

Supplementary Planning Guidance (SPG)
Sustainability

SPG 9 Sustainability Statement – Including Checklist

1. INTRODUCTION

1.1 In assessing the sustainability elements of development schemes, the Council will have particular regard to the following: Haringey UDP First Deposit Consultation Policies UD 1 - 2, UD 5 - 6 and UD 8, SPG 1a - 8i and this supplementary guidance.

1.2 Supplementary guidance is provided below on the following:

- Explanatory notes for the Sustainability Checklist
 - What is sustainable development?
 - What is a sustainability statement?
 - What is the purpose of the sustainability checklist?
 - How to fill in the checklist
 - Will the application be refused if all the sustainability items are not addressed?
- Guidance on each sustainability checklist item

2. EXPLANATORY NOTES FOR THE SUSTAINABILITY CHECKLIST

2.1 Under Policy UD1, the Council requires a sustainability statement to accompany all planning applications and listed building consent applications. This means that the processing of any application not submitted with this information is likely to be delayed.

What is Sustainable Development?

2.2 Sustainable development means meeting four objectives at the same time, in the UK and the world as a whole:

- social progress which recognises the needs of everyone;
 - effective protection of the environment;
 - prudent use of natural resources; and
 - maintenance of high and stable levels of economic growth and employment.
- (A better quality of life: a strategy for sustainable development for the UK, DETR May 1999)

What is a Sustainability Statement?

- 2.3 A sustainability statement is a document outlining the elements of the scheme that address sustainable development issues. The sustainability statement will normally be expected to be submitted in the form of the Council's Sustainability Checklist. However, a separate written sustainability statement can be submitted as an alternative to the checklist, provided it covers all the relevant items. (If possible, the format of the sustainability statement should follow the format of the checklist as this is likely to assist a swifter handling of the accompanying application by the development control case officer).
- 2.4 The level of detailed information to be submitted is expected to reflect the scale and nature of the development. For example, a minor application (such as a single-storey rear extension to a house) may just have a few sentences on some of the items in the checklist; whereas a larger application (say, for the erection of one or two new houses) would be expected to provide more information. An application for a large scheme (e.g. a large new supermarket) would be expected to cover most relevant items in some degree).

What is the Purpose of the Sustainability Checklist?

- 2.5 The sustainability checklist is enabling the Council to monitor the sustainable impacts of a scheme i.e. the positive environmental, social and economic implications.
- 2.6 The checklist is an attempt to:
- Inform the applicant or their agent at the earliest opportunity of the sorts of sustainability issues that the Council would wish to see be taken into account. Thus, it is supplied with the planning and/or listed building application forms, so that the applicant can be advised of these matters prior to putting pen to paper or hand to mouse. (If a scheme is to be as sustainable as possible it is necessary to consider many of these issues at the initial design stage and not once the scheme is already drawn up).
 - Provide a transparent means for considering the components of the scheme that contribute to sustainable development. The checklist is subject to the same Open Government rules as any other document and will remain with all the documents relating to the application. It enables the planning case officer (and any other interested party, such as a councillor) to see how each sustainability issue has been addressed.
- 2.7 An additional benefit of the checklist is that it enables the planning department to monitor the extent to which developments in Haringey comply with the Council's UDP policies that are geared towards ensuring that development in the borough is sustainable.

How to Fill in the Checklist

- 2.8 Part A is to be completed for all planning permission or listed building consent applications. Part B is for major applications only (i.e. for one which is for 10 or more dwellings or where the proposed commercial floorspace exceeds 1000 sq. m. or if the site is 1 hectare or larger).
- 2.9 Each sustainability item has a question, and includes the relevant Haringey UDP First Consultation Draft policy and any planning policy guidance notes (PPGs). In some instances Government Circulars or Directives are also cited. The applicant is asked if they have addressed each issue and how, and if not, or not relevant, why not.
- 2.10 Answers can be brief, e.g. under item No. 4, Solar design & renewable energy, if the scheme is for a kitchen extension and solar panels are intended to provide hot water, and these are shown on the submitted drawings, the applicant would tick the box (i.e. which records that this issue is addressed). Then, under How? a phrase such as, "Two solar panels in new kitchen extension roof" might be written. Alternatively, if the application is for a new boundary wall, the box would not be ticked and the reason: "Not applicable (boundary wall)" might be entered for this item.
- 2.11 If not all items are addressed in the sustainability statement the applicant should state on the checklist which are excluded and why.
- 2.12 It is expected that what is said on the checklist form will correlate with what is shown and/or annotated on the drawings. If an item addressed relates to internal matters, as part of a scheme that requires planning permission - such as the use of non-toxic paints or the incorporation of a condensing boiler, the drawings should be annotated or a included in a schedule accordingly.

Will the Application be refused if all the sustainability items are not addressed?

- 2.13 Each case will be judged on its overall merits in terms of compliance with the Unitary Development Plan and any other material considerations. Therefore failing to take into account individual checklist items will not necessarily mean that the applicant application will be refused. For example, the applicant will not get a planning refusal simply because the applicant did not specify that non-toxic paints would be used or because the applicant does not intend to use solar panels.
- 2.14 However, by addressing the various items in the checklist in as positive manner as possible the applicant is giving the Council a clear indication of their commitment to making Haringey a better place now and for future generations.

2.15 Also, by completing the checklist, the applicant will assist the development control case officer who deals with the application to do so more efficiently and may thereby speed up the time taken to consider the application. It may, therefore, lead to a quicker decision than otherwise. In any event, the Council seeks to provide a decision within 8 weeks wherever possible.

3. GUIDANCE ON EACH SUSTAINABILITY CHECKLIST ITEM

3.1 Some guidance for each item on the checklist is given below (For further details on specific items see also the separate SPGs mentioned).

3.2 **Part A of the checklist is for ALL planning and listed building applications**

SC1. Air Quality

- a. Air quality is greatly affected by polluting vehicle emissions. Asthma and respiratory diseases are known to be adversely affected by air pollution. New uses of land that involve motorised vehicles coming to and from a property will thus cumulatively have an effect on air quality. If many cars and/or service vehicles are involved, a travel plan which identifies ways of minimising the harmful effects on air pollution and fossil fuel consumption, should be provided. Travel plans can address issues of provision of facilities for recharging electric cars, parking/storage for cyclists, showers for cyclists/runners, car sharing, car clubs, customer service deliveries etc. The means of transporting freight and lighter business goods is also an issue regarding emissions and is a factor that the Council particularly takes into account in permitting warehouses with their associated white-goods vans or lorries.
- b. Domestic and commercial heating systems can also have a negative impact on air quality due to their nitrogen oxide and carbon dioxide emissions. Condensing boilers recycle heat and have less such emissions than conventional boilers. It has been argued that to be effective they need to be part of a new system, including new radiators. As at July 2002, grants supported by the Energy Savings Trust, are available for householders, social housing providers and local authorities towards installing condensing boilers and replacement heating systems. See <http://www.green-boilers.com> for details.
- c. The Council requires Air Quality Statements to be provided with planning applications that are likely to have a significant impact on air quality.
- d. Further guidance on matters referred to above can be found in the following SPGs:
 - SPG7b: Travel Plans - which includes when the Council requires a travel plan to be submitted with a planning application for a major scheme

- SPG8i: Air Quality - which includes the circumstances under which major applications would need to be accompanied by an air quality statement, (i.e. an air quality impact assessment)

SC2 Pollution from Noise, Light/Glare, Fumes & Land Contamination

Any potential pollution problems should be sorted at the initial design stage.

- a. Noise: Where possible, uses should be sited so as to avoid causing noise disturbance, without adjoining residential accommodation having to resort to environmentally expensive solutions, such as sound proofing via non-opening, permanently closed windows, as these usually necessitate mechanical ventilation.
- b. Light/glare pollution: Artificial lighting such as floodlighting and signage can adversely affect individual adjoining properties but can also affect a wider area. Certain external materials can cause glare from sunlight.
- c. Fumes: The means for dealing with fume extraction should accompany the initial planning application for any change of use to restaurant or any other relevant proposed use (e.g. a new laundrette or dry cleaner). A new restaurant use will always involve a kitchen which needs adequate ventilation but in some situations a new restaurant, may cause fume nuisance which cannot be overcome due to other constraints, in which case planning permission will be refused. Therefore such schemes should include flue details with the planning application for a change of use or new building.
- d. Land contamination: If the site is a brownfield (previously built-on) potentially contaminated site, it will be necessary to carry out a site investigation to ascertain whether or not the land is indeed contaminated. For example, to be safe any new housing scheme should normally carry out such an investigation. Copies of the results of this site investigation/site report should be submitted to the Council with the planning application. In addition, any industrial process which involves the handling of pollutants should show the location of their storage and drainage facilities (e.g. for used batteries, oil etc).
- e. Further guidance on matters referred to above can be found in the following SPGs:
 - SPG6c: Restaurants/hot food premises (Use Class A3): Ventilation and Extraction
 - SPG8b: Materials
 - SPG8c: Environmental Performance
 - SPG8e: Light Pollution
 - SPG8f: Land Contamination

SC3 Waste Storage & Recycling Facilities

- a. Homes need sufficient space to store waste, including for recycling purposes, within the dwelling as well as outside for waste collection. Commercial premises also need sufficient space for storing waste to comply with the relevant regulations, such as the Food Safety (General Food Hygiene) Regulations 1995. (There is also a duty of care under the Environmental Protection Act 1990 in relation to the deposit of controlled waste on land and a raft of requirements in relation to waste). If sufficient storage space is not provided on site waste can spill onto the streets and contribute to "grime".
- b. Further guidance can be found in the following SPG:
 - SPG8a: Waste and Recycling

SC4 Solar Design & Renewable Energy

- a. Most experts agree that Global warming is a consequence of burning fossil fuels with a resulting increase in carbon dioxide in the atmosphere. Greenhouse gas emissions such as carbon dioxide trap heat from the sun inside the earth's atmosphere and this leads to global warming. For example, burning natural gas in heating systems will contribute to this effect. Renewable energy thus can reduce the dependence on fossil fuels and consequently reduce greenhouse gas emissions. In addition to renewables, energy efficiency needs to be built into the design with insulation and fitting out with energy efficient appliances
- b. The design of buildings should attempt to incorporate optimal use of the sun for warmth and light, whilst at the same time managing shade and ventilation in hot or stuffy conditions, in ways which avoid moisture/condensation problems and provide fresh air.
- c. Daylighting reduces the need for artificial light and passive solar gain reduces the need for space heating. Passive heating is using solar energy for heating by using the dwelling layout and form to capture and store the sun's heat for use during the day and night. Buildings should ideally be orientated to the south (within 15-20 degrees due south), with habitable rooms in the south. Good insulation can also reduce energy requirements albeit that care must be taken to allow for natural ventilation (i.e. openable windows) to prevent condensation/moisture problems and to take account of potential overheating in warmer weather. For example, using ventilated lobbies can be incorporated into the design to help with cooling the temperatures. Also canopies can sometimes be included in the design to provide shade in the summer (when the sun is high in the sky) whilst still allowing sunlight to penetrate in the winter, below the canopy, (when the sun is low)

- d. Photovoltaic (PV) modules convert solar radiation directly into electricity systems for use in the building and can be used for domestic purposes such as home heating and/or for communal external lighting systems. Many PVs are blue and shiny, but they do not necessarily have to be i.e. can be brown and non reflective. They can either be incorporated into roof finishes, comprise facing panels on a building or even free standing panels. The latter are often best suited for traditional buildings with parapet roofs, behind which the free-standing panels can sit on flat roofs, well hidden from the public view. Free standing panels have been incorporated into acoustic barriers next to railway lines allowing the development not only to benefit from reduced noise levels but also form a source of renewable energy.
- e. Non PV solar panels can be used for directly heating water. For details of PV grants for domestic and commercial users see <http://www.est.org.uk/solar/> (Energy Saving Trust).
- f. Development schemes (especially tall buildings) should not preclude neighbouring properties from having access to daylight, sunlight and the ability to benefit from solar gain by excessive overshadowing.
- g. Further guidance can be found in the following SPG:
 - SPG8c: Environment Performance – on methods of assessing environmental performance such as the Building Research Establishment Environmental Assessment Method (BEEAM)

SC5 Efficient Use of Land and Buildings

- a. It is preferable to use brownfield sites (i.e. existing developed land) than to use greenfield land and, if possible, to reuse existing buildings (thus capturing the embodied energy). Where appropriate, opportunities should be taken to ensure land is put to its optimal use e.g. to maximise the use of previously developed land and by encouraging mixed and or multi-use of land and premises, where practicable. A new mix of uses can be sustainable provided it neither causes nuisance to the residential occupants of adjoining properties nor causes operational problems for business occupants. Town centres often create the best environment for mixed uses and introducing residential use on the upper floors can bring redundant storage space back into beneficial use (sometimes without requiring planning permission). In town centres it is particularly important that the ground floor use in major buildings have uses which generate pedestrian activity. Single-storey commercial uses, such as some high street supermarkets are normally an inefficient use of land and applicants are encouraged to think of appropriate additional stories. New residential internal layouts can make home working easier e.g. by having dedicated office space with built-in Internet access.

SC6 Sustainable Materials

- a. If appropriate, construction materials should be reused/reclaimed, long lasting recycled e.g. using reclaimed on-site building materials such as those recovered from a demolished extension or using old fencing for temporary strutting etc. When using new materials, care should be taken not to deplete the earth's threatened resources, which include certain tropical hardwood. For example, timber from environmentally managed forests always carries either the Forest Stewardship Council's Trademark or another label from an equivalent internationally recognised, globally applicable, independent certification scheme for good forest management. (However it is usually better to repair existing traditional timber windows than replacing them). Longer lasting materials are to be preferred over those less robust as not only does this avoid frequent replacement (and more waste from the discarded materials) but it can result in savings over time. Locally supplied materials (if there is nothing to chose between them) should be chosen as it avoids unnecessary transport of goods over long distances, this is equally true of recycled products in that transportation costs should be put into the notional environmental equation (i.e. it could, on occasion, be more sustainable to buy local new products). Natural paints and solvent-free wood finishes can be used that do not give out any toxins.
- b. Further guidance can be found in the following SPG:
 - SPG8b: Materials

SC7 Sustainable Drainage & Water Conservation

- a. Sustainable drainage is making use of ways that avoid wastage of water and avoids overloading the drainage systems. There are alternatives to conventional storage for the control of surface water run-off. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. Grey water recycling and rainwater harvesting are examples of ways of conserving water use for non-drinking purposes. (An example of the former is using bath water for flushing a toilet; an example of the latter is using a water butt to collect rainwater for gardening purposes). In new developments, green roofs can be incorporated into sustainable drainage systems.
- b. For all new housing and commercial developments, water conservation methods should be incorporated. A drainage impact assessment should thus incorporate appropriate and sustainable solutions into the scheme and provide for systems which control water as near to source as possible. This is especially true within the Lee Valley indicative floodplain area and the catchment area for flooding (see Maps 3.1 and 3.2 in Chapter 3 of the First

Deposit Consultation UDP). If a proposal lies within the floodplain area, applicants will be expected to liaise with the Environment Agency. This is in order to provide an assessment of whether any proposed development is likely to be affected by flooding and whether it will increase flood risk elsewhere and of the measures proposed to deal with these effects and risks; so that the site can be developed and occupied safely.

- c. See Appendix 1 for further information on sustainable drainage.
- d. Further information on green roofs (albeit not on sustainable drainage) can be found in the following SPG:
 - SPG8d: Biodiversity/Landscaping/Trees

SC8 Trees/Landscape

- a. Trees can contribute positively to landscape character, carbon dioxide fixing, nature conservation, urban open space and provide welcomed natural shading in hot, sunny conditions.
- b. As trees grow they remove carbon dioxide from the atmosphere thereby “fixing” carbon. New planting, especially when it involves broad-leaved trees, shrubs and/or creepers, can lead to an increase in leaf surface area. It can be argued that this counteracts the Greenhouse Effect and therefore improves climatic stability. Landscaping can also assist wildlife, for example by providing habitats that encourage butterflies.
- c. Further guidance can be found on landscaping in the following SPG:
 - SPG8d: Biodiversity/Landscaping/Trees

SC9 Biodiversity & Ecological Heritage

- a. Biodiversity means the overall diversity of genes, species and ecosystems. These may range from being of local to a wider or even global significance. By protecting well-established habitats, or by creating or managing new ones, schemes can ensure that a wide range of wildlife, which includes plants, are supported. Any potential impacts on ecological sites designated in the UDP or elements identified in Haringey's Draft Biodiversity Action Plan need to be shown within a detailed survey stating what the effect will be. Surveys need to be submitted with the application, as any planning permission would not normally be granted until the Council is satisfied about the extent of the impact.
- b. Further guidance is provided in the following SPGs:
 - SPG8d: Biodiversity/Landscaping/Trees
 - SPG8g: Ecological Impact Assessments

SC10 Listed Buildings & Locally Listed Buildings

- a. It is usually preferable if listed buildings are used as originally intended e.g. for a listed pub to remain as a pub. When carrying out works to a listed building, it is important to retain the special features in a listed building which contribute to its special architectural or historic interest. Original historic artefacts are to be retained. Also developments close to a historic building or structure should respect their setting.
- b. Further guidance is provided in the following SPG:
 - SPG2: Conservation and Archaeology

SC11 Conservation Areas & Other Built Heritage

- a. It is important to retain features of buildings and structures in conservation areas that are of merit. This can be ascertained either by reference to the appropriate conservation area character statement or, if that is not yet available, by seeking clarification with the Council's built form conservation officer.
- b. Further guidance is provided in the following SPG:
 - SPG2: Conservation and Archaeology

SC12 Urban Design Quality, Views & Public Art

- a. It is important that developments contribute positively to the street scene and character of the local area. New buildings, regardless of their size, and any associated landscaping can have a significant impact upon the public realm. Even relatively minor development such as parking in front gardens can be visually obtrusive. Developments will be expected to supply an urban design statement describing how the new building relates to its setting and context. In addition, incorporating art in the public domain in association with a development is a means of further enhancing the environment, e.g. via a Percent for Arts Scheme; whereby a developer provides a contribution towards a public art feature, facility, event or workshop on the site or adjoining the site. (It may be appropriate to pool such contributions from several proposals).
- b. Further guidance is provided in the following SPG:
 - SPG1a: Design Guidance
 - SPG1b: Parking in Front Gardens
 - SPG1c: Strategic Views

SC13 Designing out Crime and Designing for Privacy

- a. The design of a development can affect reality and perceptions of privacy and safety. The fear of and incidence of crime are a major concern to people. Schemes can be designed to reduce the likelihood of crime and improve public safety. For example high walls, rather than forming a safe enclosure can provide a place for intruders to enter a building unseen by neighbouring properties. (This can be prevented by using a lower wall, low fence or by using railings whichever is appropriate in that location). Also, care needs to be taken to prevent overlooking into houses and flats from new development.
- b. Further guidance is provided in the following SPGs:
 - SPG3b: Privacy/Overlooking, Aspect/Outlook, Daylight/Sunlight
 - SPG5: Safety by Design

SC14 Accessed by All

- a. All people need to be able to get around a site. People with restricted mobility can be socially excluded from facilities such as jobs and services and even the enjoyment of visiting friends and family.
- b. Under the Disability Discrimination Act (1995), all service providers are now required to ensure that buildings are designed to provide access to everyone. Ideally all housing would be built to Lifetime Housing Standards - this is housing which can meet families changing needs eg in circumstances where a family member breaks a leg, has elderly visitors or parents with buggies.
- c. LIFETIME HOMES designs usually incorporate the following: APPROACH PATH: Minimum of 900mm for needs of wheelchair, stick or crutch user. Level or gently sloping. PARKING: Parking space capable of enlargement e.g. 2400mm adjacent to 900mm path or garden strip. ACCESS: Parking to be at minimum distance from entrance for convenience of disabled people. ENTRANCE: Covered and illuminated entrance without steps. ACCESSIBILITY: House staircase capable of taking chair/stairlift. Flats with wheelchair accessible lift. DOORWAYS: Wide doorways and ample hallways for wheelchair users to manoeuvre into and out of rooms. TURNING CIRCLES: Ground floor rooms to have turning space of 1500mm for wheelchair use. LIVING/DINING ROOM: Living and dining space to be at entrance/ground level. BED SPACE: Space at entrance level that could be used as a convenient bed space. WC/SHOWERS: Wheelchair accessible entrance level toilet/shower. WALLS: Walls (including bathrooms and toilets) to be capable of taking adaptations such as handrails. THROUGH-FLOOR LIFT: Identified space for a potential through-the-floor lift from the entrance level to the first floor. BATHROOMS: Easy access to bath/toilet/wash basin.

Route for potential hoist from main bedroom to bathroom. WINDOWS: Living room window glazing at 750mm. Windows easy to open/operate but child-safe adaptable. SWITCHES: Height of switches, sockets, ventilation/service controls at a height from floor of 600 - 1200mm. CEILINGS: Bath-/bedroom ceiling strong enough to support a hoist. Removable panel between. STORAGE SPACE: Entrance level storage space for wheelchair/child double-buggy.

- d. Further guidance is provided in the following SPGs:
- SPG4: Access for All – Mobility Standards
 - SPG7a: Vehicle and Pedestrian Movement

SC15 Open Space

- a. Open spaces can contribute to people's health and well being. People need "green lungs" in an urban environment whether they use them for recreational pursuits or benefit from the contribution that trees make to the environment, (such as by absorbing urban pollution), or gain from the visual relief open space provides in urban built-up streetscapes. Taking exercise in open spaces - especially walking - is good for the heart and therefore promotes good health. Children particularly need to take regular exercise to prevent coronary heart disease. Parks and playing fields are examples of venues where organised and/or informal recreation can be pursued. In addition, elderly and or infirm people living close to open spaces can often gain from the benefit from simply looking out their windows on to them. The financial benefit of being located adjacent to public open spaces is usually indicated by the higher rentals achieved to commercial units in such locations.
- b. Further guidance is provided in the following SPGs:
- SPG10a: The Negotiation, Management and Monitoring of Planning Obligations
 - SPG10d: Planning Obligations and Open Space

SC16 Affordable Housing

- a. "Affordable" housing, such as housing association developments for rent and shared ownership, is intended to be attainable by people on low and middle incomes, who are unable to afford housing locally on the open market. A mixture of tenures in an area is usually more sustainable than single tenures as it provides a more balanced community. In making its assessment of the amount of affordable housing required on site, the Council will have regard to its desire to achieve mixed and balanced communities and the nature and scale of the proposed housing. It is necessary to discuss the affordable housing contribution with the planning office prior to making any planning application that involves additional housing units.

- b. Further guidance is provided in the following SPG:
- SPG10a: The Negotiation, Management and Monitoring of Planning Obligations
 - SPG10b: Affordable Housing

SC17 Education/Health and Other Social Infrastructure

- a. New developments can create a need for extra education/health or other social infrastructure. For example, the Council requires a financial contribution where the creation of five or more family housing units causes a need to expand schools or build new ones.
- b. Further guidance is provided in the following SPGs:
- SPG10a: The Negotiation, Management and Monitoring of Planning Obligations
 - SPG10c: Educational Needs Generated by New Housing Development
 - SPG11b: Buildings Suitable for Community Use

SC18 Leisure and Cultural Facilities

- a. Leisure activities can contribute to an individual's health and well being and can also provide an activity for people who might otherwise engage in crime. Leisure centres are venues where organised and/or informal recreation can be pursued. Children particularly need to take regular exercise to prevent coronary heart disease. In addition, passive leisure pursuits such as visiting cinemas, museums and theatres can assist people to socialise and, in certain cases, can prevent social exclusion. Pubs can provide a necessary social venue and thus a community facility. Allotments not only enable people to produce food for their own consumption which can have health benefits in terms of fresh vitamins, and the exercise involved in maintaining the allotment, but they also provide a leisure facility for those involved. Leisure and cultural facilities which are also attractive to tourists can promote the local economy as well as providing focal points/locations of interest for the community.
- b. Further guidance is provided in the following SPGs:
- SPG10a: The Negotiation, Management and Monitoring of Planning Obligations
 - SPG11b: Buildings Suitable for Community Use

SC19 Local Shops/Services

- a. A local community will not be sustainable if everyone does not have access to necessities such as food. For example, vulnerable people such as some elderly people or those who cannot afford a car will be disproportionately disadvantaged if a local shop is replaced by a dwelling. At the other extreme,

in a primary shopping centre there needs to be a full range of retail uses so that all the retailers and their customers can mutually benefit from the necessary economic vitality. Shopping centres, with a variety of goods and services concentrated in one location, will also help to reduce carbon dioxide emissions due to reduced need to travel to several locations.

SC20 Jobs & Training

- a. A sustainable community needs jobs as well as homes. The Council does not normally support the loss of premises that provide jobs. New jobs can arise from the construction of new buildings and the setting up of new businesses. Some temporary jobs involved in the construction process can provide a source of local jobs that reduces the need for "bussing-in" workers from outside the local area. Where the applicant is a named commercial employer, who is going to occupy the new or converted premises, it might be possible to recruit into certain posts from the local job centre and/or to provide training for local people. A planning agreement may be sought to achieve this.
- b. Further guidance is provided in the following SPG:
 - SPG10a: The Negotiation, Management and Monitoring of Planning Obligations

3.3 Part B of the checklist is additional items for MAJOR schemes only

SC21 Other Renewable Energy

- a. In addition to those passive and active energy matters mentioned above, item No. 4, large development schemes can sometimes take advantage of other forms of renewable energy such as combined heat & energy schemes and or wind turbines.

SC22 Demands for Public Transport

- a. Sometimes a large housing development, say, might occur in an area poorly served by public transport. In certain cases a contribution to additional or extended services for a specified period might offset the increased demands put on existing services. Where appropriate the Council will seek contributions to public transport services via Section 106 agreements. Regarding freight transport, alternatives to road transport is desirable wherever possible i.e. freight transport by rail and waterways.
- b. Further guidance can be found in the following SPGs:
 - SPG7c: Transport Assessments
 - SPG10a: The Negotiation, Management and Monitoring of Planning Obligations
 - SPG10e: Improvements to Public Transport Infrastructure and Services

SC23 Major Trip Generating or more than 1000 sq. m.

- a. The scope of any traffic impact assessment should be discussed with the planning office prior to making a submission for planning permission. Schemes (including those of more than 2500 sq m) will also require an air quality impact assessment.
- b. Further guidance can be found in the following SPGs:
 - SPG7c: Transport Assessments
 - SPG8i: Air Quality - which includes the circumstances under which major applications would need to be accompanied by an air quality statement, (i.e. an air quality impact assessment).

SC24 Environmental Impact Assessment

- a. The Town & Country Planning (Environmental Impact Assessment) Regulation 1999 put into legislative effect the European Directives on this matter. The Regulations apply to two separate lists of projects, which are specified in the schedules. Schedule 1 Development includes airports, nuclear power stations, thermal power stations and other combustion installations with a heat output of 300 megawatts or more etc; Schedule 2 Development has an extensive list and includes urban development projects such as the construction of shopping centres and car parks, sports stadiums, leisure centres and multiplex cinemas (exceeding 0.5 hectares).
- b. Further guidance can be found in the following SPG:
 - SPG8h: Environmental Impact Assessments

SC25 Out of Town Centre Large Retail & Leisure

- a. Out of town centre large retail or leisure centres can have an adverse impact on the vitality and viability of existing centres, in addition to generating an increase in the amount of car journeys to a particular location. As for the traffic impact assessment referred to above in item 22, any retail or leisure impact assessment should be discussed with the planning office prior to making a submission for planning permission.
- b. Further guidance can be found in the following SPGs:
 - SPG7c: Transport Assessments
 - SPG8i: Air Quality - which includes the circumstances under which major applications would need to be accompanied by an air quality statement, (i.e. an air quality impact assessment).

SC26 Tall/Large buildings

- a. Schemes which include buildings which are significantly taller than neighbouring properties or significantly larger than those currently on site should be expected to be of excellent design quality, since being in Haringey, they are likely to be landmark buildings in one or both of Tottenham International or Haringey Heartlands. External facing materials should be carefully selected so as not to cause glare. Tall buildings, in town centres or other mixed use areas should have ground floor frontage uses which contribute to the public domain. They should have due regard to their impact on local views and, if appropriate, views of St Paul's Cathedral and on those views identified in the emerging London Plan. Verified view type material is more accurate than photo montage as they take into account accurate: computer model information about the project, surveyed information taken from the location and critical view points and this information is implanted onto photographic views. Care should be taken to avoid loss of adjoining solar rights and daylight. Schemes should demonstrate how they incorporate sustainable construction principles and they should not adversely affect adjoining amenities. If the development includes housing, the Council's housing sustainable housing standards would apply and affordable housing requirements would apply. Floorspace size will dictate the sorts of impact assessments that would be required, including waste management plans, air quality impact assessments etc.
- b. Most of the SPGs are likely to apply, depending on such matters as whether the development is commercial, residential or mixed and according to the size of floorspace. The individual frameworks for Haringey Heartlands and Tottenham International would be most relevant for guidance.

SC27 Crèches/Nurseries & Other Community Benefits

- a. Some community benefits such as the provision of transport infrastructure and jobs are mentioned above, in items 12, 16, 19, 21 & 26. However there are other community benefits that can be provided by an applicant in association with large schemes. For example, it may be possible to provide a crèche or nursery related to the need of the prospective workforce. This can help those with child care responsibilities, who do not have alternative support, to return back to the workforce.
- b. Further guidance can be found in the following SPGs:
 - SPG7c: Transport Assessments
 - SPG10a: The Negotiation, Management and Monitoring of Planning Obligations
 - SPG11b: Buildings Suitable for Community Use

Appendix 1 Sustainable Urban Drainage Systems

- A1 Water is a renewable, but not unlimited resource. New development and changes of use can add to existing pressures, placing demands on water supply, quality, drainage and sewerage infrastructure.
- A2 Development reduces surface permeability by replacing vegetated ground with roofs and paved areas. This reduces the amount of water infiltrated into the ground and increases surface runoff. Any built-up area, therefore, needs to be drained to remove excess water. Traditionally this has been done using underground pipe systems designed for quantity, to convey water away quickly and thus prevent local flooding. This increases the speed of run-off and can change the flooding regime of the catchment. Water quality issues are also important because pollutants from built up areas are washed into rivers or groundwater. Drainage pipes may also contribute to the problem where they feed into combined sewers of limited capacity and increase discharges to watercourses from combined sewer overflows.
- A3 Sustainable Urban Drainage systems (SUDs) use techniques to control surface water run-off as close to its origin as possible, before it enters the watercourse. This involves moving away from traditional piped drainage systems to engineering solutions that mimic natural drainage processes.
- A4 There are wide ranges of sustainable drainage options, from which developers, planners, drainage specialists and civil engineers may choose in preference to piped drainage systems, including:
- filter strips and swales - vegetated landscape features with smooth surfaces and a gentle downhill gradient to drain water evenly off impermeable surfaces, mimicking natural drainage patterns;
 - filter (or french) drains and permeable and porous pavements- permeable surfaces to allow rainwater and runoff to infiltrate into permeable material placed below ground to store water prior to discharge;
 - infiltration devices - below ground or surface structures to drain water directly into the ground (soakaways, infiltration trenches, swales with infiltration and infiltration basins), which may be used at source or the run-off may be conveyed to the infiltration area in a pipe or swale; and
 - basins and ponds - structures designed to hold water when it rains; basins are free from water in dry weather, ponds contain water at all times and are designed to hold more when it rains; for example include detention basins, balancing/attenuation ponds, flood storage reservoirs, lagoons, retention pond and wetlands/reed beds.
 - preventative measures - for example rainwater recycling.
 - Incorporating sustainable drainage systems within a “green roof”

- A5 Local planning authorities and developers should seek advice from the Environment Agency, highways authority and sewerage undertakers on the techniques available for drainage and their suitability for proposed development or redevelopment in specific locations. For example infiltration from particular types of development may be prohibited in groundwater protection zones. Any development proposed for new development should be discussed with the Environment Agency at the earliest opportunity. It is especially necessary to liaise with the Environment Agency for new development within the indicative River Lee Floodplain Area. (See Map 1)
- A6 The Environment Agency requires that new developments and redevelopments incorporate sustainable urban drainage systems such that the 1 in 100 year critical storm is attenuated on site. (The one in 100 year critical storm means there is a 1% chance of such an event happening in any one year).. Discharge rates to watercourses will also be limited.
- A7 PPG25 points out that early consideration of SUDs at all levels of the planning and development process can led to opportunities for more imaginative and attractive developments.
- A8 Contact for Environment Agency: Member of Development Control, Hatfield Environment Agency Office. Switchboard Tel: 01707632300
Address: 2 Bishops Square Business Park, St Albans Road West, Hatfield, Herts, AL10 9EX.

This SPG has been consulted on as part of the Haringey UDP First Deposit Consultation. As such, it is a material consideration in determining planning applications.