

## **SUSTAINABILITY CHECKLIST**

### **Proposed provision of a seclusion block and associated works adjacent to Oak Ward**



**The Redwoods Centre, Somerby Drive, Bicton Heath, Shrewsbury SY3 8DS**

**On behalf of Midlands Partnership NHS Foundation Trust**

Our Reference: 21029 OAK WARD SECLUSION UNIT WASTE AUDIT STATEMENT  
Planning Portal Reference: PP-10149257

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## Document Control

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Redwoods Centre – Proposed Seclusion Unit - Sustainability Checklist

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
<b>SECTION 1: WATER MANAGEMENT</b>						
<b>Water Conservation and Efficiency</b>						
	✓	✓	✓	<b>1.1 Residential development</b> What will be the average water consumption for the development (per person per day)?	<b>Best</b> 80 l/h/d	
					<b>Good</b> 90 l/p/d	
					<b>Minimum</b> 105 l/p/d <i>(Code for Sustainable Homes Levels 3 and 4)</i>	
	✓	✓	✓	<b>Non Residential Development</b> What will be the performance standards of the water devices within the development?	<b>Best</b> Best Practice AECB Water Standard WRAS compliant and compatible with the Trust existing sanitaryware.	✓
					<b>Minimum</b> Good Practice AECB Water Standards <i>(AECB Water Standards)</i>	
<b>Foul Drainage</b>						
✓ (where foul drainage is	✓	✓	✓	<b>1.2 Residential and non residential development</b>	<b>Best</b> The development will be connected to the public sewer network. For major	✓

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
required for the development)				Has a Foul Drainage Assessment been submitted and does it demonstrate that foul drainage from the development will be managed in a sustainable way?	development proposals or development in areas of infrastructure capacity constraint, as identified in Policy CS18, evidence is provided from the relevant water company that there is adequate wastewater infrastructure in place, or, where additional infrastructure is planned, the timing of that provision means that improvements will be in place prior to the completion of the development.	
					<p><b>Good</b></p> <p>The Foul Drainage Assessment indicates that it is not feasible to serve the new development through a connection to the public sewer. The new development will therefore be served by a package treatment plant (with secondary or tertiary treatment) discharging to a watercourse or soakaway, depending on the nature of the development; unless the development warrants a septic tank (which has an appropriate form of secondary treatment) or a package treatment plant e.g. where the development type gives rise to intermittent flows such as holiday lets. Additionally isolated single dwellings may be served by a septic tank and soakaway. The design and management arrangements for the</p>	

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
					above options are included within the drainage assessment and have been signed off by the applicant.	
					<p><b>Minimum</b></p> <p>The Foul Drainage Assessment indicates that it is not feasible to serve the new development through a connection to the public sewer. Justification is provided to demonstrate that the other more sustainable options have been exhausted and the new development will therefore be served by a cesspool, the design and management of which is included within the drainage assessment and signed of by the applicant.</p> <p><i>(Part H of Building Regulations, DETR Circular 03/99 and Shropshire Council validation requirement)</i></p>	
<b>Flood Risk Management</b>						
✓  (where the proposed footprint is greater than 250m <sup>2</sup> – this applies to residential and	✓  (where the proposal involves the creation of additional dwelling units subject to a full	✓	✓	<p><b>1.3 Residential and non residential development</b> Is the development sited in accordance with the sequential test in PPS25?</p> <p><b>A-</b> Site is within Zone 1. For sites over 1 ha a Flood Risk Assessments has</p>	<p><b>Best</b></p> <p>As per A</p>	✓
					<p><b>Good</b></p>	

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
non residential extensions in line with PPS25 footnote 7)	application, in line with PPS25 footnote 7 – ie not a change of use)			<p>been produced as per PPS25, vulnerability to flooding from all sources considered in particular the impact of hard surfaces and surface runoff</p> <p><b>B-</b> Site is within Zone 2. There are no suitable, reasonably available sites in Zone 1. No 'highly vulnerable' uses are proposed. A Flood Risk Assessment has been produced as per PPS25, vulnerability to flooding from all sources considered.</p> <p><b>C-</b> Site is within zone 3a. There are no suitable, reasonably available sites in Zone 1 or 2. Where appropriate the Exception Test is passed. A Flood Risk Assessment has been produced as per PPS25, vulnerability to flooding from all sources considered.</p>	<p>As per B</p> <hr/> <p><b>Minimum</b></p> <p>As per C or D <i>(Planning Policy Statement 25)</i></p>	

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
				D- Site is within zone 2 and the development proposal includes 'highly vulnerable' uses. There are no suitable, reasonably available, zone 1 sites. The proposed development passes the Exception Test in PPS25.		
			✓	Is the development designed designed to be 'safe' in accordance with PPS25, the Shropshire Council SFRAs and emerging Water Management SPD?	<b>Best</b>  As per A	
				<b>A-</b> The application demonstrates that a safe flood free route for people and vehicles is available at or above the 1% plus climate change flood level <b>B-</b> A safe flood free route for people, at or above the 1% plus climate change flood level, including confirmation that the Council's Emergency	<b>Minimum</b>  As per B	

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
				Planners are satisfied that the residual risk for vehicles can be satisfactorily managed		
	✓	✓		Is the development 'safe' in accordance with PPS25, the Shropshire SFRAs and the emerging Water Management SPD?	<b>Best</b>  As per A	✓
				<b>A-</b> the application demonstrates that a safe, flood free route for people and vehicles is available at or above the 1% plus climate change flood level.  <b>B-</b> A safe flood free route for people, at or above the 1% plus climate change flood level, including confirmation that the Council's Emergency Planners are satisfied that the residual risk for vehicles can be satisfactorily managed  <b>C-</b> A route for people is identified where the flood	<b>Good</b>  As per B	
					<b>Minimum</b>  As per C	



Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
				hazard (in terms of depth and velocity of flooding) is low and does not cause a risk to people and that any residual risk for vehicles can be satisfactorily managed, based on confirmation from the Council's Emergency Planners.		
<b>Surface Water Drainage</b>						
✓				<b>1.4 Residential and non residential development</b> What measures are there to control and manage surface water runoff from the site, in accordance with the Council's Interim Guidance on Surface Water Management?	<b>Minimum</b> The development is located within a surface water risk area and a Surface Water Management Plan has been completed in accordance with Appendix C of the Interim Guidance on Surface Water Drainage. For development not located within a surface water risk area, a Surface Water Management Statement has been completed, in accordance with Appendix D of the Interim Guidance on Surface Water Management. <i>(Planning Policy Statement 25 and Flood and Water Management Act 2010)</i>	

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
			✓	<b>Residential and non residential development</b> What measures are there to control and manage surface water runoff from the site, in accordance with the Council's Interim Guidance on Surface Water Management?	<b>Minimum</b> A Surface Water Management Plan has been completed as per Appendix C of the Interim Guidance on Surface Water Drainage <i>(Planning Policy Statement 25 and Flood and Water Management Act 2010)</i>	
	✓	✓		<b>Residential and non residential development</b> What measures are there to control and manage surface water runoff from the site, in accordance with the Council's Interim Guidance on Surface Water Management?	<b>Minimum</b> Development incorporates source control sustainable drainage techniques, as outlined in Table 7.1 of the Interim Guidance on Surface Water Drainage <i>(Planning Policy Statement 25 and Flood and Water Management Act 2010)</i>	✓

**SECTION 2: ENERGY EFFICIENCY AND GENERATION**

**Minimising energy demand and maximising energy efficiency**

✓	✓	✓	✓	<b>1.5 Residential</b> What steps will the developer take to minimise the energy demand and maximise the energy efficiency of	<b>Best:</b> The annual CO2 emission rate of the completed dwelling will be 100% better than the Target Emission Rate (TER) as calculated by the governments Standard Assessment Procedure (SAP) 2009.	
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Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
				the development.	<p><b>Good</b></p> <p>The annual CO2 emission rate of the completed dwelling will be 25% better than the Target Emission Rate (TER) as calculated by the governments Standard Assessment Procedure (SAP) 2009</p>	
					<p><b>Minimum</b></p> <p>The applicant has completed the following energy demand and efficiency statement showing how the energy demand for the development will be minimised and energy efficiency maximised</p>	
	✓	✓	✓	<p><b>Non residential development</b></p> <p>What steps will the developer take to minimise the energy demand and maximise energy efficiency</p>	<p><b>Best</b></p> <p>The annual CO2 emission rate of the completed building will be 100% better than the Target Emission Rate (TER) as calculated by the Simplified Building Energy Model (SBEM)</p>	
					<p><b>Good</b></p> <p>The annual CO2 emission rate of the completed building will be 25% better than the Target Emission Rate (TER) as calculated by the Simplified Building Energy Model (SBEM)</p>	
					<p><b>Minimum</b></p> <p>The applicant has completed the following energy demand and efficiency statement</p>	✓

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
					showing how the energy demand for the development will be minimised and energy efficiency maximised	
<b>Energy Demand and Efficiency Statement</b>						
			<b>Yes/No</b>	<b>If yes please give details. If no, please provide justification</b>		
<b>Using orientation and solar gain to minimise energy demand</b>						
Will the main elevation of the building(s) be orientated within 30° of due south?			No	Due to the requirement for a shared seclusion to be linked to both Wrekin and Caradoc buildings, the bedroom faces due South, the window has a electronic built in tilt / turn blind controlled remotely by staff		
Will the principal living or working spaces be located on the main elevation(s)?			Yes	See Design and Access Statement.		
Will rooms with the lowest occupancy (toilets, storage space etc) be located on the northern side of the building(s)?			Yes	See Design and Access Statement.		
<b>Maximising thermal mass to minimise energy demand</b>						
Will the development be constructed from materials with a high thermal mass (eg brick, stone or concrete)?			Yes	See specifications in the Design and Access Statement.		
Have the number of external walls been minimised to increase thermal massing?			Yes	See Design and Access Statement.		
<b>Using insulation to minimise energy demand</b>						
Will the walls, roofs and floors be insulated above building regulation requirements?			Yes	Exceeded by 10%.		
Will any internal pipes and water storage tanks be insulated above building regulation requirements?			Yes	Pipework insulation will meet or exceed building regulation requirements.		

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
Will double or triple window glazing be used? If yes, please state which.			Yes	Double glazed used throughout with triple glazed to the seclusion bedroom.		
<b>Maximising efficiency</b> (heating is considered in the Heat Statement)						
Will compact fluorescent light bulbs be fitted internally and externally throughout the development?			Yes	LED lights are specified throughout.		
Will "A" rated (A++ for refrigeration) appliances and controls be fitted in the development			No	We are extending from the existing system, no renewable technologies are proposed.		
<b>Providing electricity from renewable, low carbon and energy efficient sources</b>						
✓	✓	✓	✓	<b>1.6 Residential and non residential development</b> To what extent will the development take into account the following types of renewable or low carbon energy sources for electricity: <b>A:</b> Oil or gas CHP <b>B:</b> Wind <b>C:</b> Solar photovoltaic <b>D:</b> Hydro <b>E:</b> Biomass CHP	<b>Best</b> Either provision of a district energy scheme (using any of B-E) or connection to an existing district energy scheme (using any of A –E) to offer wider benefits	
					<b>Good</b> Any one of A – E to serve the development	
					<b>Minimum</b> The applicant has completed the following Electricity Statement showing how the potential for using a renewable, low carbon or energy efficient source for electricity generation has been addressed.	✓

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
<b>Electricity Statement</b> (please use additional paper if necessary)						
<i>Note: The energy source can be either on- or off-site</i>			<b>Yes/No</b>	<b>If yes, please provide details. If no, please provide justification</b> NB: Given the national drive towards zero carbon, development viability may not always be considered reasonable justification, for further information please see paragraph 10.43		
Will oil or gas CHP be used in the development?			No	The proposed Seclusion Unit is a small extension to the Redwoods Centre. The development involves extending from the existing system, no renewable technologies are proposed.		
Will wind power be used to provide electricity for the development?			No	Ditto		
Will solar photo-voltaic panels be fitted to each unit in the development?			No	Ditto		
Will hydro-power be used to provide electricity for the development?			No	Ditto		
Will biomass CHP be used to provide electricity for the development?			No	Ditto		
<b>Providing heat from renewable, low carbon and energy efficient sources</b>						
✓	✓	✓	✓	<b>1.7</b> To what extent will the development take into account the following types of renewable, low carbon or energy efficient energy sources for heating: <b>A:</b> Oil or gas condensing boilers <b>B:</b> Ground or air source heat pumps <b>C:</b> District heating	<b>Best</b> C, D, E and F in combination (a biomass CHP district heating system with solar hot water)	
					<b>Good</b> Any 1, or more in combination, of A - G	
					<b>Minimum</b> The applicant has completed the following Heat Statement showing how the potential for using a renewable, low carbon or energy	✓

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
				<b>D:</b> CHP <b>E:</b> Biomass <b>F:</b> Solar hot water heating <b>G:</b> Geothermal	efficient source for heating has been addressed.	
<b>Heat Statement</b> (please use additional paper if necessary)						
<i>Note: Where applicable, the energy source can be either on- or off-site</i>			<b>Yes/No</b>	<b>If yes, please provide details. If no, please provide justification</b> NB: Given the national drive towards zero carbon, development viability may not always be considered reasonable justification, for further information please see paragraph 10.43		
Will an oil or gas condensing boiler be fitted in each unit in the development?			No	The proposed Seclusion Unit is a small extension to the Redwoods Centre. The development involves extending from the existing system, no renewable technologies are proposed.		
Will ground or air source heat pumps be used to provide heat for the development? If yes please state which.			No	Ditto		
Will the development either provide a district heating system or connect to an existing district heating system? If yes, please state which.			No	Ditto		
Will heat be provided to the development from a CHP plant?			No	Ditto		
Will biomass energy be used to provide heat to the development?			No	Ditto		
Will geothermal energy be used to provide heat to the development?			No	Ditto		

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
<b>SECTION 3: WASTE MANAGEMENT AND RESOURCE EFFICIENCY</b>						
<b>Material Resource Efficiency</b>						
✓				<b>1.8: Residential and non residential development</b> Has the development been designed to sustainably manage, the quantity and nature of waste generated during construction and during the life of the proposed land use? ( <i>Core Strategy Policy CS19 and Site Waste Management Plan requirements and PPS10 paras 35-36</i> )	<b>Best</b> Completion and submission of a detailed waste audit statement (template provided) with planning application at validation stage.	
					<b>Good</b> Completion and submission of a waste assessment checklist pro-forma with planning application at validation stage.	
					<b>Minimum</b> Highlight legal 'Duty of Care' and promote sustainable waste management for all waste producers, including householders through the inclusion of an informative on decision notices and as part of web-based Council guidance on the need for planning permission.	
	✓	✓		<b>Residential and non residential development</b> Has the development been designed to sustainably manage, the quantity and nature of waste generated	<b>Best</b> Completion and submission of a detailed waste audit statement (template provided) with planning application at validation stage, including commitments to apply the BRE SMARTWaste tool and to set targets	



Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
				during construction and during the life of the proposed land use? ( <i>Core Strategy Policy CS19 and Site Waste Management Plan requirements and PPS10 paras 35-36</i> )	for the reduction of three construction waste streams.	
					<b>Good</b> Completion and submission of a detailed waste audit statement (template provided) with planning application at validation stage.	
					<b>Minimum</b> Completion and submission of a waste assessment checklist with planning application at validation stage. (Completion of a more detailed waste audit statement may be required where the checklist indicates that significant quantities of waste will be generated)	✓
			✓	<b>Residential and non residential development</b> Has the development been designed to sustainably manage, the quantity and nature of waste generated during construction and during the life of the proposed land use? ( <i>Core Strategy Policy CS19 and Site Waste Management Plan requirements and PPS10 paras 35-</i>	<b>Best</b> Completion and submission of a detailed waste audit statement (template provided) with planning application at validation stage, including commitments to apply the BRE SMARTWaste tool and to set and follow procedures to sort and divert at least three construction waste streams away from landfill.	
					<b>Good</b>	

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
				36)	<p>Completion and submission of a detailed waste audit statement (template provided) with planning application at validation stage including commitments to apply the BRE SMARTWaste tool and set targets for the reduction of three construction waste streams.</p>	
					<p><b>Minimum</b></p> <p>Completion and submission of a detailed waste audit statement (template provided) with planning application at validation stage.</p>	
<b>Waste Management</b>						
	✓	✓	✓	<p><b>1.9 Residential Development:</b> Does the development integrate new waste facilities or space in its design? <i>(Core Strategy Policy CS19 and PPS10 paras 35-36)</i></p>	<p><b>Best</b></p> <p>As part of completion of the waste assessment checklist or detailed waste audit statement required by 1.8 above, include a commitment to the provision of a local community composting and secure bin store providing adequate storage space for recyclables and residual waste as identified by Council's Waste Management staff in a location accessible to waste collection services.</p>	

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
					<p><b>Good</b> As part of completion of the waste assessment checklist or detailed waste audit statement required by 1.8 above, include a commitment to the provision of a secure bin store providing adequate storage space for recyclables and residual waste as identified by the Council's Waste Management staff in a location accessible to waste collection services.</p>	
					<p><b>Minimum</b> As part of completion of the waste assessment checklist or detailed waste audit statement required by 1.8 above, include a commitment to the provision of adequate storage space for recyclables and residual waste as identified by the Council's Waste Management staff.</p>	
	✓	✓	✓	<p><b>Non Residential Development:</b> Does the development integrate new waste facilities or space in its design? <i>(Core Strategy Policy CS19 and PPS10 paras 35-36)</i></p>	<p><b>Best</b> As part of completion of the waste assessment checklist or detailed waste audit statement required by 1.8 above, include a commitment to the integration of sustainable resource management principles from an early stage in the design process, together with the integration of sufficient storage space to support source separation of multiple streams of recyclable</p>	✓

Householder development	Conversions	Minor development	Major development	Question	Requirement	Requirement met? (tick 1 only)
					materials and residual waste in a location accessible to waste collection services.	
					<p><b>Good</b></p> <p>As part of completion of the waste assessment checklist or detailed waste audit statement required by 1.8 above, include a commitment to the provision of sufficient storage space to support source separation of at least two streams of recyclable materials and residual waste provided in a location accessible to waste collection services.</p>	
					<p><b>Minimum</b></p> <p>As part of completion of the waste assessment checklist or detailed waste audit statement required by 1.8 above, include a commitment to the provision of sufficient storage space to support source separation of at least one stream of recyclable materials and residual waste provided in a location accessible to waste collection services.</p>	