

Sustainable Design SPD Checklist

The following checklist corresponds to the questions presented in Chapters 1 – 7 of the SPD.

The checklist provides a framework for applicants in completing Sustainable Design and Energy Statements to accompany planning applications - see figure A1 below for an example.

This will help applicants demonstrate that the most appropriate sustainable design solutions are selected, and provide the local planning authority with a systematic method of assessing whether the proposal meets the relevant planning policies and other requirements.

Users should refer the table on page 11 of the SPD, and to 1-APP for the definitive list of applications where a Sustainable Design and Energy Statement is required.

Figure A1 Checklist example

REF	SPD Question	Internal Use Only
Q 7.2	Is car parking well integrated so it supports the street scene? (BfL 12)	√
	Reference or description	See Sustainable Design and Energy Statement para 3.5
	Internal Use	

Building for Life questions can be identified in the checklist by the initials **BfL**, plus the relevant number. This reference has been provided to enable schemes to be put forward for accreditation under the BfL standard if desired.

Each section includes questions relevant to both residential development and non-residential development. The questions can then be selected that are relevant to the development in hand.

1. Character

REF	SPD Question	Internal Use Only
Q 1.1	Does the scheme feel like a place with a distinctive character? (BfL 8)	
Response	The proposed layout provides a modern expansion of a long established safeguarded business park providing employment space for small and medium sized local businesses. In the context of most other space in Raunds providing large scale warehousing the application space is distinctive in its character.	
Reference		
Q 1.2	Do buildings exhibit architectural quality? (BfL 17)	
Response	<i>The buildings are designed to provide high quality, energy efficient employment space to local businesses. The architectural development style is consistent with comparable developments elsewhere in North Northamptonshire.</i>	
Reference		
Q 1.3	Does the scheme exploit existing buildings, landscape or topography? (BfL 7)	
Response	<i>In order to reduce the visual impact of the development the existing site topography is proposed to be heavily modified to ensure that the development is cut into the slope of the existing site.</i>	

Reference		
Q 1.4	Is the design specific to the scheme? (BfL 6)	
Response	<i>The design is bespoke to the applicant's requirements to provide additional employment space and the site context.</i>	
Reference		

2. Continuity and Enclosure

REF	SPD Question	Internal Use Only
Q 2.1	Are streets defined by a coherent and well-structured layout? (BfL 10)	
Response	<i>The scheme is not residential and does not therefore provide streets. The development layout is however coherent and well structured.</i>	
Reference		
Q 2.2	Are public spaces and pedestrian routes overlooked and do they feel safe? (BfL 15)	
Response	<i>The business park has been designed to ensure invisibility across the entire site. Park areas and service yard areas all have surveillance and additionally the business park provides CCTV coverage.</i>	
Reference		
Q 2.3	Are private space well designed with respect to their intended user?	
Response	<i>The scheme does not provide 'private space' other than within the building structures.</i>	

Reference		

3. Ease of Movement

REF	SPD Question	Internal Use Only
Q 3.1	Does the scheme integrate with existing roads, paths and surrounding development? (BfL 9)	
Response	<i>Yes, the scheme fully integrates with the existing business park and its access road arrangement.</i>	
Reference		
Q 3.2	Does the building layout take priority over the roads and car parking, so that highways do not dominate? (BfL 11)	
Response	<i>Yes, the service road arrangement is designed to circulate around the proposed blocks in order that the buildings provide maximum flexibility for sub-division.</i>	
Reference		
Q 3.3	Are the streets pedestrian, cycle and vehicle friendly? (BfL 13)	
Response	The layout provides a functional design solution to a multi-use, multi-occupancy business park. Parking provision and cycle storage are separated from the main service yard areas.	
Reference		
Q 3.4	Does the development have easy access to public transport? (BfL 4)	
Response	<i>Yes, the site is within walking distance of bus stops in the area.</i>	
Reference		

Q 3.5	Are transportation routes resilient to changing environmental conditions?	
Response	<i>The road layout has been designed to adoptable standards ensuring that it is resilient to changing weather conditions.</i>	
Reference		

4. Legibility

REF	SPD Question	Internal Use Only
Q 4.1	Do buildings and layout make it easy to find your way around? (BfL 9)	
Response	<i>Yes, the scheme provides a coherent layout for users to find their way around.</i>	
Reference		

5. Adaptability, Resilience and Environmental Sustainability

Q 5.1 – Q5.10 are posed to assess the qualities of all schemes in terms of adaptability, resilience and environmental sustainability considerations. Answering these questions is required for the purposes of this SPD and the achievement of sustainable design in North Northamptonshire. However, for residential schemes, answering Q5.3 – Q5.10 below will assist schemes seeking a positive score the following BFL questions:

BfL 20 - Do buildings or spaces outperform statutory minima, such as Building Regulations?

BfL 5 - Does the development have any features that reduce its environmental impact?

In assessing schemes against the BfL criteria, CABE do not give accreditation for the above questions to schemes that provide a token gesture e.g. the provision of recycling facilities or a water butt. The achievement of a positive score for these questions is considered holistically and in the context of the overall sustainability credentials of particular schemes. As such, answering the following question for the purposes of this SPD will also help schemes make a robust case for the achievement of a positive score for **BfL questions 20 and 5**.

REF	SPD Question	Internal Use Only
Q 5.1	Do internal spaces and a layout allow for adaptation, conversion or extension? (BfL 18)	
Response	<i>The 5 blocks are designed to be sub-divided with numerous options for sub-division available. The units are capable of being used for multiple planning use classes.</i>	
Reference		
Q5.2	Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness? (BfL 19)	
Response	<i>The development would use high quality composite cladding providing the most efficient thermal performance</i>	
Reference		
Q 5.3	Does the scheme incorporate energy efficient design?	
Response	<i>The buildings would be designed to exceed current Part L Building Regulation requirements.</i>	
Reference		
Q 5.4	Does the scheme have appropriate water conservation measures?	
Response	<i>The servicing requirements to the units are minimal with future fit-out the subject of tenant fit out. No water conservation measures with the shell and core buildings are envisaged.</i>	
Reference		

Q 5.5	Does the scheme have appropriate flood-risk management strategies?	
Response	<i>Yes, the scheme provides a balancing pond to accommodate surface water drainage. A flood risk assessment has been carried out and is provided as part of the application.</i>	
Reference		
Q 5.6	Does the scheme promote waste management and recycling?	
Response	<i>These details will need to be addressed by tenants on an individual basis.</i>	
Reference		
Q 5.7	Does the scheme incorporate green infrastructure and ecological considerations?	
Response	<i>The supporting landscape LVIA, landscape strategy and Ecology PEA and Biodiversity Net Gain calculations demonstrate how these objectives are achieved within the scheme.</i>	
Reference		
Q 5.8	Does the scheme make use of recycled land and/or material?	
Response	<i>The proposal will make efficient use of some previously developed land. The main area of biodiversity enhancement was historically a quarry used by the brick works in the area.</i>	
Reference		
Q 5.9	Are buildings orientated and designed to maximise levels of solar gain, daylight and natural ventilation?	
Response	<i>Solar Gain must now be avoided under 2022 Part L and Part O of the building regulations.</i>	
Reference		

Q 5.10	Does the development work with the natural features of the site?	
Response	<i>Existing vegetation along the boundaries would be retained as far as possible. The supporting landscape strategy sets out the objectives to be achieved. Topography is proposed to be adapted to reduce the visual impact of the development from distant view.</i>	
Reference		

6. Diversity

REF	SPD Question	Internal Use Only
Q 6.1	Does the development contain an appropriate type and mix of uses for its location?	
Response	<i>Yes, the proposal will provide a range of units capable of further sub-division to meet the needs of tenants. The application seeks approval for B2, B8 and E use classes.</i>	
Reference		
Q 6.2	Does the development provide (or is it close to) community facilities, such as a school, park, play areas, shops, pubs or cafes? (BfL 1)	
Response	<i>Raunds is a Growth Town representing the highest tier of settlement within the Development plan. The application site is within walking and cycling distance of all main facilities, with good connections to the wider area through public transport.</i>	
Reference		
Q 6.3	(In residential schemes) Is there a tenure mix that reflects the needs of the local community? (BfL 3)	
Response	<i>Yes the scheme will provide much needed employment space for small and medium sized businesses (the need being recognised within the Raunds Neighbourhood Plan).</i>	
Reference		
Q 6.4	(In residential schemes) Is there a mix of accommodation that reflects the needs and aspirations of the local community? (BfL 2)	

Response	<i>Not applicable.</i>	
Reference		
Q 6.5	Is the density of the built form appropriate for its locations?	
Response	<i>The density is consistent with the existing safeguarded employment area.</i>	
Reference		

7. Quality of the Public Realm

REF	SPD Question	Internal Use Only
Q 7.1	Is car parking well integrated so it supports the street scene? (BfL 12)	
Response	<i>Yes, car parking provision in accordance with the Council's requirements can be achieved and is well integrated into the employment development.</i>	
Reference		
Q 7.2	Is public space well designed and does it have suitable management arrangements in place? (BfL 16)	
Response	<i>The common areas of the entire business park are operated and controlled by the applicant.</i>	
Reference		
Q 7.3	Does the public realm contribute to the environmental sustainability of the scheme?	
Response	<i>Yes the proposal devotes 1.45 hectares of land to public open space and biodiversity enhancement.</i>	

Reference		
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