

London Borough of Wandsworth: Sustainability Checklist

Wandsworth Council is committed to sustainable design and construction principles as well as mitigation of the impacts of Climate Change by reducing carbon dioxide emissions associated with new developments within the Borough.

The following checklist has been developed which describes the key principles of sustainable design and construction. Applicants should submit a **Sustainability Statement** which describes how these key principles of sustainable design and construction have been applied to their development.

The Council expects all architects and contractors to follow the guidance set out in this document when undertaking new development in Wandsworth.

The Energy Assessment part of this document is aimed specifically at Major Developments (of 10 or more (gross) residential units or non-residential development over 1000m²), however in view of the efforts to reduce associated carbon dioxide of all new developments, **the Council strongly encourages the application of this checklist to all development proposals** submitted to Wandsworth Council in order to demonstrate compliance with relevant Local Plan policies.

The Environmental Rating part of this document is aimed specifically at non-residential developments.

It is the aim of the borough to work with developers to achieve high standards of sustainable design and construction. The Sustainability Checklist has been compiled to help developers consider the potential environmental effects of their proposal and thus encourage mitigation of adverse environmental effects. It is important that principles of sustainable design and construction are considered from the outset of a development project, in order that they help shape the proposal.

In BREEAM Pre-assessments, daylighting assessments, noise assessments and other reports, many of the points below will have already been covered. Where this is the case please identify where the information has been provided.

The questions cover the following areas:

1. **Environmental Rating** - Achieve the BREEAM ratings set out in the Local Plan
2. **Energy Assessment** - Design the scheme for minimum energy use and CO₂ emissions
3. **Water consumption** - Use water conservation devices and recycling techniques
4. **Materials** - Specify environmentally-friendly construction materials
5. **Flood risk management** - Prevent water pollution and overburdening of drainage systems
6. **Recycling** - Provide internal/ external recycling facilities
7. **Health** – Provide accessible and adaptable dwellings and good practice standards in relation to, air quality, daylight, sound insulation and access to green spaces.
8. **Management**- Reduce adverse impact of construction process on quality of site and its surroundings
9. **Security** - Adopt best practice in the secure design of the development
10. **Ecology** – Maintain or improve site biodiversity
11. **Quality** – Building for Life
12. **Public Transport & Cycling and Walking** - Facilitate the use of public transport and ensure development design encourages cycling and walking
13. **Light pollution** - Mitigate light pollution
14. **Site contamination** - Investigate potential contamination of site.

The Checklist provides web links to sources of further information on the items specified. This Checklist should be completed and submitted in the form of a **Sustainability Statement** as part of the planning application.

Many of the measures in the Checklist may be required by conditions or S106 agreements.

	Policy	Checklist Item	Demonstrating Compliance
1	IS2 DMS3	<p>Environmental Rating - Achieve the BREEAM ratings set out in the Local Plan</p> <p>For further information refer to:</p> <p>www.breeam.com</p>	<p>Major non-residential developments should meet as a minimum the BREEAM targets set out in DMPD DMS3:</p> <p>2013-2019: BREEAM Excellent 2019 onwards: BREEAM Outstanding</p> <p>Minor non-residential developments are encouraged to meet these standards.</p> <p>For major non – residential developments it is recommended that a BREEAM assessor should be appointed to the project at the earliest stages. The developer should prepare a Preliminary Assessment, which illustrates how the appropriate BREEAM rating will be achieved. By completing a pre-assessment prior to seeking Planning Permission, the developer will save both time and money by integrating sustainability and energy efficiency measures into the design at the earliest stages of the project, therefore minimising the risk of later changes to the design when they may be more restrictive. It will also aid the developer in obtaining planning permission.</p> <p>Design stage (Interim) certificates and summary score sheets may be required depending on the scale of the development.</p> <p>On completion of the construction works, the developer will be required to commission a Post Construction Review and provide a copy of the final BREEAM certificate achieved to Wandsworth Planning Authority. This will confirm that the criteria specified at the design stage have been implemented during construction and that the BREEAM rating is still valid.</p>
2	IS2 DMS3 LP 5.2 LP 5.6 LP 5.7 LP 5.9	<p>Energy Assessment - Design the scheme for minimum energy use and CO₂ emissions</p> <p>For further information refer to:</p> <p>Greater London Authority guidance on preparing energy assessments (March 2016)</p> <p>https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0</p>	<p>All developments should be compliant with the London Plan (2016) and its targets for minimising carbon dioxide emissions. Specifically, Policy 5.2 requires that from the 1 October 2016 all major residential developments achieve zero carbon and all major non-residential developments achieve a 40% reduction in CO₂ below the maximum allowable CO₂ emissions (Target Emissions Rate (TER)) set out in the Building Regulations Part L 2010. This is broadly equivalent to a 35% reduction in CO₂ over Part L 2013. In addition the DMPD Policy DMS 3 requires minor residential developments to achieve a 19% improvement over Part L 2013.</p> <p>In order to substantiate this, energy assessments should be submitted including descriptions and data related to the following:</p>

		<p>London Borough of Wandsworth Example Energy Strategy Tables http://www.wandsworth.gov.uk/downloads/file/5766/example_energy_and_co2_tables</p> <p>London heat network manual https://www.london.gov.uk/sites/default/files/london_heat_map_manual_2014.pdf</p>	<ul style="list-style-type: none"> • calculation of the energy demand and carbon dioxide emissions covered by the Building Regulations (regulated emissions) at each stage of the energy hierarchy; • proposals to reduce carbon dioxide emissions through the energy efficient design of the site, buildings and services; • proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible utilising the mayors heat hierarchy, such as district heating and cooling and combined heat and power (CHP); and, • proposals to further reduce carbon dioxide emissions through the use of on-site renewable energy technologies. <p>Zero carbon homes will require calculation of residual carbon and mitigation of those emissions either via an of site reduction project or through payment into LB Wandsworth’s carbon offset fund.</p> <p>All developments should be compliant with policy 5.9 of the London Plan: Overheating and Cooling. Specifically all major developments are required to reduce potential overheating and reliance on air conditioning systems by following the cooling hierarchy.</p>
3	<p>IS2 DMS3 LP 5.15 AD-G2</p>	<p>Water consumption - Use water conservation devices and recycling techniques</p> <p>For further information refer to:</p> <p>Advice on national policy changes to housing standards and transitional arrangements</p> <p>http://www.wandsworth.gov.uk/download/downloads/id/10903/housing_standards_review_-_transitional_arrangements_guidance_note.pdf</p> <p>Sanitation, hot water safety and water efficiency: Approved Document G – G2 Water Efficiency & Appendix A</p> <p>http://webarchive.nationalarchives.gov.uk/201</p>	<p>All developments should give details of how the proposed development addresses the following:</p> <ul style="list-style-type: none"> • Will water saving devices be installed wherever possible in the development? e.g. low flush toilets, smaller baths, taps and showers with flow regulators • Has the recycling of rainwater in gardens and soft landscaping, to reduce the amount of mains potable water used for external water use, been integrated into the design? (e.g. water butts, rainwater collection systems) • Has the use of rainwater harvesting and grey-water recycling been explored for use instead of potable water in WCs and/or washing machines? <p>All residential developments are required to achieve a water use no greater than 110L/person/day (105L/person/day internal). This should be calculated by either the fittings approach or the water efficiency calculation approach outlined in Approved Document G.</p>

		51113141044/http://www.planningportal.gov.uk/uploads/br/water_efficiency_calculator.pdf	
4	IS2 DMS3	<p>Materials - Specify environmentally-friendly construction materials</p> <p>For further information refer to:</p> <p>https://www.bre.co.uk/greenguide</p> <p>www.bre.co.uk</p>	<p>All developments should address the following:</p> <ul style="list-style-type: none"> • How many of the building envelope elements have a Green Guide rating of between A+ and D • Can the existing buildings or their building materials be re-used? • Have the majority of timber products been obtained from sustainable sources, (such as the CSA, FSC, etc.)? • Have the majority of building materials been obtained from sustainable sources, such as suppliers and manufacturers with an Environmental Management System (EMS)? • Have materials used in the development been sourced as locally as possible to reduce emissions related to transport?
5	DMS5 DMS6 DMS7 PL2 IS4 LP 5.12 LP 5.13	<p>Flood Risk Management - Prevent water pollution and overburdening of drainage systems</p> <p>For further information refer to:</p> <p>http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/</p> <p>https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities</p> <p>https://www.gov.uk/government/organisations/environment-agency</p> <p>http://www.susdrain.org/</p>	<p>All developments should answer the following:</p> <ul style="list-style-type: none"> • Have you considered the need for a Flood Risk Assessment in accordance with DMPD Policy DMS5 and the National Planning Practice Guidance (NPPG)? • Have you considered the need for SuDS in accordance with DMS6 and how the ongoing maintenance of SuDS will be ensured? • Have you considered the provision of water and sewage utilities infrastructure to service proposed development?
6	DMS1h RR	<p>Recycling - Provide internal/ external recycling facilities</p>	<p>All development of buildings should provide internal and external recycling facilities in line with the Wandsworth Local Plan Supplementary Planning Document Refuse and recyclables in developments Adopted February 2014 and provide detail on how the development addresses the following:</p> <ul style="list-style-type: none"> • Have these been shown on the plans? • Are the internal recycling facilities irremovable (i.e. fixed inside a cupboard)? • Are bin stores compliant with Part H6 of Building Regulations?

7	<p>IS5h PL4 DMH7 LP 3.6 LP 7.2 LP 7.14 LP 7.15</p>	<p>Health - Provide accessible and adaptable dwellings and wheelchair user dwellings and good practice standards in relation to, air quality, daylight, sound insulation and access to green spaces.</p> <p>For further information refer to:</p> <p>https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</p>	<p>Residential developments should ensure.</p> <p>90% of new dwellings provided should meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.</p> <p>10% of new homes provided should meet Building Regulation requirement M4(3) 'wheelchair user dwellings'.</p> <p>Developments should consider how to minimise exposure to existing poor air quality and make provision to address local problems of air quality.</p> <p>If proposed, biomass boilers, CHP boilers and large-scale gas boilers or direct gas fired systems (such as gas absorption heat pumps), should be included in the air quality assessment undertaken for the development so that their potential use can be assessed.</p> <p>All developments should demonstrate compliance with the BRE standards on daylight and sunlight for the proposed residential units.</p> <p>All developments should consider how sound insulation will be used to provide a suitable internal noise level.</p> <p>All developments should provide appropriate green infrastructure and meet at least the minimum standards for amenity space and play space.</p>
8	<p>IS4 PL4 LP 5.18 DMS3</p>	<p>Management - Reduce adverse impact of construction process on quality of site and its surroundings</p> <p>For further information refer to:</p> <p>http://www.smartwaste.co.uk/</p> <p>https://www.ccscheme.org.uk/</p> <p>https://www.london.gov.uk/what-we-</p>	<p>1. Air Quality: During the construction phase, the GLA's Guidance: The control of dust and emissions from construction and demolition should be followed. The site shall be risk assessed according to the guidance and mitigation measures appropriate to the assessment shall be undertaken. For high risk sites real-time dust monitors shall be put in place. Monitoring to be agreed with the local authority.</p> <p>2. Waste Management: During construction and demolition phases, waste is to be reduced and sorted on site, and subsequently reused where possible. A waste management plan should be included with the planning application, which demonstrates how the waste hierarchy will be applied during the construction process.</p>

		<p>do/planning/implementing-london-plan/supplementary-planning-guidance/control-dust-and</p> <p>http://www.wandsworth.gov.uk/downloads/file/183/construction_sites_and_demolition_noise/412</p>	<p>3. Equipment: Construction equipment and vehicles used to transport materials and people must be efficient and well-maintained, to minimise emissions.</p> <p>4. Biodiversity: Existing trees and waterside zones should be protected during construction. Trained staff or a qualified ecologist should supervise construction activities that require temporary access over, or removal and replacement of, habitat.</p> <p>5. Considerate Constructors: Major developments should sign up to the Considerate Constructors Scheme, which encourages construction sites to be managed in an environmentally and socially considerate and accountable manner.</p> <p>6. Noise: Noise pollution can have an adverse impact both on residential amenity within the development site itself and neighbouring sites. Describe how noise from the site is to be controlled and mitigated with reference to the Council’s Code of Practice – Control of Pollution & Noise from Demolition & Construction Sites, BS 5288: 2009 Part 1, BS 8233:2014, Part E of the Building Regulations and the Control of Pollution Act 1974.</p>
9	DMS1j LP 7.13	<p>Security - Adopt best practice in the secure design of the development For further information refer to:</p> <p>For further information refer to:</p> <p>http://www.securedbydesign.com</p>	<p>All developments should be designed to provide a safe and inclusive environment which maximises personal safety and minimises opportunities for crime and antisocial behaviour including terrorist activities.</p> <p>Developments should meet Part Q of Building Regulations.</p> <p>Developments should incorporate the principles of ‘secured by design’ and/or act on recommendations of the Police Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA).</p>
10	DMO4 DMO5 DMSc.v PL4 LP 5.10 LP 5.11	<p>Ecology - Improve site ecology</p> <p>For further information refer to:</p> <p>https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</p> <p>http://www.gigl.org.uk/</p>	<p>All developments should ensure no net loss of biodiversity on site but aim to achieve a net gain of biodiversity through:</p> <ul style="list-style-type: none"> • Creating, restoring or balancing wildlife habitat on site • Incorporating vegetation into built structures, such as green roofs, green walls, balconies or terraces (please provide area or such spaces in m²) • Incorporating appropriate nesting boxes and roosting structures. • Incorporating river naturalisation measures and river habitat restoration where possible. <p>Where considered appropriate, secure ecological data through a scoping study, ecological survey and</p>

		http://www.ciria.org/ http://livingroofs.org/	<p>impact assessment</p> <p>Where net loss of biodiversity cannot be avoided, how will the loss be mitigated?</p> <p>Where development will result in damage, loss, or works to protected trees or trees of amenity value, will this be in the proper interest of good arboricultural practice? Is adequate replacement planting proposed?</p> <p>Suitable management plans should be proposed for communal and public areas.</p>
11	DMS1 IS3 LP 3.5DMH 4a.xii	<p>Quality - Sustainable Urban Design</p> <p>For further information refer to:</p> <p>https://www.gov.uk/guidance/design</p> <p>Integrate principles of Building for Life</p> <p>For further information refer to:</p> <p>http://www.designcouncil.org.uk/sites/default/files/asset/document/Building%20for%20Life%2012_0.pdf</p>	<p>The design of all developments through its use, form and layout should accord with good urban design principles as set out in National Planning Practice Guidance (NPPG). Residential developments comprising 10 (gross) units or more should demonstrate that they have been assessed against the Buildings for Life 12 (BfL12) standard questions.</p>
12	PL 3 IS 1 DMT1 DMT2 DMT3 LP 6.7 LP 6.9 LP 6.10 LP 6.13	<p>Public Transport, Cycling & Walking - Facilitate the use of public transport and ensure development design encourages cycling and walking</p> <p>For further information refer to:</p> <p>http://www.sustrans.org.uk/</p> <p>https://tfl.gov.uk/</p>	<p>Does the development provide short direct safe links to public transport and / or enhancement of the public transport network?</p> <p>Where applicable, illustrate on the plans how the development has included a network of safe pedestrian and cycle routes or access to them.</p> <p>Secure cycle storage should be provided for residential and office developments. Workspaces with showers should also be considered to allow cycling to work.</p> <p>Electric vehicle charging points should be provided in accordance with the London Plan.</p> <p>Car club parking should be provided in appropriate residential developments. See appendix 1 Table 3 of</p>

			Wandsworth Local Plan Development Management Policies Document Adopted March 2016.
13	DMS11 DMO4	<p>Light Pollution – Mitigate light pollution</p> <p>For further information refer to:</p> <p>https://www.gov.uk/government/publications/artificial-light-in-the-environment-policy-update</p>	<p>Light pollution can have an adverse impact upon both local biodiversity and residential amenity. In particular locations impacts on railways and the heliport may also need to be considered.</p> <p>All developments should: Describe how light pollution has been avoided through using an appropriate strength of light and adjusting light fittings to direct the light to where it is required.</p> <p>Are external light fittings energy efficient with PIRs and daylight sensors?</p>
14	IS4d DMH4 LP 5.21	<p>Site Contamination – Investigate potential contamination of site</p> <p>For further information refer to:</p> <p>http://planningguidance.communities.gov.uk/blog/guidance/land-affected-by-contamination/land-affected-by-contamination-guidance/</p> <p>https://www.gov.uk/government/organisations/departments/departments-for-environment-food-rural-affairs</p> <p>https://www.gov.uk/government/organisations/environment-agency</p> <p>http://www.ciria.org/</p>	<p>Developers should contact the Council’s Environmental Services for advice on whether the proposed site may be located on land affected by contamination.</p> <p>If the development is proposed on such a site, pre-application discussions should be undertaken with the local planning authority and Council’s Environmental Services regarding its investigation, assessment and mitigation.</p> <p>Pre-application discussions with the Environment Agency may also be necessary if controlled water may be affected</p>

Policy Key:

DM – Wandsworth Local Plan Development Management Policies Document Adopted March 2016

IS – Wandsworth Local Plan Core Strategy Adopted March 2016 Policies for Issues

PL – Wandsworth Local Plan Core Strategy Adopted March 2016 Policies for Places

LP - THE LONDON PLAN THE SPATIAL DEVELOPMENT STRATEGY FOR LONDON CONSOLIDATED WITH ALTERATIONS SINCE 2011 March 2016

AD – Approved Document

RR – Wandsworth Local Plan Supplementary Planning Document. Refuse and recyclables in developments Adopted February 2014