

A) SITING AND LAND USE



How will the development satisfy the following criteria?

1. Use previously developed land as opposed to a green field site. (A,B,D,E)	✓
2. Avoid the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment (A,B,D,E,)	✓
3. Make use of any derelict, under-used, or vacant land or buildings. (A,B,D,E)	✓
4. Encourage a maximum lifespan for the development with the use of durable construction unless there are extenuating circumstances requiring more flexibility. (A,B,D)	✓
5. Avoid areas of high quality agricultural land and floodplains. (A,B,D,E)	✓
5a Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan. (A,B,D,E)	✓

B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

How will the development satisfy the following criteria?



Minimisation of Pollution

1. Minimize noise, e.g. building design, use of quieter technology, operating hours and traffic reduction. (A,B,D,E,F)	✓
2. Minimize light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting. (A,B,D,E,F)	✓
3. Minimize odours from buildings and plant (A,B,D,E)	✓



Management of Water Resources

4. Use local sources for the water supply and disposal of waste if possible. (A,B,E)	✓
5. Prevent pollution of ground and surface water and enhance water quality where possible e.g. renew sewers, waterway maintenance, reed beds for waste water treatment. (A,B,D,E)	✓
6. Protect the hydrology of the site and the surrounding areas e.g. use permeable surfaces for car parks, provide swells, and open water areas, minimize road length, avoid water run-off into water courses. (A,B,D,E)	✓
7. Minimize water consumption through the use of water efficient fixtures and fittings, reed bed systems, ponds, rainwater storage and recovery and grey water re-use. (A,B,C,D,E)	✓

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Energy Efficiency

8. Maximize passive solar gain by considering the citing and microclimate of the individual buildings e.g. making best use of the sun, avoiding overshadowing, size & orientation of windows, use of earth sheltering. (A,B,C)	✓
9. Minimize heat loss and maximize energy efficiency through building design e.g. using sources of renewable energy, solar panels, insulation, using lobbies and conservatories as buffer zones, draught proofing, localized temperature controls, weather-breaking planting. (A,B)	✓
10. Reduce green house gas emissions through building design, e.g. use of condensing boilers. (A,B,C,D)	✓
11. Generate power efficiently from a local source e.g. combined heat and power plant, heat/methane recovery from waste and other forms of renewable energy. (A)	
12. Encourage energy efficient modes of transport e.g. cycling walking and buses. (A,B,D)	✓



Waste Management

12a. Follow the Waste Strategy Hierarchy of Minimization, Re-use, recovery, and disposal as a last resort. (A,B,D,E)	✓
13. Maximize facilities on site to help with recycling, including home composting. (A,B)	✓
14. Include facilities for separation and storage of different types of waste for collection. (A,B,D)	✓
15. Include public facilities for recycling of waste and consider the need for access by various disposal contractors. (A,B)	N/A



Habitats and Species

16. Ensure that there will be no overall net loss of biodiversity i.e. the quantity and variety of species. (A,B,D,E)	✓
16a. Contribute to the priorities and targets set out in the Local BAP (Biodiversity Action Plan). (A,B,D,E)	✓
17. Protect designated sites and other sites/features of nature conservation importance, including SSSIs, and County Wildlife Sites. (A,B,D,E)	✓
18. Conserve protected species where found. (A,B,D,E)	✓
19. Make positive provision to nature conservation e.g. nature reserves, naturally shaped watercourses, native planting to encourage wildlife, or other wildlife- friendly landscape features. (A,B,D,E)	N/A
20. Provide for the ongoing management of habitats where applicable (A,D,E)	N/A
21. Ensure that waste products do not harm wildlife. (A,B,D)	N/A
22. Encourage use of timber from sustainable managed sources. (A,B,D,E,F)	✓

Habitats and Species



9. Ensure the protection of trees, hedgerows and other plants during construction. (A,B,D,E)	✓
10. Preserve wildlife habitats on site during construction either in situ or by translocation. (A,B,D,E)	✓

Health and Safety



11. Use clean hazard-free technologies for plant and building operation and maintenance. (A,B,D,E)	✓
12. Store potentially hazardous materials safely. (A,B,D,E)	✓
13. Avoid unsafe building materials e.g. asbestos, lead paints, organ chlorides. (A,B,D)	✓
14. Encourage liaison with the local community as part of a 'Considerate Contractor' approach to the construction phase. (A,B,D,E)	✓