# Decorative only

# Dorset Council Sustainability statement and checklist for planning applications - Editable checklist

**December 2023**

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## Introduction

Please find below an editable version of Dorset Council’s Sustainability Checklist, to be completed and submitted alongside planning applications in accordance with paragraph 39 of the council’s Local List of Requirements for planning applications, available here: [Submit a planning application - Dorset Council](https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning/submit-a-planning-application).

Full guidance associated with the checklist is available at [Planning for climate change - Dorset Council](https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/planning-for-climate-change).

## Sustainability Checklist

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Checklist question** | **Sustainability objectives for consideration** | **Relevant policies[[1]](#footnote-1)** | **Have you met the sustainability objectives? (Yes/No)** | **If you haven’t met the sustainability objectives, please summarise the reasoning (full explanation should be provided within the Sustainability Statement)** | **Further useful information - Industry guidance, good practice and case studies** |
| Reducing energy consumption and operational carbon emissions |  |  |  |  |  |
| 1.1 Have you designed the fabric of the development to maximise energy efficiency?  | Explain in the Sustainability Statement how the proposal intends to maximise energy efficiency and reduce energy demand, including by settling out relevant calculations.You should:* Outline the measures being proposed to achieve energy efficiency through the fabric of the building.
* Where practicable, demonstrate whether the proposal is working towards ultra-low energy demand, for example through aspiring to meet the best practice objectives below, or by setting out the extent to which a proposal improves upon current building regulations requirements. Applicants may wish to undertake predictive energy modelling in order to illustrate this, such as through:
	+ undertaking a predictive BREL[[2]](#footnote-2) or Energy Performance Certificate report, or
	+ using the Passive House Planning Package, CIBSE TM54, or equivalent tool.

**Best practice objectives for residential buildings**For residential development, to achieve ultra-low energy demand through design, predicted energy modelling should demonstrate a target of <35kwh/m2.yr**Best practice objectives for non-residential buildings[[3]](#footnote-3)**For non-residential development the following energy use targets are recommended:* Office/retail <55kwh/m2.yr
* Light industrial – 110 kWh/m2/yr.
* Community space (e.g. health care) <100 kwh/m2.yr
* Sports and Leisure <80kwh/m2.yr
* School <65kwh/m2.yr

Alternatively, BREEAM standards may be provided for non-residential development. Please indicate the relevant level which applies to the proposed development.**For all buildings**For all building types a space heating demand of less than 15 kWh/m2 /yr should be aimed for.[[4]](#footnote-4) | C&EDLP - Policy ME3NDLP – Policy 3PLP – Policy DWD,W&P – Policy ENV13 |  |  | Net Zero Carbon Toolkit <https://www.levittbernstein.co.uk/site/assets/files/3694/net-zero-carbon-toolkit-v2.pdf> LETI Climate emergency Design Guide (January 2020) - [252d09\_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf (leti.uk)](https://www.leti.uk/_files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf)SW Energy Hub - Net Zero New Buildings - [West of England Net Zero New Build Policy Evidence - South West Net Zero Hub (swnetzerohub.org.uk)](https://www.swnetzerohub.org.uk/document/https-swnzh-uk3-cdn-alpha-com-wp-content-uploads-2023-03-woe-net-zero-new-build-policy-evidence-_final-pdf/) |
| 1.2 Does the proposal incorporate low carbon heating technologies? | Explain in the Sustainability Statement whether the proposal intends to enable the building to be heated from non-fossil fuel sources using net zero (or net zero ready) heating technology, for example through the use of:* Air or ground source heat pumps
* Solar water heating
* Connection to a low carbon community heat network
 | C&EDLP - Policy ME3NDLP – Policy 3PLP – Policy DWD,W&P – Policy ENV13 |  |  | Net Zero Carbon Toolkit <https://www.levittbernstein.co.uk/site/assets/files/3694/net-zero-carbon-toolkit-v2.pdf>  |
| 1.3 Will the onsite renewable energy generation match the total energy consumption of the development? | Explain in the Sustainability Statement whether renewable energy technologies (such as solar panels) are incorporated into the proposal and whether onsite renewable energy generation will match the total energy consumption. Where possible, include an estimate of the total kWh/yr of energy generation by renewables compared with anticipated energy consumption of the building. | C&EDLP - Policy ME3NDLP – Policy 3PLP – Policy DWD,W&PLP – Policy ENV13 |  |  | Useful information for connecting low carbon technologies to the electricity network - <https://www.energynetworks.org/operating-the-networks/connecting-to-the-networks/connecting-electric-vehicles-and-heat-pumps>LETI Climate emergency Design Guide (January 2020) - [252d09\_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf (leti.uk)](https://www.leti.uk/_files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf)SW Energy Hub - Net Zero New Buildings - [West of England Net Zero New Build Policy Evidence - South West Net Zero Hub (swnetzerohub.org.uk)](https://www.swnetzerohub.org.uk/document/https-swnzh-uk3-cdn-alpha-com-wp-content-uploads-2023-03-woe-net-zero-new-build-policy-evidence-_final-pdf/) |
| 1.4 Has the risk of overheating been considered in the design of the development? | Explain in the Sustainability Statement how the development reduces the risk of overheating, for example through layout and orientation, adequate passive ventilation, passive shading, and green infrastructure provision. If the development intends to use active ventilation methods, please explain the compatibility of this with energy performance targets. | C&EDLP - Policy ME3NDLP – Policy 3PLP – Policy DWD,W&PLP – Policy ENV13 |  |  | CIBSE TM59 - [Technical Memorandum 59: Design methodology for the assessment of overheating risk in homes | CIBSE](https://www.cibse.org/knowledge-research/knowledge-portal/technical-memorandum-59-design-methodology-for-the-assessment-of-overheating-risk-in-homes) |
| Maximising the use of sustainable materials and cutting embodied emissions |  |  |  |  |  |
| 2.1 Will the development use sustainable materials and methods in its construction?  | Explain in the Sustainability Statement how the development makes use of sustainable/recycled construction materials. Provide a schedule of materials and construction technologies proposed to be used with details of:* Locally produced and sourced materials
* Confirmation of reuse of onsite materials where relevant (or link to site waste management plan); or explanation of why this is not possible.

Explain in the Sustainability Statement how the BRE Green Guide Specification has informed design decisions, where applicable.  | C&EDLP - Policy ME3NDLP – Policy 3PLP – Policy DWD,W&PLP – Policy ENV13 |  |  | LETI Climate emergency Design Guide (January 2020) - [252d09\_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf (leti.uk)](https://www.leti.uk/_files/ugd/252d09_3b0f2acf2bb24c019f5ed9173fc5d9f4.pdf)BRE Green Guide to Specification: <https://www.bregroup.com/greenguide/podpage.jsp?id=2126> |
| 2.2 Have embodied carbon emissions been considered? | For demolition and rebuild proposals, provide information on the reasons for demolition.Consider use of lifecycle modelling to assess embodied carbon where practicable. | C&EDLP - Policy ME3NDLP – Policy 3PLP – Policy DWD,W&P – Policy ENV13 |  |  | Industry Proposed Document Z UK[Whole Life Carbon Assessment for the Built Environment (rics.org)](https://www.rics.org/profession-standards/rics-standards-and-guidance/sector-standards/building-surveying-standards/whole-life-carbon-assessment-for-the-built-environment)[Embodied and whole life carbon assessment for architects sustainable design (architecture.com)](https://www.architecture.com/knowledge-and-resources/resources-landing-page/whole-life-carbon-assessment-for-architects)<https://carbonleadershipforum.org/tools-for-measuring-embodied-carbon/> |
| Minimising waste and increasing recycling |  |  |  |  |  |
| 3.1 Will the construction company that you use be registered with the Considerate Construction Scheme? | If the construction company is known, confirm in the Sustainability Statement whether they are registered with the Considerate Construction Scheme | BCPD Waste Plan Policy 22 |  |  | Considerate Constructors Scheme: <https://www.ccscheme.org.uk/>  |
| 3.2 Will you be preparing and adhering to a Site Waste Management Plan (SWMP) as a way of reducing and managing construction waste? | Confirm in the Sustainability Statement that a SWMP will be prepared and adhered to.The SWMP should include information on:* Sustainable procurement measures used to minimise the generation of waste during the construction process
* The types and quantities of waste that will be generated during the demolition and construction phases and the measures to ensure that the waste is managed in accordance with the waste hierarchy
 | BCPD Waste Plan Policy 22NPPW (Paragraph 8) |  |  | Wrap: <http://www.wrap.org.uk> |
| 3.3 Have you provided sufficient space and safe and convenient access for waste recycling? | Provide details of space within the development for recycling/waste sorting and storage and details of safe and convenient access for waste recycling in the Sustainability Statement. Cross reference application form and layout plans.  | BCPD Waste Plan Policy 22NPPW (Paragraph 8) |  |  | Dorset Council Guidance notes for residential developments (May 2020) [cf0f517c-9a18-038d-54a5-4a7b8180d7f3 (dorsetcouncil.gov.uk)](https://www.dorsetcouncil.gov.uk/documents/35024/283169/Guidance%2BNotes%2Bfor%2BResidential%2BDevelopments%2BA_Matthew%2BBoulter.pdf/cf0f517c-9a18-038d-54a5-4a7b8180d7f3) |
| Conserving water resources |  |  |  |  |  |
| 4.1 Can you demonstrate that water consumption will be minimised? | Explain in the Sustainability Statement how water consumption will be minimised, with reference to proposed fittings where appropriate. Include indicative specifications for how dwellings will reduce internal water usage; orInclude relevant water efficiency calculations, with an explanation of the technologies used to achieve this, reflecting Government guidance of reducing from 125 litres to 110 litres per person per day for dwellings. | C&EDLP - Policy ME3NDLP – Policy 3NPPF – Para 154 |  |  | The Unified Water Label (water calculator): [Home - Unified Water Label (uwla.eu)](https://uwla.eu/)Sanitation, hot water safety and water efficiency: Approved Document G: [ADG\_ONLINEx.pdf (publishing.service.gov.uk)](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/504207/BR_PDF_AD_G_2015_with_2016_amendments.pdf)BREEAM Non-domestic Buildings Technical Manual: <https://www.breeam.com/NC2018>  |
| 4.2 Do you include measures to conserve water through rainwater harvesting and/or water recycling? | Describe water conservation measures in the Sustainability Statement. | C&EDLP - Policy ME3NDLP – Policy 3WDWP – Policy ENV13NPPF – Para 154 |  |  | RHS Guidance on water collecting, storage and re-using - <https://www.rhs.org.uk/garden-jobs/water-collecting-storing-and-using>  |
| Incorporating green and blue infrastructure  |  |  |  |  |  |
| 5.1 Do you incorporate green/blue infrastructure as part of the proposal? | Describe what level and types of green infrastructure are provided and how this is incorporated into the proposal. Include details of on-site and off-site provision and any information about how this contributes towards addressing climate change (both adaptation and mitigation).Confirm how any existing green infrastructure is being retained in the development.  | C&EDLP Policy HE4NDLP - Policy 15PLP - Policy GIWD,W&PLP Policy ENV3NPPF – Para 154 |  |  | Investing in Green places – South East Dorset Green Infrastructure Strategy (2011)<https://www.dorsetcouncil.gov.uk/w/south-east-dorset-green-infrastructure-strategy> Natural England’s Green Infrastructure Framework -<https://designatedsites.naturalengland.org.uk/GreenInfrastructure/Home.aspx>  |
| Sustainable drainage |  |  |  |  |  |
| 6.1 For major developments: do you include sustainable drainage measures as part of the proposal? | Within the Sustainability Statement, state the approach to SuDS incorporated within the site in accordance with the hierarchy of drainage options, with reference to the drainage strategy as appropriate. | C&EDLP - Policy ME3; Policy ME6NDLP– Policy 13PLP – Policy FR: Flood RiskWD,W&PLP – Policy ENV5, ENV13 |  |  | Dorset Council – Surface Water Planning web page - <https://www.dorsetcouncil.gov.uk/w/surface-water-planning?p_l_back_url=%2Fsearch%3Fq%3Dsustainable%2Bdrainage>  |
| Adaptation to climate change |  |  |  |  |  |
| 7.1 Have you incorporated any specific climate change adaptation measures into the proposal? | Describe any specific measures incorporated to address this issue and/or cross refer to other relevant application documents.This could include: green roofs, increased trees and vegetation, cool/white roofs, triple glazing and raised floor levels and measures against heat such as shutters, awnings, shading, cross-ventilation and night-time ventilation. | C&EDLP - Policy ME3, ME6, HE2, HE4NDLP – Policy 3, Policy 13, Policy 15, Policy 24PLP – Policy FR, Policy D, Policy GIWD,W&PLP – Policies ENV3, ENV5, ENV7, ENV13NPPF – Para 154 |  |  | National Design Guide - <https://www.gov.uk/government/publications/national-design-guide>  |
| Sustainable travel |  |  |  |  |  |
| 8.1 Are there public transport and/or active travel options to and from the site proposed? | State any public transport links that would serve the development.Show any existing cycle paths or footpaths that provide links to the developments or any that are proposed as part of the development. State measures included to support active travel, such as bicycle storage and parking.Cross refer to other relevant application documents, such as travel plans, as appropriate. | C&EDLP - Policy KS11NDLP - Policy 13 (Requirement for walking and cycling)PLP – Policy IATWD,W&PLP – Policy COM7NPPF – Para 110 |  |  | [Cycle Infrastructure Design (publishing.service.gov.uk)](https://assets.publishing.service.gov.uk/media/5ffa1f96d3bf7f65d9e35825/cycle-infrastructure-design-ltn-1-20.pdf) |

1. C&EDLP = Christchurch & East Dorset Local Plan Part 1 (2014); NDLP = North Dorset Local Plan Part 1 (2016); PLP = Purbeck Local Plan Part 1 (2012); WD,W&PLP = West Dorset, Weymouth & Portland Local Plan (2015); BCPD Waste Plan = Bournemouth, Christchurch, Poole & Dorset Waste Plan (2019). Please refer to full policy wording and supporting text. [↑](#footnote-ref-1)
2. Building Regulations England Part L report [↑](#footnote-ref-2)
3. It should be noted that different uses may have different requirements and therefore the figures should be used as a guide. [↑](#footnote-ref-3)
4. These best practice objectives reflect those recommended in the LETI Climate Emergency design guide - <https://www.leti.uk/cedg> [↑](#footnote-ref-4)