

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	Dwelling will utilise sustainable approaches to minimise carbon emissions, including the use of onsite renewables where possible. PV is proposed to the roof and an ASHP will be employed for the heat and hot water. Materials of existing buildings will be reused either on or off site where appropriate.	

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	The application is for the replacement of an approved Class Q scheme so location is in a rural location.
Building design to allow for future adaptation, including for new technologies and battery storage	Site has sufficient space for future adaption.	
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	Views to the entrance to the site are possible from inside the dwelling allowing for surveillance as necessary.	
Use of sensory features and opportunities to stand and stay, places to sit and stand utilising views and sun	Sufficient amenity space provided to allow different places to sit and stand to enjoy the views and sun.	
Pedestrian friendly – no obstacles, good surface, access for all, crossings, good sightlines, appropriate lighting, interesting facades	The proposal is for a single private dwelling however the site will have level access and is single storey so is accessible to all.	
Signposting to local facilities		Not applicable
Appropriate block sizes to location	Curtilage is appropriate for size of dwelling. It is a rural location so block sizes are irrelevant.	
Local facilities accessible through walking/cycling (within 800m of new developments)		Site is within 1 mile of Yeoford which has good transport (train) links to Exeter and beyond. The site is based on the location of the Class Q barn so is fixed.
Maximising the number of internal pedestrian routes through the site		There are no public footpaths through the site. It is a single dwelling location.
Maximising the number of pedestrian external routes in and out of the site linking to the wider area		There are no public footpaths through the site. It is a single dwelling location.
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	Site is within 1 mile of Yeoford which has good transport (train station) links to Exeter and beyond.	The site is based on the location of the Class Q barn so is fixed.
Signposting of active travel routes and facilities		Not applicable
Provision of travel packs for new residents		Not applicable
Easy transition from cycling and walking to public transport	Site is within 1 mile of Yeoford which has good transport (train station) links to Exeter and beyond.	
Well lit travel facilities and appropriate crossings for pedestrians and cyclists		Not applicable as single dwelling 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.2.4 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		Not applicable
Covered, well-located and secure cycle storage facilities	Yes in the detached garage.	
Green corridors, off-road cycle routes, home zones, quiet lanes, and public rights of way		Not applicable as single dwelling site.
Direct links for cyclists		Not applicable as single dwelling site.
Cycle routes linking to wider area		Not applicable as single dwelling site.
Segregated cycle lanes		Not applicable as single dwelling 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.2.5 Planning for the car		
Car-free, limited and timed zones at certain times and/or locations		Not applicable as single dwelling site.
<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)	Yes as required by building regulations an electric charging point will be included in or adjacent to the garage.	
<u>Non-residential development</u> Provision of electric vehicle charging points as set out for non-residential uses in Policy DM5		
Car clubs or demand responsive transport		Not applicable as single dwelling site.
Co-ordinated traffic calming approaches		Not applicable as single dwelling 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.2.6 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)	Sufficient space off the main access road is provided for domestic scale deliveries.	
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	Existing buildings will be removed and material reused where appropriate. Externally the cladding will be untreated timber, source locally where possible. Local builders and tradesmen will be employed.	
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	The fabric of the existing barn that would be reused under the Class Q proposals is a fraction of the materials that would be required to bring the structure up to a level which is fit for modern standards and to meet the latest building regulations. Conversion of the building compromises the insulation levels and will require as much material as starting afresh. The proposed new dwelling is more compact with a single roof which makes the building construction and use much more efficient.	
Soft-edges to footpaths and cycle-paths		Not applicable as single dwelling site.
Plot and block orientation, and position windows to optimise solar gain	Windows are positioned for views across the valley and land. Building orientation to provide best views and optimise solar gain.	
Natural ventilation and easy to regulate ventilation (air tight when needed)	Building design meet Part F and). MVHR to be fitted.	
Use of trees and vegetation for shade in summer	This is not considered necessary and the site doesn't warrant this.	
Private outdoor space for food growing and composting (agricultural land classification required)	Curtilage area is sufficient to allow for food growing and composting areas.	
Community food growing opportunities, such as allotments, orchards and foraging (agricultural land classification required)		Not applicable as single dwelling 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
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> 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. 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) 2. A target Embodied Carbon standard: tCO ₂ e/m ² benchmark (tonnes of CO ₂ equivalent per square metre) 3. Calculate the Embodied, Operational Lifetime, and Total Lifetime tCO ₂ e (tonnes of CO ₂ equivalent)	Net Zero Carbon Toolkit	Net Zero Carbon Toolkit
	The 3 core principles: energy efficiency, low carbon and heat and renewable energy will be considered at all stages of design developing, including detailed design and handover/ instruction to end user.	
	Net Zero Housing Assessment Tool	Net Zero Housing Assessment Tool
	The dwelling will be constructed to meet the requires of Part L building regulations including the associated passing the SAP calculations.	

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) 		Not applicable as single dwelling site.
External/internal lighting management systems with low carbon or energy efficiency technology e.g. solar	External lighting will be kept to a minimum and will be fitted to PIRs so only on the minimum time required.	
A higher level of fabric standards/insulation than required by the Building Regulations	The building will be designed to exceed fabric u-values.	
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 	The area of concrete will be significantly reduced from that that exists currently. The existing driveway/ access is re-employed for the dwelling.	
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	ASHP, MVHR and PV panels	
Energy recovery and/or renewable energy generation and supply, including on-site where feasible	MVHR and PV panels	
Infrastructure to connect renewable energy systems to the grid (distribution network operator may need to assess)	A standard PV array to be installed by an MCS accredited installer and will be below that required to be signed off by National Grid.	
Battery storage or flexibility systems such as V2G (vehicle to grid)	The installation will allow this facility to be added at a later point.	
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	Opening windows and MVHR. The design will meet that required by Part O	
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	The dwelling has a well ventilation loft void which will act as a buffer to any overheating of the dwelling. Reflective membranes will be employed within the construction and double glazed/ triple glazed units with low-emissivity will act together to minimise heat gain. A ground bearing slab will act as a heat sink.	
Other (please state):		

Objective CP.4.3 Green infrastructure		
Beneficial habitat features e.g. trees in landscaping, parking areas and open spaces		

Objective CP.4.3 Green infrastructure		
Relationship between vegetation and building to optimise natural ventilation	Opening windows are provided on all elevations allowing a through flow of air including from the shaded side of the building.	
Relationship between vegetation, building, distance, and aspect to regulate internal temperatures	The dwelling is within the farm setting which is surrounded by fields and vegetation which will act to cool the building.	
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		
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	New crated soakaways. Detailed as roof plan.	
Can you demonstrate how habitat creation could be included within SuDS features, and how this links to local ecology priorities?		
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?		
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.	Will be specified at detailed design stage	
Coordinated greywater recycling and reuse systems		
Rainwater collection and reuse systems	Rainwater collection butts can be used on site	
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	The proposals result in a significant reduction of non-permeable areas. No new areas on non-permeable surfaces are proposed.	
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	Water will be directed away from the highway into surround fields.	
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	Flood zone 1	
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? 		Not applicable
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		Not applicable

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>	No areas of exposed soil will be present to ensure no soil erosion.	
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.	External lighting will be kept to a minimum and only at doorways.	
<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>	EV charging point included to allow for electric car to reduce emissions.	
Retention of existing open water features.		Not applicable
Retention of existing habitat features such as trees, scrub, hedgerows, refugia, hibernacula.	No existing habitat features will be removed as part of the proposals.	
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	Trees, hedgerows are not directly next to the proposed dwelling site.	
Other (please state):		

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? 	An ecological report has been completed. EIA not required due to size of development. All recommendations included in the ecological report will be followed.	

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>	<p>Bird boxes will be introduced to the eaves of the building providing a suitable habitat. This provides a net gain in biodiversity.</p>	
<p>Restoration or new planting of hedges, hedgerows and trees (for habitat value and carbon sequestration, ecological and amenity value)</p>	<p>This is undertaken on a wider scale within the farmstead, outside the curtilage of the proposal.</p>	
<p>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</p>	<p>This principle will be adopted.</p>	
<p>Planting of a diversity of native species, or species which are proven to attract wildlife</p>	<p>This is undertaken on a wider scale within the farmstead, outside the curtilage of the proposal.</p>	
<p>Installation of green infrastructure such as green/brown/blue roofs and green/vegetated walls (including climbing and trailing plants)</p>	<p>Climbing plants will be incorporated where appropriate.</p>	
<p>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</p>	<p>6 bird boxes will be fitted as per ecology report and as shown on elevations.</p>	
<p>Other (please state):</p>		

Objective CP.6.3 Nature recovery and wildlife networks		
<p>Nature recovery areas and networks should be identified, protected and enhanced</p>		

Objective CP.6.3 Nature recovery and wildlife networks		
Creation of ecological networks throughout the development for the benefit of both nature and the community		Not applicable as single dwelling site.
Creation of connective habitat features e.g. hedges, ditches, tree lines for wildlife to commute and migrate	This is undertaken on a wider scale within the farmstead, outside the curtilage of the proposal	
Trees incorporated into primary street frontages (for habitat value, carbon sequestration and vehicle emissions filtration, ecological and amenity value)		Not applicable as single dwelling site.
Protection or enhancement of existing green space		Not applicable as single dwelling site.
Creation of pocket parks		Not applicable as single dwelling site.
Wildlife nodes at junctions and street corners		Not applicable as single dwelling site.
Green/blue buffers adjacent to wildlife areas		Not applicable as single dwelling site.
Other (please state):		

Objective CP.6.4 Carbon storage

Landscaping proposals to consider different habitat types for carbon storage and sequestration

Reference: Natural England (2021) Carbon Storage and Sequestration by Habitat
<http://publications.naturalengland.org.uk/publication/5419124441481216>

Environmental Benefits from Nature Tool
<http://publications.naturalengland.org.uk/publication/6414097026646016>

Official Use

Checked by:

Dated: