

The Checklist **applies to all applications for the development and use of land and buildings** (except those within the Dartmoor National Park). It covers 6 key principles for addressing the climate challenge, each broken down into a series of objectives and practical measures. Please consider each measure and provide evidence of how you have delivered / will deliver reductions in carbon emissions (greenhouse gases) and consumption of natural resources through design, construction and operational systems.

The level of **information provided should be proportionate to the development proposals**. For example, it could include a short descriptive response to a question, pointing to how each matter has been considered in the development proposal, or it might signpost to specific evidence provided in other documents submitted in support of the planning application (where possible, page and paragraph numbers should be included). For types of developments where certain elements do not apply, simply provide a brief explanation. For example, using the Net Zero Housing Assessment Tool would not apply to non-residential development.



Climate Emergency - Planning Applications Checklist

PRINCIPLE CP.1 SUSTAINABLE DEVELOPMENT

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.1.1 Benchmarking and quality		
Participation on a recognised environmental accreditation scheme, such as LEED, BREEAM, or Building for Nature or through application of the Net Zero Carbon Toolkit		N/A – Application is retrospective

PRINCIPLE CP.2 INCREASING ACCESSIBILITY, REDUCING THE NEED TO TRAVEL, AND EFFICIENT MOVEMENT OF GOODS

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.2.1 Density and adaptability		
Optimise (achieve a significant uplift in) densities of dwellings in town centres and other locations which are well served by public transport		N/A – Dwellings not proposed
Building design to allow for future adaptation, including for new technologies and battery storage		N/A – No buildings on site
Other (please state):		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.2.2 Permeability and walkability		
Active frontages/edges with opportunities for natural surveillance		N/A – No buildings on site
Use of sensory features and opportunities to stand and stay, places to sit and stand utilising views and sun		N/A – The proposal is not for a residential area
Pedestrian friendly – no obstacles, good surface, access for all, crossings, good sightlines, appropriate lighting, interesting facades	The site is hardstanding with appropriate sightlines.	
Signposting to local facilities		N/A – The site is part of an existing Business Centre
Appropriate block sizes to location	Suitable density for a Self-Storage	
Local facilities accessible through walking/cycling (within 800m of new developments)	The site is adjacent to the Tiverton Eastern Urban Extension.	
Maximising the number of internal pedestrian routes through the site		N/A – Application site is too small for this.
Maximising the number of pedestrian external routes in and out of the site linking to the wider area	The site is accessed via Hartnolls Business Centre.	
Other (please state):		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.2.3 Integrated active travel		
Accessible range of transport modes with overall low impact on the environment		N/A – Given the nature of the site (for the storage of possessions), occupants are likely to access the site via vehicles to carry possessions.
Signposting of active travel routes and facilities		N/A – Site comprises part of a Business Centre.
Provision of travel packs for new residents		N/A – Dwellings not proposed
Easy transition from cycling and walking to public transport	A bus stop is a short distance away.	
Well lit travel facilities and appropriate crossings for pedestrians and cyclists	The site is accessed through the Business Centre's internal road network.	
Other (please state):		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.2.4 Cycling		
See LTN1/20 for cycle design guidance: https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-120		
Secure changing facilities provided in non-residential developments		N/A – This is not necessary due to the nature of the site.
Covered, well-located and secure cycle storage facilities		N/A – as above
Green corridors, off-road cycle routes, home zones, quiet lanes, and public rights of way		N/A – Site comprises part of an established business centre.
Direct links for cyclists		N/A – Site comprises part of an established business centre.
Cycle routes linking to wider area		N/A – Site comprises part of an established business centre.
Segregated cycle lanes		N/A – Site comprises part of an established business centre.
Other (please state):		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.2.5 Planning for the car		
Car-free, limited and timed zones at certain times and/or locations		N/A – Site comprises part of an established business centre, which requires vehicle access.
<u>Residential development</u> Inclusion of a minimum of 1 electric vehicle charging point per dwelling (statutory requirement through Part S of the Building Regulations) <u>Non-residential development</u> Provision of electric vehicle charging points as set out for non-residential uses in Policy DM5		N/A – Site comprises part of an established business centre. Storage containers are generally visited for a short period of time whilst they are being accessed. There is no reason for chargers to be included.
Car clubs or demand responsive transport		N/A – Due to the nature of the site, car clubs would not be necessary.
Co-ordinated traffic calming approaches		It is not envisaged that there will be significant traffic generation from this proposal due to the infrequent nature of visits.
Other (please state):		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.2.6 Freight and logistics		
Allow for the efficient delivery of goods (e.g. freight consolidation opportunities, mobility hubs, loading bays to accommodate deliveries without blocking roads/causing congestion)		N/A – Nature of proposal does not require frequent delivery of goods.
Other (please state):		

PRINCIPLE CP.3 IMPROVING ENERGY EFFICIENCY

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.3.1 Minimising energy consumption		
<u>Residential development</u> Please refer to CP.3.2 below		
Use of on-site or locally sourced reclaimed materials, and incorporation of existing structures into new development* *For development proposals affecting historic buildings, relevant guidance has been prepared by Historic England: https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/ This guidance includes “Energy Efficiency and Traditional Homes” (July 2020), “Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency” and other links and resources		N/A – No buildings proposed on site.
Opportunities for repurposed buildings and structures prioritised over new construction* *For development proposals affecting historic buildings, relevant guidance has been prepared by Historic England: https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/ This guidance includes “Energy Efficiency and Traditional Homes” (July 2020), “Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency” and other links and resources		N/A – No buildings proposed on site.
Soft-edges to footpaths and cycle-paths		N/A – No footpaths/cycle paths proposed on site.

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Plot and block orientation, and position windows to optimise solar gain		N/A – Shipping Containers are being placed on the site.
Natural ventilation and easy to regulate ventilation (air tight when needed)		N/A – No buildings proposed on site.
Use of trees and vegetation for shade in summer		N/A
Private outdoor space for food growing and composting (agricultural land classification required)		N/A – Not a residential development
Community food growing opportunities, such as allotments, orchards and foraging (agricultural land classification required)		N/A – Not a residential development
Other (please state):		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.3.2 Using energy more efficiently		
<u>Residential development</u>	Net Zero Carbon Toolkit	Net Zero Carbon Toolkit
Provision of key details of the energy efficiency and carbon standards for the proposed design through the use of the Council's Net Zero Carbon Toolkit and the Net Zero Housing Assessment Tool. The MDDC Net Zero Housing Assessment Tool should be used as the preferred method of presenting a summary of the following information. The completed tool should be submitted as part of a Carbon Reduction Statement.		N/A – Not a residential development
1. Operational Standards: a. The applicable Building Regulations minimum standard (such as Part L, Future Homes and Buildings Standard) b. The minimum Fabric Standard (performance standard), measured in kWh/m ² /year. (kilo-Watt-hours per square metre per year) c. The Carbon Standard (such as Net Zero, or a % improvement on the Part L in force)	Net Zero Housing Assessment Tool	Net Zero Housing Assessment Tool
2. A target Embodied Carbon standard: tCO ₂ e/m ² benchmark (tonnes of CO ₂ equivalent per square metre)		N/A – Not a residential development
3. Calculate the Embodied, Operational Lifetime, and Total Lifetime tCO ₂ e (tonnes of CO ₂ equivalent)		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.3.2 Using energy more efficiently		
<u>Non-residential development</u> Provision of key details of the energy efficiency and carbon standards for the proposed design. <ol style="list-style-type: none"> 1. Operational Standards: <ol style="list-style-type: none"> a. The applicable Building Regulations minimum standard (such as Part L, Future Homes and Buildings Standard) b. The minimum Fabric Standard (performance standard), measured in kWh/m²/year. (kilo-Watt-hours per square metre per year) c. The Carbon Standard (such as Net Zero, or a % improvement on the Part L in force) 2. A target Embodied Carbon standard: tCO₂e/m² benchmark (tonnes of CO₂ equivalent per square metre) 3. Calculate the Embodied, Operational Lifetime, and Total Lifetime tCO₂e (tonnes of CO₂ equivalent) 		N/A – No buildings proposed on site
External/internal lighting management systems with low carbon or energy efficiency technology e.g. solar		N/A – energy connections are not provided to units (so mains lights aren't on the units)
A higher level of fabric standards/insulation than required by the Building Regulations		N/A – No buildings proposed on site
For roads which are unlikely to be adopted by Devon County Council, low carbon road surface options should be considered: <ul style="list-style-type: none"> • Primary and secondary roads: low temperature asphalt • Tertiary roads: permeable paving 	An attenuation system is incorporated into the hardstanding used on site.	
Other (please state):		

Measures for consideration in relation to relevant policy and legislative requirements	Has this been addressed through the planning proposal?	
	If yes, please outline how	If not, please explain why
Objective CP.3.3 Using cleaner energy		
Inclusion of low carbon heat networks		N/A – No buildings proposed on site
Energy recovery and/or renewable energy generation and supply, including on-site where feasible		N/A – energy connections are not provided
Infrastructure to connect renewable energy systems to the grid (distribution network operator may need to assess)		N/A – energy connections are not provided
Battery storage or flexibility systems such as V2G (vehicle to grid)		N/A – although the business centre utilises renewable energy.
Other (please state):		

PRINCIPLE CP.4 ADAPTING TO HIGHER TEMPERATURES

Objective CP.4.1 Shade and ventilation		
Application of a cooling hierarchy to moderate the indoor climate through passive measures		N/A – No buildings proposed on site
Other (please state):		

Objective CP.4.2 Use of cool materials		
Use of materials that minimise heat gain in summer e.g. cool roofs and paving		N/A – No buildings proposed on site
Other (please state):		

Objective CP.4.3 Green infrastructure		
Beneficial habitat features e.g. trees in landscaping, parking areas and open spaces		N/A due to the nature of the site.
Relationship between vegetation and building to optimise natural ventilation		N/A – No buildings proposed on site
Relationship between vegetation, building, distance, and aspect to regulate internal temperatures		N/A – No buildings proposed on site
Green and blue infrastructure in private outdoor space, e.g. trees, hedgerows, hedges, green/brown/blue roofs, vertical climbers, living walls, water features and landscaping		N/A – Not a residential development

Objective CP.4.3 Green infrastructure		
Other (please state):		

PRINCIPLE CP.5 MITIGATING FLOOD RISK, AND WATER RESOURCE RESILIENCE

Objective CP.5.1 Sustainable urban drainage systems (SuDS)		
SuDS such as rain gardens, swales, communal soakaways, filter strips, retention and detention basins	A Flood Attenuation System has been installed under the concrete area, and there are drains on the hard standing.	
Can you demonstrate how habitat creation could be included within SuDS features, and how this links to local ecology priorities?		N/A
Are there opportunities for making SuDS features multifunctional, e.g., incorporating play areas within dry detention basins, improving water quality, or linking with water reuse systems?		N/A due to the nature of the site
Other (please state):		

Objective CP.5.2 Water efficiency and rainwater harvesting (ways to reduce demand on water utilities)		
Water efficiency designed into specifications, e.g. toilet flush systems, shower and tap flow rates.		N/A - A water connection is not made to the shipping containers
Coordinated greywater recycling and reuse systems		N/A – Water connection is not made to the shipping containers, so there is not a need to collect water on the site
Rainwater collection and reuse systems		N/A – as above
Other (please state):		

Objective CP.5.3 Reducing the risk of flooding		
See Devon County Council's SuDs guidance: https://www.devon.gov.uk/floodriskmanagement/planning-and-development/suds-guidance/		
Permeable surfaces for roads, parking areas, hard surfacing and pavements	See CP5.1	
Inclusion of nature-based solutions, riparian or flood tolerant tree and vegetation planting, green/brown/blue roofs, communal basins or ponds, green spaces within blocks, and/or green verges to retain rainfall and reduce surface water runoff		The site is not in an area at risk of flooding
Undertake a Flood Risk Assessment (FRA) if the site is within: <ul style="list-style-type: none"> Flood Zone 1: for locations within a critical drainage area, or potentially affected by flooding from surface water, reservoirs, etc., or where the site is larger than 1 hectare (ha) Flood Zones 2 and 3 Use the latest https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances , pertinent to the lifetime of the development	N/A	
Other (please state):		

PRINCIPLE CP.6 RESILIENCE OF NATURAL SYSTEMS AND RESOURCES

Objective CP.6.1 Protecting existing Natural Capital and biodiversity		
For development within the Somerset Levels and Moors Ramsar catchment area (phosphorus nutrient neutrality): <ol style="list-style-type: none"> Does the development generate wastewater from overnight use? Is wastewater likely to be discharged into the catchment Is there a change to the land use or drainage area? Does any part of the existing land use drain into the catchment area? Does the development result in a net increase in nutrients to the catchment? 	N/A – Not in the catchment area	
Avoidance and mitigation measures, e.g., nature based solutions or mechanical filtration systems, for pollution of other landscapes, soils, ecosystems and water. These could be from chemicals and activities such as nitrates, transport, agricultural or industrial emissions	N/A – Not in the catchment area	

Objective CP.6.1 Protecting existing Natural Capital and biodiversity		
<p>Protection of soil from erosion and compaction, inappropriate planting*, avoidance of unnecessary digging or mixing of soils, or surface sealing (for carbon and water storage, as a biodiversity reservoir, and as a buffer against pollution).</p> <p>* Reference: https://www.gov.uk/government/publications/decision-support-framework-for-peatland-protection-the-establishment-of-new-woodland-and-re-establishment-of-existing-woodland-on-peatland-in-england</p>	<p>Hardstanding has been introduced where it is necessary to support the proposal. No unnecessary work has been undertaken.</p>	
<p>Light pollution avoidance, design and mitigation hierarchy, limit impacts of lighting. Conservation and enhancement of dark zones to benefit nature e.g. bats and other sensitive species.</p>	<p>Energy connections are not provided to units (so mains lights aren't on the units)</p>	
<p>Improvement of air quality and reduce air quality impacts. This may be achieved through measures taken in relation to other Principles and Objectives e.g. Principle CP.2 Increasing accessibility, reducing the need to travel, and efficient movement of goods.</p> <p>Planning proposals may also need to have regard to the Council's Air Quality Supplementary Planning Document to assess impact on air quality.</p>	<p>There are no buildings proposed on site. This results in a significantly reduced air quality impact. The site is also not something that is frequently visited, so there will be a minimal impact due to vehicles etc.</p>	
<p>Retention of existing open water features.</p>	<p>N/A – no existing water features</p>	
<p>Retention of existing habitat features such as trees, scrub, hedgerows, refugia, hibernacula.</p>	<p>An Ecological Impact Assessment accompanies the application.</p>	
<p>Protection of existing trees (with particular regard to ancient trees and woodland, and veteran trees), mature hedges and hedgerows during site preparation, demolition and/or construction works (for ecological value, carbon sequestration and amenity value). A minimum 5-metre buffer zone should be preserved between development and retained hedgerows, which should not be utilised as residential boundary treatments</p>	<p>An Ecological Impact Assessment accompanies the application.</p>	
<p>Other (please state):</p>		

Objective CP.6.2 Creating and enhancing biodiversity		
<p>Ecological impact assessment, mitigation and enhancements.</p> <ol style="list-style-type: none"> 1. Has an ecological baseline been established? (e.g. preliminary ecological appraisal) 2. Has an Ecological Impact Assessment been recommended or undertaken? 3. Has a mitigation hierarchy been followed? 4. What enhancements have been proposed? 	<p>An Ecological Impact Assessment accompanies the application.</p>	

Objective CP.6.2 Creating and enhancing biodiversity		
<p>5. Have climate change implications been considered in ecological assessments and management plans?</p> <p>Biodiversity Net Gain (BNG):</p> <ol style="list-style-type: none"> 1. Which BNG Biodiversity Metric was used to assess proposals and calculate net gain? 2. Have you submitted the completed metric spreadsheet? (evidence of calculation) 3. How will a statutory minimum 10% net gain be delivered, either on-site or off-site? 4. How will management of the site be secured for a minimum of 30 years? 5. How will this be monitored and reported? <p>Reference: Devon Planning Guidance for Biodiversity Compensation and Net Gain https://www.devon.gov.uk/environment/wildlife/wildlife-and-geology-planning-guidance</p>		
Restoration or new planting of hedges, hedgerows and trees (for habitat value and carbon sequestration, ecological and amenity value)	An Ecological Impact Assessment accompanies the application.	
Planting of trees should respect the principle of 'the right tree, in the right place, and for the right reason'. This principle should be adapted for all landscaping proposals		N/A
Planting of a diversity of native species, or species which are proven to attract wildlife		N/A
Installation of green infrastructure such as green/brown/blue roofs and green/vegetated walls (including climbing and trailing plants)		N/A – No buildings proposed
One or more bird box, bat box/bricks per dwelling or employment unit. Additional features such as amphibian kerbs, hibernacula, hedgehog holes/highways, wildlife-friendly/accessible ponds or other water features should also be incorporated into development		N/A - No dwellings or employment units are proposed
Other (please state):		

Objective CP.6.3 Nature recovery and wildlife networks		
Nature recovery areas and networks should be identified, protected and enhanced		N/A due to the site size
Creation of ecological networks throughout the development for the benefit of both nature and the community		N/A due to the site size

Objective CP.6.3 Nature recovery and wildlife networks		
Creation of connective habitat features e.g. hedges, ditches, tree lines for wildlife to commute and migrate		N/A
Trees incorporated into primary street frontages (for habitat value, carbon sequestration and vehicle emissions filtration, ecological and amenity value)		N/A due to the nature of the site
Protection or enhancement of existing green space		N/A due to the nature of the site
Creation of pocket parks		N/A due to the nature of the site
Wildlife nodes at junctions and street corners		N/A due to the site size
Green/blue buffers adjacent to wildlife areas		N/A
Other (please state):		

Objective CP.6.4 Carbon storage		
<p>Landscaping proposals to consider different habitat types for carbon storage and sequestration</p> <p>Reference: Natural England (2021) Carbon Storage and Sequestration by Habitat http://publications.naturalengland.org.uk/publication/5419124441481216</p> <p>Environmental Benefits from Nature Tool http://publications.naturalengland.org.uk/publication/6414097026646016</p>	An Ecological Impact Assessment accompanies the application.	

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