HPK/2011/0492

YORK STREET, GLOSSOP

Checklist for sustainability statement

Content of Local Plan policy	Comments on how policy met by development proposal
Land use	
Does the proposal improve vacant or derelict brownfield land?	YES.
How does the location widen transport choice for people and goods?	IT IS LOCATED ON A BUS ROUTE INTO THE TOWN CENTRE.
Landscape protection	
How is building design appropriate to the character of the landscape?	IT RETAINS ALL EXISTING VEGETATION IT CAN & PROPOSES NEW LANDSCAPING.
Heritage management	
How do proposals reflect the local heritage features?	N/A
How are external materials sympathetic to the character and appearance of the area?	MATERIALS ARE OF SIMILAR STYLE TO LOCAL AREA INCLUDING STONE.
Layout	
Does the development include a mix of dwelling size, type and affordability?	YES. A MIX OF 2 & 3 BED MEWS AND A NUMBER OF AFFORDABLE UNITS.
Does the development relate well to existing settlement patterns and traditions?	YES. CONTINUING USE OF EXISTING STREET.
Does the development include principles from "Secured by Design"?	YES. SBD ACCREDITATION WILL BE SOUGHT.
How does the development meet the National Playing Fields Association "Six Acre Standard"?	A S106 CONTRIBUTION TO OFF SITE OPEN SPACE WILL BE MADE. THERE IS AMPLE LOCAL PROVISION.
Travel and transport	
Has a travel plan been submitted?	NO.
How does the site encourage access by alternatives to a private car?	BY ITS LOCATION.
How do proposals meet parking standards?	ARE WITHIN MAXIMUM PARKING STANDARDS OF 2 PER DWELLING
If development is over $100m^2$, have three secure bicycle parking spaces been provided?	N/A - RESIDENTIAL.

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Content of Local Plan policy	Comments on how policies met by development proposal
Energy efficiency	
Do siting and orientation make maximum use of sunlight and wind protection?	WHERE POSSIBLE, GIVEN OTHER CONSTRAINTS ON SITE LAYOUT.
Does the development meet level 3 of the Code for Sustainable Homes or the BREEAM standard of Very Good?	YES.
Renewable energy	
What percentage of on-site energy generation will be met from renewables?	N/A
What is the total capacity of all renewable energy technology installed on site (in MW)?	N/A
Pollution control	
If the site is known to be unstable or contaminated, has an assessment of effects been undertaken?	YES. A PHASE 1 CONTAMINATION STUDY HAS TAKEN PLACE & A REMEDIATION STRATEGY WILL BE SUBMITTED.
How will the development be designed to reduce the impacts of noise and light?	MINIMISE THE NEED FOR STREET LIGHTING & GOOD SITE MANAGEMENT.
How will the site be managed to reduce pollution to water, air and land during construction or demolition?	SITE MANAGERS AS GOOD PRACTICE. MONITOR AIR & WATER POLLUTION, NOISE, WATER & LIGHT POLLUTION & DISTURBANCE.
Waste management	
If the proposal is for a residential development of 100 or more houses, or a commercial development of 1,000m^2 or more, has a statement been submitted detailing how waste generated from construction and occupation will be managed?	NOT FOR >100 DWELLINGS, BUT A SITE WASTE MANAGEMENT PLAN SUBMITTED.
Does the development include internal and / or external waste recycling facilities?	SEE SITE WASTE MANAGEMENT PLAN.
Water management	
If the development affects an area liable to flood, has a risk assessment been submitted?	N/A
How has consideration been given to the impact of surface water? Is there use of permeable paving material / sustainable urban drainage systems on site?	YES. PERMEABLE SURFACING USED FOR DRIVEWAYS & GARDENS. NET INCREASE IN PERMEABLE MATERIALS ON SITE DUE TO DEMOLITION OF EXISTING BUILDINGS.
How does the development include rainwater-harvesting opportunities and / or facilitie minimising water use by occupants?	LOW VOLUME BATH; SHORT & LONG FLUSH TOILETS; FLOW RESTRICTIONS; PRODUCTS MEET BSI STANDARD & HAVE A KITE MARK; WHITE GOODS ARE ALL "A" GRADE OF EFFICIENCY; BOILERS SEDBUK RATING A; THERE IS ABILITY TO HAVE A RAINWATER BUTT, COMPOSTING FACILITY & A GARDEN SHED FOR BIKE STORAGE.

Content of Local Plan policy	Comments on how policies met by development proposal
Biodiversity and open space	
How does the design maintain, contribute to and enhance open space?	OFF SITE CONTRIBUTION AS SURROUNDED BY OPEN SPACE. FEATURE LANDSCAPING PROVIDED AT NEW "HEAD" OF YORK STREET. BOUNDARY LANDSCAPING & FENCING TO SUIT OPENNESS OF NORTH & EAST BOUNDARY.
How does the development create functional linkages within the current network of open space and help to promote green corridors?	BY LANDSCAPING THE NORTH & EAST BOUNDARY.
Does disturbance occur to a protected species and if so, does the development provide adequate alternative habitats to sustain at least current levels of the population?	SEE PHASE 1 ECOLOGICAL SURVEY.
How does the layout maintain and contribute to trees and woodland?	TREES RETAINED WHERE POSSIBLE & PROPOSED PLANTING MITIGATES FOR ANY LOSS
Have landscaping proposals been submitted and how are selected trees and shrubs suitable for the chosen site?	YES. THEIR SIZE & COLOUR SUIT THE PROPOSED INDIVIDUAL LOCATIONS.