

# Stroud District Council

## Non-domestic Building Sustainable Construction & Design Checklist

### Supplementary Planning Document (SPD)

#### REPORT APPENDIX C (February 2017)

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*This checklist has been produced to assist you with the design of your proposals. Early consideration of sustainable design principles can avoid unnecessary project delay and cost.*

*Please complete and include with your application, either as a separate submission or as part of your Design and Access Statement. You will also need to ensure that the measures that you intend to carry out and impact on design are shown on your plans and drawings. Whilst this checklist is primarily aimed at new housing proposals it can be used as a check list to also consider performance of change of use to residential proposals or extensions to existing residential property proposals.*

*Please indicate and add information in the box provided or annotate your Plans or submit further evidence to accompany your submission in response to the questions below which may inform and assist consideration of your proposal.*

*Advice relating to design options can be found in the separate introductory notes.*

## Sustainable Construction Measures

1.	<p>Which level will your building be designed to achieve using BREEAM standards in non-residential buildings?</p> <p><i>This approach describes a buildings environmental performance and comprises 5 levels: Pass/Good/Very Good/Excellent/Outstanding</i></p> <p><i>Please attach your design stage assessment with your application.</i></p>	<p>Design Stage BREEAM Assessment submitted with your application?</p> <p>Y N</p>		
2.	<p>Will your proposal be meeting Part L of the Building Regulations (Conservation of fuel and power) standards (Simplified Building Energy Model)?</p>	Y	N	<p>SBEM details submitted you're your application?</p> <p>Y N</p>
3.	<p>Will your proposal accord with any other construction standard?</p> <p><i>E.g. Nearly Zero-Energy Buildings (NZEB) targets where this approach means a building that has a very high energy performance. The nearly zero or very low amount of energy required should be covered to a very significant extent by energy from renewable sources on site or nearby. Further advice on qualification is available on the Zero Carbon Hub.</i></p>	Y	N	<p>Design assessment submitted with your application?</p> <p>Y N</p>

## Land Use and Ecology

4.	<p>Have you enough information on the biodiversity interests on your site?</p> <p><i>The Gloucestershire Centre for Environmental Records (GCER) can offer biodiversity records on site or in its vicinity.</i></p>	Y	N	
5.	<p>Have you enhanced or created new habitats or features for biodiversity within your scheme? E.g. incorporated bird, insect or bat boxes, created a pond, sown wildflower seeds, enabled movement for species such as fish passage or proposed landscaping with native tree(s), shrubs or herbaceous borders?</p> <p><i>This can be annotated on your plans or placed in an ecological statement.</i></p>	<p>Additional information in an ecological statement?</p> <p>Y N</p>		

6.	<p>Have you looked at potential to provide green roofs or street trees for example to connect with wildlife corridors and provide habitat?</p> <p><i>Please add details in your design and ecological statements accompanying the application:</i></p>	<p>Additional information in design &amp;/or ecological statement?</p> <p>Y N</p>
7.	<p>Will your development make use of external shading in Summer through landscaping or use of shutters?</p> <p><i>Landscaping can also provide windbreaks to help provide shelter and better heat retention.</i></p> <p>Do your proposals keep clear of the roots and canopies of trees?</p> <p>Please list any surveys in accordance with Arboricultural Association good practice for example.</p>	<p>Additional information in design statement?</p> <p>Y N</p> <p>Y N</p> <p>Y N</p>

**Note:** If there are works proposed within a watercourse you will need to check with the Environment Agency whether a WFD Compliance Assessment is required.

### Energy and Carbon Dioxide

9.	<p>Has the design and/or orientation been influenced by the opportunity to maximise natural daylight and sunlight into the building and to reduce the need for energy to artificially light the home?</p>	<p>Additional information in design statement?</p> <p>Y N</p>
10.	<p>Do low and/or zero carbon technologies form part of the low energy solution to reduce CO<sub>2</sub> emissions solar hot water; PV, wind, water or energy from waste)?</p> <p><i>Please include this in your application drawings.</i></p>	<p>Additional information in design statement?</p> <p>Y N</p>

### Surface Water and Foul Drainage

11.	<p>Has the design surface water drainage for industrial and commercial developments which avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers using SuDS techniques?</p> <p><i>This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.</i></p>	<p>Additional information in design statement?</p> <p>Y N</p>
12.	<p>Have you taken water efficiency and other mitigation measures to reduce both the risk of surface water or groundwater flooding to the development and to ensure the development will not impact on flood risk elsewhere?</p>	<p>Additional information in design statement?</p>

		Y N
13.	Has a Foul Drainage Assessment (FDA) been submitted and does it demonstrate that foul drainage from the development will be managed in a sustainable way?	Additional information in design statement?  Y N

### Water Conservation and Efficiency

14.	Have you incorporated a rainwater or grey water recycling system in your scheme?  <i>If so, please indicate this on drawings.</i>	Additional information in design statement?  Y N
15.	Have you checked that your development accords with the National Planning Policy Framework and accompanying guidance in respect of development and flood risk?  <i>Development should be designed to be safe in times of flood, through the provision of features such as safe pedestrian access routes and incorporating sustainable surface water drainage measures for example.</i>	Additional information in design statement and/or flood risk assessment (where necessary)?  Y N

### Materials

16.	Have materials been specified with lower environmental impacts over their life-cycle and responsibly sourced?	Additional information in design statement?  Y N
17.	Has your development taken into account local distinctiveness, locally typical materials and/or other design principles set out in either an emerging or adopted village/community design statement or Neighbourhood Development Plan (available online from the District Council)?	Additional information in design statement?  Y N

Waste		
18.	Has sufficient space been allocated to provide internal and external storage space for non-recyclable waste and recyclable commercial waste?	Additional information in design statement?  Y N
19.	Will the construction phase be registered under the Considerate Contractors Scheme to promote the environmentally and socially considerate and accountable management of construction sites?	Additional information in design statement?  Y N

Health and Wellbeing		
20.	Will your proposals incorporate a travel plan that looks at how people are likely to access the development and its effects on travel patterns?  <i>It should consider how access on foot, by cycle or public transport can be promoted and how demand for car journeys and parking can be minimised.</i>	Additional information in design statement?  Y N
21.	Does your proposal seek to ensure that there are a range of everyday services within walking distance of employees?	Additional information in design statement?  Y N
22.	Will your building design, layout and facilities enable and encourage physical movement during the day?	Additional information in design statement?  Y N
23.	Have you considered any other broader health and well being elements in your design and layout for employees?  <i>Further advice is set out in Section 5 of the Introduction Document to the Checklist</i>	Additional information in design statement?  Y N

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