

Torbay Sustainability Checklist: Major Development

This checklist is intended to be used by developers, design teams, consultants and contractors. The aim of the checklist is to ensure integrated consideration of sustainability principles at an early stage of development proposals and allow applicants to clearly demonstrate how they have met the requirements of the relevant sustainability policies in the Torbay Local Plan. The checklist should be used at an early stage and accompany pre-application discussions to reduce costly re-design at later stages.

The checklist indicates the quality of development in line with the requirements of the Torbay Local Plan through a red/amber/green approach. These work together across each theme and will be assessed alongside each other holistically. Each theme will be assessed by Officers in the context of other factors and planning considerations that may be unique to a development, allowing some flexibility in the assessment. There may be situations where certain elements of the checklist do not apply, for example change of use applications. The applicant is expected to provide further explanations where necessary.

Proposals which demonstrate high quality sustainability standards will be afforded significant weight in planning decisions and experience a smoother planning process. Exemplar schemes may be shared by the Council as case studies in the Healthy Bay Supplementary Planning Document.

Relevant national and local planning policies and guidance have been included in the introductory text of each section, these will be updated to reflect any changes should they occur.

Applicants name:	Click or tap here to enter text.
Agent's name:	Click or tap here to enter text.
Site address:	Click or tap here to enter text.
Application reference number (if known):	Click or tap here to enter text.
Description of proposal (e.g. total and types of units/floorspace):	Click or tap here to enter text.
Questionnaire prepared by (name and qualification/job title):	Click or tap here to enter text.

Part 1 - Active Travel & Sustainable Transport (5 questions)

Part 2 - Sustainable Places (9 questions)

Part 3 - Carbon Neutral Development and Responding to Climate Change (5 questions)

Part 1: Active Travel & Sustainable Transport

In 2019, travel accounted for 31% of the total carbon emissions in Torbay. Aspiration 5 of the Torbay Local Plan is to ensure Torbay mitigates and adapts to climate change. In order to reduce our carbon emissions new development should be designed so the use of cars is reduced, and sustainable modes of travel are the first choice.

In addition to reducing carbon emissions, increasing the ability of people to undertake active travel increases mobility, physical activity and accessibility. Enabling active travel offers one of the best ways of increasing overall levels of physical activity across the whole population. A modal shift towards active travel should be sought so that less trips are undertaken by car resulting in improving air quality, road safety and congestion.

[National Planning Policy Framework Paragraphs](#): 92, 104, 110, 112, 113, 130

[Local Plan Policies](#): SS14, TA1, TA2, TA3, DE3, Appendix F

[Torquay Neighbourhood Plan Policies](#): TH9, THW1, THW3, THW5, THW6, TTR2

[Paignton Neighbourhood Plan Policies](#): PNP1b, PNP1h, PNP 12

[Brixham Peninsula Neighbourhood Plan Policies](#): J4, BH8, T1

Supplementary Planning Documents: [Healthy Bay SPD](#)

Other Council Strategies: [Torbay Local Cycling and Walking Infrastructure Plan](#), [Torbay Local Transport Action Plan 2021-2026](#), [Torbay Council Highways Design Guide](#)

Government advice: [Local Transport Note 1/20 \(July 2020\)](#), [Building for a Healthy Life](#)

	Quality checklist	IMPORTANT: - To evidence which tick box you have selected you must signpost to the relevant information within the planning submission (e.g. Layout Plans, Travel Plan, Waste Management Plan, Energy Statement with paragraph/page references). - High quality development would be expected to meet the requirements of both amber AND green.
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1	Active Travel & Sustainable Transport	Low Quality (does not meet requirements)	Medium Quality (meets minimum requirement)	High Quality (exceeds requirements)	Explanation:	Submission Document References:
1a.	<p>Active Travel Routes – does the development take opportunity to include accessible walking/ cycling/ wheeling route connections within the site and does the development connect to existing and planned routes?</p> <p>See Torbay's Local Cycling and Walking Infrastructure Plan and discuss with the Local Planning Authority further.</p>	<p>The proposal provides insufficient walking, wheeling and cycling connections and routes within the site and does not connect to the wider network.</p> <div></div>	<p>The proposal takes full opportunity within the site to provide high quality walking, wheeling and cycling links which are coherent, direct, safe, comfortable and attractive, whilst also connecting to the wider network.</p> <div></div>	<p>The proposal significantly enhances cycling infrastructure outside the development boundary and embraces the design requirements of LTN1/20.</p> <div></div>	Click or tap here to enter text.	Click or tap here to enter text.

1b.	<p>Does the development provide facilities that will enhance the walking, cycling, wheeling experience and increase the ability of people to undertake journeys by active travel?</p> <p>This includes end-to-end journey facilities such as cycle parking, changing facilities, places to rest, appropriate way finding, etc.</p>	No or inadequate facilities for occupants of the site to support active travel journeys.	Cycle parking provided as set out in Appendix F of the Torbay Local Plan, supported by other additional, appropriate facilities within the development to support people to undertake journeys to and from the site by walking, wheeling and cycling.	A significant provision of end-to-end journey facilities and infrastructure provided within the development to enable actively travel journeys to be desirable and the natural choice for a wide range of people (e.g. young and old) including those with specific additional needs (e.g. disability).	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
						

1c.	Has a travel plan been submitted that has a clear set of actions for encouraging active travel / less car dependent communities?	No or an insufficient travel plan (lacks detail) submitted.	A travel plan has been submitted with actions to encourage active travel and provision for monitoring. Targets for modal shift are set appropriately to enable a culture of active travel and sustainable transport use to occur during the lifetime of the development.	A travel plan has been submitted which includes a full range of measures to promote a natural choice shift to active travel and less car dependence. For example, a package of measures such as but not limited to support to be provided to new residents, employees, provision of a car club, a travel co-ordinator to engage with residents. A clear commitment for how it is going to be resourced, monitored and its progress reported back to the Local Planning Authority.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

1d.	Is the development in easy access of a bus stop/ public transport and have provision of new public transport facilities been considered?	It is not easy to access public transport (walking distance beyond 400 metres) and no betterment to the local public transport network.	Easy public transport access achieved within/ near the proposal and/or appropriate provision for betterment of local public transport network agreed with the Local Planning Authority where necessary.	Easy short walkable distance to public transport very close to/at the development site. Public transport provision significantly improved with wider benefits for the community outside of the immediate development site.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

1e.	Does the proposal include electric vehicle charging points?	Electric vehicle charging not provided or provided below requirements set out in the Torbay Local Plan.	Meets Local Plan requirements for electric vehicle charging (see Appendix F of the Torbay Local Plan).	Significantly above the minimum requirements in the local plan such as: - significantly more electric charging points than stated in the Local Plan, and/or; - the provision of rapid charging infrastructure, and/or; - on street provision of electric charging, available to the wider community	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Part 2: Sustainable Places

Consideration should be given to the impact of development activity on green infrastructure, bearing in mind its benefits both in terms of climate change mitigation through CO2 sequestration and climate change adaptation through; better surface water drainage, cooling of the local environment, and shading of built surfaces that might otherwise be vulnerable to overheating on account of exposure to the sun. Developments should provide an appropriate quality, quantity and variety of open space, including new and enhanced existing open green space, allotments, community gyms, leisure and recreation facilities to achieve better health and well-being for the population. The net loss of green infrastructure should be avoided or at least minimized and mitigated.

[National Planning Policy Framework Paragraphs](#): 92, 93, 98, 120, 130, 131

[Local Plan Policies](#): SS2, SS14, SC3, W1, W2, TA1, DE1, DE3, ER2, ER1, ER3 SS8, SS9, C4, NC1, SC4

[Torquay Neighbourhood Plan Policies](#): TE4, TE5

[Paignton Neighbourhood Plan Policies](#): PNP1a, PNP1c, PNP1f, PNP1i, PNP1ii, PNP1v, PNP15

[Brixham Peninsula Neighbourhood Plan Policies](#): E7, E8, S&L2

Supplementary Planning Documents: [Healthy Bay SPD](#), [Torbay Planning Contributions and Affordable Housing SPD](#), [Torbay Green Infrastructure Delivery Plan](#), [Torbay Greenspace Strategy](#)




Quality checklist

IMPORTANT:




- To evidence which tick box you have selected you must signpost to the relevant information within the planning submission (e.g. Layout Plans, Travel Plan, Waste Management Plan, Energy Statement with paragraph/page references).
- High quality development would be expected to meet the requirements of both amber AND green.

2	Sustainable places	Low Quality (does not meet requirements)	Medium Quality (meets minimum requirement)	High Quality (exceeds requirements)	Explanation:	Submission Document References:
2a.	Does the proposal minimise the generation of waste throughout the lifetime of the development?	No evidence of consideration of the waste hierarchy, no storage facilities for waste collection.	Waste management plan submitted demonstrating waste hierarchy adhered to during the construction and operational phases of development (policies W1 and W2) and meeting locally specified requirements of the local authority, adequate storage facilities for recycling bins/ boxes provided in curtilage of development.	Waste management plan is comprehensive covering the generation, use and disposal of waste in accordance with the waste hierarchy. Specific targets are set to significantly limit waste generation and to encourage behaviour change. greenhouse gas impacts of waste proposals have been investigated and managed in accordance with achieving a low carbon development.	Click or tap here to enter text.	Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

2b.	Are there opportunities for local labour to be utilised during construction and the lifetime of the proposal?	Opportunities for local labour and employment have not been considered throughout the lifetime of the development.	The use of local labour and provision of local employment is encouraged by the development proposal throughout its lifetime.	Specific agreements have been put in place such as local training arrangements or apprenticeships to generate significant opportunities for local people to work.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
2c.	Has a sustainable approach influenced the choice of materials and construction techniques?	No or insufficient information provided demonstrating consideration of the embodied carbon/ sustainability of construction methods and materials chosen.	Demonstrate how a low carbon/ sustainable approach has significantly influenced the choice of materials/ construction methods.	The strategy for use of materials/ construction methods has clearly prioritised use of low carbon/ sustainable materials to its full potential (see Net Zero Carbon Toolkit).	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

2d.	Have the opportunities for green infrastructure been maximised? To what degree does the layout design and strategy for the new development adopt green infrastructure?	No additional green infrastructure provisions, little to no evidence of the consideration of green infrastructure within the site layout, design and strategy.	Clear evidence of how the design strategy for the development has been informed by the protection and enhancement of nature. The proposal includes provision of new, and protection and enhancement of existing green infrastructure and is appropriate to the scale and nature of the development, as discussed with the Local Planning Authority. A clear commitment for how the green spaces on the site are going to be maintained and monitored has been submitted to the local planning authority.	Green infrastructure is central to the design of the scheme and innovative approaches to green infrastructure delivery have been demonstrated. The proposal includes significant increases in provisions of green infrastructure forming a network throughout the site.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
						

2e.	Does the proposal demonstrate biodiversity net gain (using the latest national metric) secured for a minimum of 30 years?	below 10% BNG	10-15% BNG	over 15% BNG	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
						
2f.	Does the proposal take full opportunity to conserve and enhance biodiversity (and geodiversity if applicable)?	No clear evidence that the mitigation hierarchy (avoid, mitigate, compensate) has been followed. No biodiversity or geological strategy provided.	Mitigation hierarchy in relation to geology, protected species and biodiversity followed, plus biodiversity enhancements provided.	Mitigation hierarchy followed plus maximising the potential of the site to provide a full range of biodiversity and geodiversity enhancements. For example: all buildings to include bat boxes, bird nesting boxes, bee bricks, swift terraces, hedgehog holes in all fences, native hedge planting for boundaries rather than wooden fences.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
						

2g.	Does the proposal reduce the overall risk of flooding in the site area and beyond?	No evidence provided demonstrating that flooding / surface water run-off has been considered or the drainage hierarchy has been followed.	Flood risk assessment submitted which demonstrates how the risk of all forms of flooding has been considered and mitigated where necessary. Drainage hierarchy adhered to. Surface water drainage complies with the requirements of the Torbay Critical Drainage Area.	The proposed surface water drainage system complies with the Torbay Critical Drainage Area requirements. Consistent with the drainage hierarchy, Sustainable Urban Drainage measures focused on achieving whole-site infiltration led surface water management have been maximised throughout the site which includes the full use of green infrastructure/ landscape measures to reduce flooding and surface water run-off.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
						

2h.	Does the proposal include measures for the conservation and/or recycling of water?	No evidence supplied demonstrating how the proposal includes measures to conserve and recycle water.	Measures have been provided to conserve and recycle water.	Development demonstrates it has maximised the potential for water conservation and reuse/ recycling through multiple measures throughout the design of the development.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		
2i.	Does the proposal include provision for sustainable food production?	No provision for sustainable food production on site. Where relevant, loss of grade 1, 2 or 3a agricultural land with lack of overriding justification.	Options for sustainable food production explored and incorporated where possible. Residential development of 30+ units includes sustainable food production within the site.	Sustainable food production included throughout the development and available for the use by a wide range of users/ occupants.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

Part 3: Carbon Neutral Development and Responding to Climate Change

Our planet's climate is changing and warming at an accelerating rate. If we are to protect future generations from the most serious risks of climate change we must take decisive action now to reduce emissions and ensure development is resilient to our future climate. If we wait for the impacts to happen, it will already be too late. Torbay Council declared a climate emergency in 2019 and committed to working towards a carbon neutral Torbay by 2030. All new developments will need to show how they plan to support this target.

Heating and powering our homes was responsible for 42% of Torbay's carbon emissions in 2019. Heating and powering Torbay's industry and commercial sector was responsible for 20%. All development proposals should consider ways of minimising carbon emissions emitted as a result of the development process, including the ultimate removal or demolition of the development. Might need to expand to make clear we are talking about embodied energy including materials

[National Planning Policy Framework Paragraphs](#): 152, 157, 159, 167, 169, 171, 172

[Local Plan Policies](#): SS14, ES1, ES2, DE1

[Torquay Neighbourhood Plan Policies](#):

[Paignton Neighbourhood Plan Policies](#): PNP1d, PNP1f

[Brixham Peninsula Neighbourhood Plan Policies](#): BH7




Supplementary Planning Documents: [Healthy Bay SPD](#)

Other Council Strategies: [Energy and Climate Change Strategy](#); [Carbon Neutral Council Action Plan](#)

Additional Resources: [BREEAM](#), [LETI climate emergency design guide](#), [RIBA climate action design guide](#), [Passivhaus](#)

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3	Carbon Neutral and Responding to Climate Change	Low Quality (does not meet requirements)	Medium Quality (meets minimum requirement)	High Quality (exceeds requirements)	Explanation:	Submission Document References:
3a.	What approach has been taken for any existing buildings and materials on the site?	Demolish without providing evidence that re-use of the building has been considered in the first instance.	Re-use of existing buildings and materials on the site has been carefully considered at an early stage of the scheme design and this is evidenced clearly.	Re-use of buildings including retrofitting of energy efficient measures is evident within the scheme design.	Click or tap here to enter text.	Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

3b.	Has a low carbon approach been taken to the proposal, informed by the energy hierarchy? (maximising opportunities to: 1. reduce energy demand; 2. use energy efficiently; 3. incorporate decentralised energy; 4. incorporate renewable energy)	Energy statement does not include clear evidence to demonstrate that a low carbon approach has been adhered to using the energy hierarchy.	Submission of an energy statement which demonstrates how a low carbon approach has influenced the design of development in terms of orientation, layout, use and design. Part L of Building Regulations are met or exceeded. (Note that the requirements for meeting Part L have been significantly raised from 15 June 2022. This will impact the design of all new dwellings.)	A significant improvement beyond the requirements of Part L to create very energy efficient buildings with low operational energy and space heating demands. The provision of on-site energy systems designed to further reduce the carbon footprint may also be included. Use of recognised building assessment methods, e.g. Passivhaus and BREEAM may be used. The energy performance of the building will be monitored following its occupation to ensure that as designed performance meets as built performance.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
						

3c.	Does the proposal include on-site renewable energy to further reduce carbon emissions?	No or insufficient evidence demonstrating how the potential opportunities to deliver renewable technologies have been maximised on-site.	Evidence has been provided showing how opportunities to deliver renewable technologies have been maximised and are provided as part of the development.	Renewable energy plays a significant role in radically reducing the requirements for energy use on-site (whilst also following the energy hierarchy) for example very low or no requirements for fossil fuel-based heating on-site.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

3d.	Is the scheme designed to be considerate and appropriately resilient to climate impacts?	No or insufficient evidence of consideration of current and future climate impacts.	A clear strategy/ sustainability statement is provided demonstrating how the scheme has been designed to cope with current and future climate impacts in Torbay. For example, dealing with the impact of summertime overheating without resorting to use of mechanical ventilation systems.	Clear analysis of a range of issues is incorporated into the design of the development in the context of climate impacts and is evidenced. For instance, the use of thermal modelling, measures to conserve water and/or the careful consideration of the needs of vulnerable groups of occupants for instance older/younger people.	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		

3e.	Is the building designed to offer flexibility for different uses in the future e.g. allow later conversion/adaptation to save embodied energy which would otherwise be lost through demolition?	The scheme is likely to have a short operational lifetime and flexibility for future uses is not considered.	The scheme is likely to offer a very long operational lifetime without the need for demolition or conversion to be required at a later date.	<p>The scheme has been designed in such a way as to offer flexibility and the potential for straightforward change of use in the future through conversion.</p> <p>The scheme may offer, through its design and layout, elements which enhance the flexibility of space within the building proposed for the existing use (e.g. multifunctional room space).</p>	Explanation: Click or tap here to enter text.	Submission Document References: Click or tap here to enter text.
		