

WESTA REGIONAL
PLANNING
COUNCIL
31 MAY 2012
No: 2012/1154

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)	<input checked="" type="checkbox"/>
2. Avoid the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment. (A,B,D,E,)	<input checked="" type="checkbox"/>
3. Make use of any derelict, under-used, or vacant land or buildings. (A,B,D,E)	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>
5. Avoid areas of high quality agricultural land and floodplains. (A,B,D,E)	<input checked="" type="checkbox"/>
5a Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan. (A,B,D,E)	<input checked="" type="checkbox"/>

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)	<input type="checkbox"/>
2. Minimize light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting. (A,B,D,E,F)	<input type="checkbox"/>
3. Minimize odours from buildings and plant. (A,B,D,E)	<input type="checkbox"/>

Management of Water Resources



4. Use local sources for the water supply and disposal of waste if possible. (A,B,E)	<input type="checkbox"/>
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)	<input type="checkbox"/>
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)	<input type="checkbox"/>
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)	<input type="checkbox"/>



Community Provision and Equity

23. Involve the local community in the development of proposals. (A,B)	
23a Contribute to the provision of education facilities where appropriate. (A)	
24. Provide affordable housing, or commuted payment for affordable/ social housing where appropriate. (A)	
25. Provide appropriate health and childcare facilities where appropriate to satisfy local demand. (A)	
26. Improve leisure and recreational facilities e.g. recreation grounds, playing fields, children's play areas. (A)	
27. Make positive provision for open spaces e.g. provide parks, village greens, and commuted sums for future maintenance. (A)	
28. Improve and maintain access to existing open space. (A,B)	
29. Improve community, cultural and social facilities e.g. community centre's, public art. (A)	



Accessibility

30. Improve or enable convenient access to employment centre's, shops, recreation and community facilities and schools. (A,B)	
31. Maximize access for the pedestrian/cyclist to & within the development & give priority to footpaths and cycle ways over private transport modes. (A,B,D)	
32. Improve access to buildings for everyone (wheelchair users, people with young children and disabled people). (A,B,D)	
33. Give public transport priority over private transport modes. (A,B)	
34. Improve facilities and conditions for cycling especially safety aspects e.g. secure covered cycle storage, cycle paths, signals and lanes. (A,B,D,E)	
35. Meet the requirements for the preparation and implementation of a Green Transport Plan. (A)	
36. Minimize car parking e.g. appropriate levels/standards of parking, car free neighborhoods, park and ride. (A,B,D,E)	



Contribution to the Economy

37. Increase job opportunities for local people e.g. training courses, inward investment, and small business units. (A,B,D)	✓
38. Demonstrate how the proposal will add to the generation of income in the local area. (A,B,D)	✓
39. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction. (A,B,D)	✓
40. Add to diversity of the local economy. (A,B,D)	✓

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)	