklist as guidance to identify areas in which the sustainability performance of their development proposal could be improved. The minimum standards will identify the level of performance that is mandatory through

⁴ Wolverhampton City Council, as the local planning authority, will only have access to the checklist responses for development proposals that have submitted a planning application.

local, regional or national policy. The Good and Best practice standards provide guidance on the features that will deliver most in terms of sustainability performance against each of the objectives measured in the Checklist.

3.5 Submitting the Checklist summary sheet with a planning application

- 3.5.1 All development proposals, including residential, mixed use and commercial, of 10 dwellings or more, or with a total internal floor space of 1,000m² or greater, will be expected to use the Checklist prior to submitting a planning application and to submit the summary sheet and report from the Checklist as supporting information for their application.

(For full details of The Councils' requirements see paragraph 1.6.20)

- 3.5.2 Development Control officers will use the summary sheet to identify areas in which the development proposal appears to deliver well on sustainability criteria. The report will allow further investigation into areas indicating apparent poor performance or lack of detail, for example where a high number of questions have been deemed "not relevant".
- 3.5.3 The Checklist score will **not** determine whether or not planning consent is given. It will however help Wolverhampton City Council's Members and Officers to determine whether or not the sustainability performance of the application is appropriate and acceptable for the intended development and the site on which it is located.
- 3.5.4 For further details on how to use the Sustainable Planning Checklist please contact Ivor Smith;

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Appendix 1

Sustainability Appraisal

1. Introduction

- 1.1 This Sustainability Appraisal has been prepared to accompany the Sustainable Communities SPD.

2. Background and Methodology

- 2.1 Under the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal must be undertaken for each Local Development Document, including SPD's (PPS12 Para's 3.14 – 3.18). The purpose of the SA is to promote sustainable development by examining how the policies and proposals of the SPD / LDD contribute to the aim of sustainable development. By identifying any issues at an early stage it is possible to amend the guidance to ensure that it is as sustainable as possible.

- 2.2 The sustainability appraisal methodology currently used by Wolverhampton City Council accords with advice contained in "Planning for Sustainable Development: Towards Better Practice"(1998) and the new Government documentation PPS 12 – Local Development Frameworks (2004). The procedure is based on the approach taken to Sustainability Appraisal of the adopted UDP. The three defined strategic criteria or "assets" are:

- Environment
- People and Society
- Economic Well Being

- 2.3 Within the UDP sustainability appraisal there were a total of 22 objectives: 12 under the environmental heading; 6 under the people and society heading; and 4 under the economic wellbeing heading. This list was based on the General Sustainability Objectives set out in the Regional Sustainable Development Framework (Jan 2005), adapted to reflect the Wolverhampton situation and embrace issues relating to equalities. These have been revaluated, supplemented or amended where necessary by revised objectives identified in connection with work in conjunction with the emerging Core Strategy. The resulting matrix still contains 22 objectives; 12 under environment; 5 under people and society and 5 under the economic wellbeing heading. The objectives have been used to create a matrix for purposes of the appraisal (see Table 1).

3. Options

- 3.1 This appraisal tests two options against the set of sustainability objectives, to determine whether the SPD will contribute positively to delivering sustainable development in Wolverhampton.

Option 1: The UDP Policies, Regional Planning Guidance, and national guidance provides the main basis for decisions on developing sustainable communities in Wolverhampton

Option 2: A Sustainable Communities SPD is adopted to add value to the existing policies at local, regional, and national level.

4. Results

Option 1

- 4.1 Option 1 relates to the UDP Policies and supporting text. These policies were subject to a sustainability appraisal through the UDP Review at First Deposit, Revised Deposit and Adoption stages. Table 1 is a sustainability appraisal matrix for the combined effect of both policies as set out in the UDP.
- 4.2 The benefits of policies on developing sustainable communities are social economic, and environmental. The principal benefits are likely to be in terms of meeting the requirement for climate change adaptation and mitigation, social inclusion, health, equality and access on the basis that people on lower incomes will have more opportunity to live in communities, which are likely to be more energy efficient, with better public transport links, providing safer and healthier living environments in places that are conveniently located for where they work.
- 4.3 As the policies promote the creation of a sustainable City and will help to reduce levels of deprivation amongst those in housing need, overall impact on crime is likely to be positive. Some benefits can be foreseen in terms of accessibility to jobs, e.g. allowing people on low incomes to be able to afford to live in sustainable environments, and with convenient public transport linkages to all essential services where these are not located within their own community.

Option 2

- 4.4 The detailed proposals set out in this SPD have also been considered against each of the criteria listed in the matrix.
- 4.5 The overall effects are the same as for Option 1. However, because of the added clarity and evidential support provided by the SPD, it should be more possible to secure the creation of sustainable communities than would otherwise have been the case, and of a more appropriate type, tenure and design, tailored to local housing needs.

5 Conclusions

- 5.1 The Sustainable Communities SPD will create no change in the overall effects on criteria produced by the UDP policies relating to sustainability. The effects of these policies were positive in all respects.

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**Table 1- Sustainability Appraisal Matrix for Sustainable Communities
Supplementary Planning Document**

Sustainable Development Aim	Impact of SPD						Comments	Indicator used
	--	-	0	?	+	+		
1. Environment								
1.1 Make optimum use of land						✓	Encouragement given to a sequential approach to use of land.	Best practice is use of contaminated land or brownfield sites
1.2 Reduce traffic congestion and promote sustainable modes of transport into and throughout the City.						✓	Priority for new development to include links to, and access for public transport. Encourage mixed use development.	Frequency and usage of public transport. Reduction of traffic flows.
1.3 Protect and enhance the quality of the built environment						✓	Requirement for high standards of urban design, good connectivity, strong feeling of local distinctiveness, and provision of good quality open spaces.	Various indicators within design and access statements.
1.4 Protect and enhance the historic environment						✓	Ensure that heritage or archaeologically important features are conserved.	Best practice is to protect and retain existing features, and enhance through strong interpretation.
1.5 Minimise air, water, soil light and noise pollution levels and create good quality air, water and soils.						✓	Encouragement given for sustainable urban drainage, and reduction of noise pollution. No specific mention of air or light pollution but combined effects of other measures (e.g. energy efficiency and traffic reduction should have a positive effect on air & noise. Controlled disposal of waste, and improved drainage should have a positive effect on soil quality & reduced contamination.	No of SUDs. Monitoring of air, noise, water, and land contamination.
1.6 Protect and enhance						✓	Encouragement for water	Grey water

water quality and encourage water conservation						efficiency and conservation measures in accordance with an overall development strategy. Other complementary environmental measures elsewhere within the SPD are expected to have a contribution to providing a positive effect.	recycling and provision of SUDS
1.7 Protect flood plains and water courses					✓	Requirement to take account of flood risk and take appropriate measures as necessary.	Compliance with the sequential test in PPS 25 (including Flood Risk Assessments where necessary)
1.8 Value, maintain, restore and re-create biodiversity.					✓	Requirement for conserving and enhancing ecological value and maintaining biodiversity.	Compliance with PPS 9. Provide links to wildlife corridors and need to specify 90% native trees.
1.9 Maximise the efficient use of minerals					✓	Encouragement to increase proportion of locally reclaimed or recycled materials in the construction of roads, pavements, public spaces, and car parks.	Percentage of reclaimed or recycled materials in development.
1.10 Reduce waste and maximise opportunities for recycling and waste management.					✓	Promotion for increased recycling. Requirement to minimise construction waste going to landfill.	Provision of recycling facilities within developments. Cubic metres of construction waste Going to landfill.
1.11 Plan for the anticipated levels of climate change. (Adapting to expected climatic effects)					✓	Requirement for proposals to take account of flood risk, heat island effect, water efficiency, ventilation/cooling devices. Adherence to Code for Sustainable Homes/BREEAM will ensure thermally efficient buildings.	Consideration of factors within design/access statement. Achievement of high scoring under the "Code" and BREEAM
1.12 Minimise the City's contribution to climate					✓	Requirement for Energy efficient buildings,	High scoring under the "code" and

change. (Mitigating against expected climatic effects)						promotion of renewable energy, and planning for future integration of new technology will reduce CO2 emissions. Developing close to public transport links, and local facilities, combined with the promotion of reduced car use will also achieve a reduction in CO2.	BREEAM. Proof within design/access statement of “sustainable design” philosophy. Eventual measurement of CO2 levels.
2. People and Society							
2.1 To safeguard and improve community health, safety and well being					✓	There are strong proven links between substandard housing and poor health. Those in housing need are most likely to live in substandard accommodation. The provision of new housing which is energy efficient will contribute towards a positive health impact on all future residents.	Monitoring of health conditions related to poor housing
2.2 Enhance education opportunities for all					✓	The SPD encourages the creation of Sustainable Communities well served by community (including education) facilities which are convenient to public transport routes.	Number of education facilities within walking distance of good public transport routes
2.3 Encourage the provision of environmentally sound, affordable housing for all.					✓	Significant contribution to the creation of sustainable communities throughout the City by securing the provision of good quality energy efficient housing. (Code for Sustainable Homes)	Number of new units meeting Level 3+ of the “CSH” or Eco-homes very good
2.4 Ensure easy and equitable access to services, facilities and opportunities.					✓	Requirement for developer to consider the location and type of facilities available nearby, and close to public transport links prior to submitting application.	Provision of list of available facilities within area.

2.5 Maintain and improve safety, perception of safety and community well being.					✓	Involvement of community on decision making, and community management.	Statement of consultation and community involvement. Details of future community management group	
3. Economic Wellbeing								
3.1 Supporting and growing local economy by fostering an advanced manufacturing sector with a competitive services sector					✓	Not directly covered but combined effect of other initiative below are expected to have a combined positive effect.	Gross Value Added per capita. Percentage of companies surviving 3 yrs & reporting innovative activity.	
3.2 Support a stable and growing regional economy and regeneration initiatives					✓	Encouragement for attraction of inward investment and for development to comply with prioritised business sectors defined on the RES.	Increase in GVA per capita.	
3.3 Encourage sustainable industries					✓	Encouragement for new business to complement, and enhance existing businesses.	Percentage of new businesses within identified employment clusters, regeneration zones, and High Technology corridors.	
3.4 Enhance social inclusion and develop a more equitable balance of prosperity across the city					✓	Encouraging development close to local facilities and public transport links coupled with expectation of local job creation should have a positive effect.	Regular Housing Needs Survey to monitor levels of housing need for different sectors of society	

<p>3.5 To reduce poverty, crime and social deprivation, and secure economic inclusion. (Equality)</p>					<p>✓</p>	<p>Not directly addressed but these required considerations should have a positive effect;</p> <ul style="list-style-type: none"> • improved energy efficiency of buildings, • greater consideration of availability of local facilities, • encouragement of the wider choice of business types and creation of additional jobs. 	<p>Economic studies.</p> <p>Reduction in numbers unemployed.</p> <p>Increase in number and choice of local jobs.</p>
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Bibliography

Wolverhampton Council/local Documents

Community Plan 2002-12
Community Plan Refresh 2006-2009
Adopted Wolverhampton UDP 2006
Wolverhampton Affordable Housing SPD 2006
Wolverhampton Crime Reduction, Community Safety and Drug Strategy 2005-8

Regional Policy

West Midlands Regional Spatial Strategy (RSS) 2004
West Midlands Regional Housing Strategy 2005

National Policy/legislation/guides

PPS1 (Delivering Sustainable Development) 2005
PPS1 Supplement (Planning and Climate Change) 2006.
PPS3 (Housing) 2006
PPS 10 (Planning for Sustainable Waste Management) 2005
PPS12 (Development Plans) 2004
PPS22 (Renewable Energy) 2004
PPS25 (Development and Flood Risk) 2006
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Planning and Compulsory Purchase Act 2004
Our Energy Future – “Creating a Low Carbon Economy” DTI 2004
Securing the Future (UK Sustainable Development Strategy) 2005
Planning For a Sustainable Future – (DCLG White Paper) 2007

Generic Information/guides

Urban Design Compendium - English Partnerships 2000
Achieving Quality of Design in Local Plans – RIBA 2002
Protecting Design Quality on Planning – CABE 2003
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