

Durham County Council

Sustainability Checklist for Developers



Introduction

This sustainability checklist has been developed to help assess whether new development contributes positively to sustainable design and to tackling the Climate Emergency which was declared by Durham County Council in February 2019. The completion of the assessment is a requirement of Policy 29: Sustainable Design in the adopted County Durham Plan (2020).¹ The checklist will need to be completed for all major residential and non-residential proposals.² Unless indicated otherwise, the questions within the checklist apply to both types of proposal.

The checklist is intended to help developers consider the potential effects of their proposal and encourage implementation of measures which ensure better conservation of energy and resources during construction and the lifetime of the development. The checklist should be completed before finalising the design of your proposed development.

Please note that the completion of this checklist compliments the Building for Life 12 (BfL) process which considers other aspects of sustainability relating to well-designed neighbourhoods and creating good places to live. The outcomes of both assessments will be used to inform planning decisions.

The completed checklist should be submitted along with your planning application. Please note, if you are submitting an Outline planning application, parts 1 and 2 of the checklist must be completed. Part 3 of the checklist must be completed to accompany the Reserved Matters application. Parts 1 – 3 must be completed for Full planning applications.

Text boxes headed 'Comment (Officer Use Only)' should be left blank.

In the event that insufficient information is provided or if we consider that a particular aspect of your proposal may need to be reconsidered or could be enhanced further, we will get in touch to discuss.

Please note that this document is not accessible – if you require help or have any queries please contact us: sustainabilityappraisal@durham.gov.uk

¹ The County Durham Plan is available at: [Development Plan for County Durham](#)

² Major residential schemes - 10 or more homes, or the site has an area of 0.5 hectares or more.

Major non-residential development - additional floorspace of 1,000m² or more, or a site of one hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015)

Sustainability Checklist

Part 1: Please provide some brief details about your proposal.

a) Application address

b) Description of current site use

c) Description of proposal

Part 2: Please describe how your proposal meets the requirements of Policy 29: Sustainable Design.

a) Is your proposal located in an area where it could connect to the gas network?
(Please delete as necessary) YES / NO

Comment (Officer Use Only):

b) If you answered NO to question 2b please note that Policy 29 requires the use of renewable or low carbon technologies³ as the main heating source in 'off gas' locations. Please complete Table 1.

If you answered YES to question 2b please complete Table 1 if you are planning to install renewable or low carbon technologies.⁴

³ Renewable and low carbon technologies include for example: Solar Photovoltaics, Solar Thermal, Biomass, Air Source Heat Pumps, Ground Source Heat Pumps, Micro Wind, District Heating.

⁴ Please note that Building Regulations Part L (Regulation 25A) require applicants to consider the use of high efficiency and alternative systems for heating and electricity in new buildings.

Table 1: Installation of Renewable or Low Carbon Technologies

Technology Type	Proposed Rating (kW)	Annual Predicted Energy Generation	% Renewable / Low Carbon Energy Generated against Total Energy Consumption

Comment (Officer Use Only):

- c) Is your proposal located in Durham City centre or within the vicinity of Seaham Garden Village (please see Appendix A) or Jade Business Park, near Murton (please see Appendix B)?
(Please delete as necessary) YES / NO

- d) If you answered YES to question 2d please contact the Low Carbon Economy Team at sustainabilityappraisal@durham.gov.uk to discuss whether viable opportunities to connect to an existing or approved district heating system exist⁵ Following this discussion, please outline in the box below whether viable opportunities exist and if they do, whether the proposal will connect to a district heating scheme.

Comment (Officer Use Only):

⁵ Policy 29 requires major developments to connect to an existing or approved district energy scheme where viable opportunities exist

- e) If the proposal is for residential development, please complete Table 2 to demonstrate how it achieves reductions in Carbon Dioxide (CO₂) emissions of 10% below the Dwelling Emission Rate (DER) against the Target Emission Rate (TER) based on current Building Regulations,⁶ as required by policy 29. Please also provide or signpost to appropriate Standard Assessment Procedure (SAP) calculations in the box following Table 2.

Table 2: 10% Reduction in CO₂ Emissions

Floor Area	Average Energy Performance Certificate (EPC) Rating	Average TER	Average DER	% Improvement against TER

Comment (Officer Use Only):

- f) If the proposal is for non-residential development, please note that Policy 29 requires as a minimum, the achievement of Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'very good' (or any future national equivalent). In the box below, please identify what BREEAM rating your proposal will meet and what steps have been taken to date to achieve this e.g. Has an accredited professional been contracted to complete the assessments? Has an early scoping exercise taken place to influence the design?

Comment (Officer Use Only):

⁶ 2013 edition of the 2010 Building Regulations

Part 3: Please describe what additional steps will be taken to embed sustainability into the design of your proposal.

a) Please describe what measures will be taken to minimise the demand for energy. Please demonstrate how the following matters have been considered as part of your response:

- How will the development be heated?
- Orientation – what % of the main living/working area and units are oriented in a southerly direction?
- Have you performed a thermal comfort / overheating assessment including analysis of solar gain?
- What standard of energy efficiency will be incorporated in relation to insulation, lighting, glazing, heating system etc?
- Will a heat recovery system be installed?
- Will a building user guide be supplied?

Comment (Officer Use Only)

b) Please provide details of any steps you are taking to offset some or all of the remaining carbon emissions linked to your proposal e.g. participation in a carbon offsetting scheme.

Comment (Officer Use Only):

c) What adaptation measures will be installed e.g. Sustainable Urban Drainage Systems (SuDS), green walls/roofs tree planting to provide shading, etc?

Comment (Officer Use Only):

d) How will your proposal incorporate electric vehicle charge points?

Comment (Officer Use Only):

e) Will water efficient components and water recycling systems be installed?
How do these exceed those required by minimum building regulation requirements? Please provide details

Comment (Officer Use Only):

- f) Where applicable, have pre-demolition audits been undertaken to determine the feasibility of reusing existing buildings, structures or hard surfaces and where not feasible to maximise recovery of materials?

Comment (Officer Use Only):

- g) Will a site waste management plan be established? (Please delete as necessary) YES / NO

Comment (Officer Use Only):

- h) What % of recycled materials / secondary aggregates will be utilised in construction?

Comment (Officer Use Only):

- i) Does the proposal incorporate dedicated space for the segregation, storage and easy collection of recyclable waste? Please describe below.

Comment (Officer Use Only):

- j) What products/materials will be sourced locally i.e. within County Durham or the wider North East region?

Comment (Officer Use Only):

- k) What proportion of timber used will be Forest Stewardship Council (FSC) or equivalent certified?

Comment (Officer Use Only):

- l) Which of the following building elements achieve an A-C score in the Green Guide to Specification⁷

- Roof
- External Walls
- Internal Walls
- Upper and Ground Floors
- Windows
- Insulation
- Landscaping
- Floor finishes

⁷ Information on the Green Guide to Specification is available at: [Green Guide](#)

Comment (Officer Use Only):

m) Will you be seeking a recognised sustainability accreditation for your proposal? For example, Home Quality Mark accreditation.⁸ (Please delete as necessary) YES / NO

If you answered YES to question 3m, please identify the accreditation in the box below.

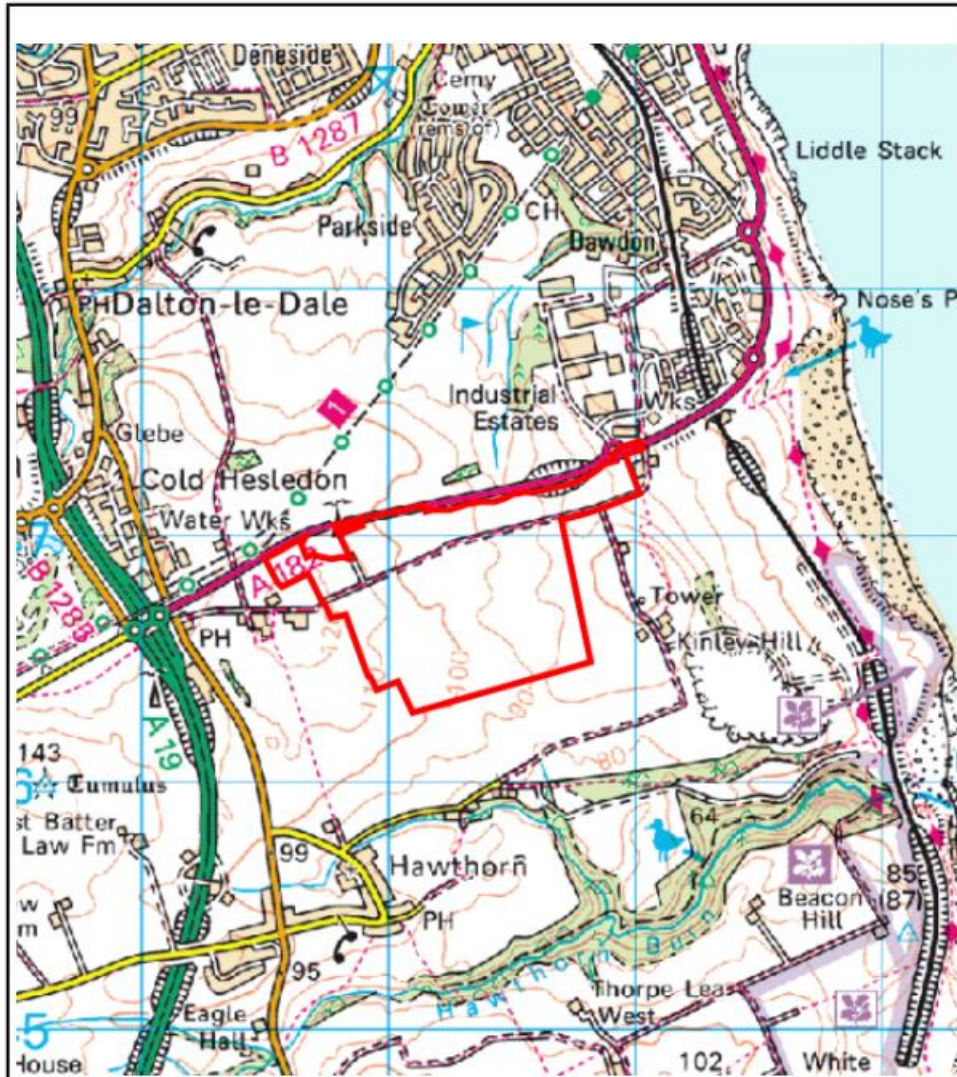
Comment (Officer Use Only):


⁸ Information about the Home Quality Mark accreditation is available here: [Home Quality Mark](#)

n) Please provide details of any other steps you will be taking to ensure the proposal is as sustainable as possible.

Comment (Officer Use Only):

Appendix A – Map showing location of Seaham Garden Village



 <p>Durham County Council Planning Services</p>	<p>Garden village of up to 1500 dwellings, integrated community health and wellbeing village, commercial and leisure uses, business innovation hub, primary school, public open space, community allotments and associated infrastructure, including new pedestrian and vehicular access from A182 DM/18/00829/OUT</p>	
<p>This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceeding. Durham County Council Licence No 100022202 2005</p>	<p>Comments</p>	
	<p>Date October 2018</p>	<p>Scale Not to scale</p>

Appendix B – Map showing location of Jade Business Park

