






Sustainable design & construction guide

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Foreword

We all want to improve the quality of life in Tameside and this guidance highlights the important contribution to be made by those involved in designing new developments. The Council wants to work in co-operation with developers, public and private bodies and the general public to achieve the highest possible standards in the sustainable construction of new buildings. This means creating high quality developments that are cheaper to run, more secure, minimise their environmental impact and provide healthy living conditions, at the same time as respecting the area's rich heritage and distinctiveness.

The Council, as client, expects its architects and contractors to follow these guidelines when undertaking new development.

I am pleased to endorse the contents of this guide and would like to thank all those who, through the consultation process, have contributed to its preparation. I encourage you to make use of the guide and in doing so would welcome further comments to improve it in the future.

Roy Oldham

Councillor S. R. Oldham
(Executive Leader – Tameside MBC)

Contents

How to use this guide?

This is not a document to be read from cover to cover. It should be used as an aid and reference for those involved in development in Tameside to help them deliver a high quality built environment.

It is not intended to be prescriptive. It identifies the key issues that should be addressed by building and development professionals so that they can use their expertise to devise effective strategies to deliver sustainability.
The guide is divided into the following sections:

Introduction – which sets out what the guide is trying to achieve, defines sustainable communities and lays out the sustainable development principles that are being applied through the Unitary Development Plan (UDP) and in this guidance.

Assessing sustainability – describes the provisional arrangements being put in place by Tameside MBC to assess the sustainability of planning applications.

Themes – which discusses approaches to sustainable design and construction through six themes and setting out what matters for sustainability.

Checklists – which sets out the main sustainability consideration for each theme at each of seven design stages. Some of the issues covered by the checklists are illustrated through case study developments and additional information.

Further information – sets out web addresses for the policies which back the guidance and further information related to each of the themes.

Introduction
What are we trying to achieve?

Key objectives

Tameside MBC is working with the development and construction industry to deliver the following objectives:

- **Development processes** that work with local communities to deliver economic, environmental and social benefits now and for the future.
- **Design approaches** that provide healthy living and working environments, where businesses can be competitive and where all can enjoy a rich and rewarding quality of life.
- **Construction practices** that maximise the use of services from local businesses and the use of locally sourced materials while at the same time minimising adverse impacts on existing communities and the environment.

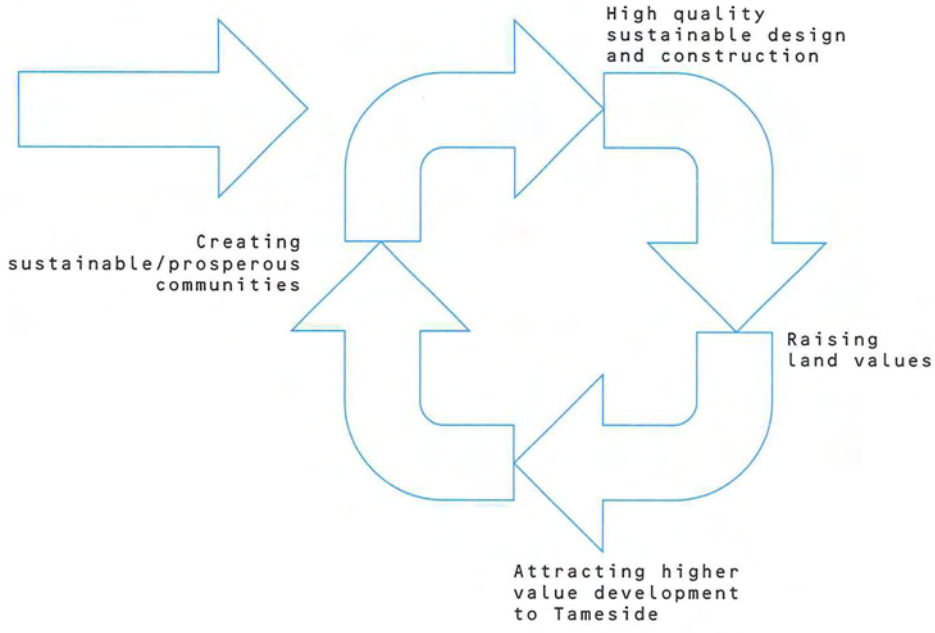
From sustainable design and construction to sustainable communities

There are a number of possible elements that can contribute to the creation of a 'sustainable community'.

- High density, mixed development where services (such as shops, healthcare, schools and sports facilities) are near to users.
- Mixing work places with housing so that some residents can walk to work.
- Varied housing that caters for a range of household needs over time creating a stable mix of age groups and incomes.
- Siting shops, bars and cafes at street level below housing or offices to maintain the vitality of neighbourhoods throughout the day.
- Safe routes for pedestrians and cyclists to encourage school children, local residents and workers to walk and cycle to local facilities and places of work.
- Open and green spaces to provide opportunities for local residents and workers to socialise, relax and enjoy the natural environment.
- Public art and community facilities that reflect the make-up and values of the local community.
- The retention and reuse of built heritage to maintain local character and sense of place.

Moving towards this kind of vision will require high quality sustainable design and construction.

Creating a virtuous circle



Sustainable development

Tameside MBC's commitment to sustainable development in planning

The following statements appear in the Tameside Unitary Development Plan:

Part One Policy 1.5 - Following the Principles of Sustainable Development

"In promoting sustainable development and quality of life as guiding principles of the plan, the need for economic development and new homes will be balanced against the importance of protecting and enhancing the environment. This will be achieved, in particular, by giving priority to the use of previously developed land in the most efficient way including the re-use of empty or underused buildings, enabling higher densities where consistent with environmental quality, conserving cultural and natural resources, minimising the need to travel and facilitating the use of public and non-motorised means of transport.

Developments generating large numbers of trips will be concentrated in or adjoining town centres wherever possible, and where suitable sites are not available they will be located in areas well served by public transport".

Part Two 1.5 - Following the Principles of Sustainable Development

"The Council intends to follow the principles of sustainable development in the balance it seeks between the economic, social and environmental needs of the Borough. This takes expression throughout the plan, but particularly in those policies which aim to diversify local employment opportunities, encourage the use of alternative means of transport to the private car, require high quality and safe design, protect townscape heritage, give priority to new housing on brownfield sites within the existing urban area, support the role of town centres, improve leisure opportunities, protect urban green spaces, assist the availability of local services, protect and enhance wildlife habitats, manage waste and control pollution."

The following principles are referred to in the Unitary Development Plan and in this guidance:

- Using resources efficiently especially energy, promoting renewable energy sources, and minimising waste production. See Theme **Resources and pollution.**
- Limiting pollution to levels which do not damage natural systems. See Theme **Resources and pollution.**
- Protecting and valuing the diversity of nature. See Theme **Local character and heritage.**
- Conserving the best of the built heritage and seeking high standards of design in new "human scale" developments. See Theme **Local character and heritage.**
- Ensuring that everyone has access to good food, shelter and fuel. See Theme **Resources and pollution.**
- Protecting people's good health by creating safe, clean environments. See Theme **Resources and pollution.**
- Creating safer, more harmonious communities. See Theme **Creating safe communities.**
- Ensuring everyone has an equal opportunity to satisfying work in a diverse economy. See Theme **Maximising economic opportunities.**
- Providing opportunities for culture, leisure and recreation for all. See Theme **Access and linkages**.
- Improving access to local services and more environmentally friendly travel alternatives. See Theme **Access and linkages.**

Following the necessary procedures including the consideration of consultation comments, it is intended that this guide will be adopted by Tameside Metropolitan Borough Council as a Supplementary Planning Document (SPD) under the Planning and Compulsory Purchase Act 2004.

Notes

1

Assessing sustainability

Evidence of sustainability

Tameside MBC Development Control officers will be looking for evidence of the 'sustainability' of developments when assessing applications for planning permission for major developments (10 or more residential units or 1000m^2 or more of floor space for other types of development).

Applicants for major developments are required to complete the Sustainability Statement and submit it with their planning application form.

Copies of the statement form are available from Planning and Building Control (**T** 0161 342 3114) and from the Tameside Council web site. A specimen copy of the form is included at the end of this document. Where appropriate, information provided by the applicant in the statement may be used to help determine a planning application.

Developers are also encouraged to carry out a BREEAM assessment, which is an independently accredited scheme that demonstrates the sustainability of a development. A pre-assessment checklist can be completed prior to seeking planning approval, with a full assessment once planning permission has been granted (see section 1.3 for further information).

1.1 Building Regulations

When considering planning applications it is recognised that they will be assessed by Building Control for compliance with the Building Regulations. Achieving compliance does demonstrate that a basic and safe standard of design and construction has been reached. Of particular relevance to sustainable development are Part L – Conservation of Fuel and Power and Part M – Access To and Use of Buildings. For more information go to www.safety.odpm.gov.uk/bregs

However officers will be looking for design and construction approaches that go beyond the minimum and very specific standards set out in the Building Regulations. In particular they will be looking for integrated approaches for tackling the issues highlighted in this guidance.

1.2 Design statements

Tameside MBC would like to encourage developers to produce design statements to accompany applications for larger developments. A design statement might set out any site assessments undertaken including the findings of consultant's reports and their approach to the design of the development – including their approach to delivering sustainability. It is recognised that there are many ways of delivering sustainability and developers are encouraged to adopt innovative approaches.

1.3 BREEAM

Building Research Establishment Environmental Assessment Method (BREEAM)

For over a decade, BREEAM has been used to assess the environmental performance of both new and existing buildings. It is regarded by the UK's construction and property sectors as the measure of best practice in environmental design and management. BREEAM assessment is now required for projects receiving European Objective 2 funding and EcoHomes Assessment (the housing version of BREEAM) is required by the Housing Corporation for social housing projects.

How does BREEAM work?

The developer pays for an independent assessor, accredited by the Building Research Establishment (BRE), to undertake the assessment of the performance of buildings in the following areas:

- management: overall management policy, commissioning site management and procedural issues.
- energy use: operational energy and carbon dioxide (CO_2) issues.
- health and well-being: indoor and external issues affecting health and well-being.
- pollution: air and water pollution issues.
- transport: transport-related CO_2 and location-related factors.
- land use: greenfield and brownfield sites.
- ecology: ecological value conservation and enhancement of the site.
- materials: environmental implication of building materials, including life-cycle impacts.
- water: consumption and water efficiency.

Developers and designers are encouraged to consider these issues at the earliest opportunity to maximise their chances of achieving a high BREEAM rating.

Credits are awarded in each area according to performance. A set of environmental weightings then enables the credits to be added together to produce a single overall score. The building is then rated on a scale of PASS, GOOD, VERY GOOD or EXCELLENT, and a certificate awarded that can be used for promotional purposes.

Tameside MBC wants to encourage developers to achieve at least a GOOD rating on all developments. It should be noted that building projects seeking Objective 2 funding will have to have a BREEAM assessment and score VERY GOOD as a minimum (see North West Objective 2 Programme, CCT Note 5 – Sustainable Development Guidance May 2003)

BREEAM covers a range of building types:

- offices.
- homes (known as EcoHomes).
- industrial units.
- other buildings such as leisure centres and laboratories, can be assessed using a bespoke version of BREEAM.

Further information is available from www.bre.co.uk/services/BREEAM_and_EcoHomes.html

1.4 Other assessments against KPI's

The DTI Construction Industry Key Performance Indicators (KPIs) are national data sets against which a project or a company can benchmark its performance. These can be linked to BREEAM assessments or can be stand-alone specialist assessments. For example CIRIA and BRE have published Biodiversity Indicators for Construction Projects.

2

Involving the community

Why involve the community?

Community involvement is crucial to achieving developments which will stand the test of time and be successful in the long term, developments which encourage a sense of local ownership and foster a sense of community, rather than bringing division and conflict. The design process should address local needs and concerns and utilise local skills, energy and knowledge in order to ensure development which integrates well with existing communities and which will function well for many years to come.

Developers benefit from involving communities in the design process through gaining a clearer understanding of local issues. Early community involvement can provide the foundations for constructive and creative dialogue and help to mitigate future possible conflict, thereby reducing the potential for lengthy and costly planning disputes.

Consultation is a statutory requirement in the planning process. Currently, statutory consultation takes place after an application has been submitted but it is now widely recognised that involving the community in the earlier stages of the design process can reap important benefits. In the future, community involvement is likely to become a material consideration in planning decisions. The Urban White Paper sees community involvement as being a central element in achieving successful urban areas.

2.1 Which members of the community should be involved?

- Is the potential development of significance to a small number of local residents, or does a wider group of people and organisations need to be involved?
- Who are the stakeholders? They could include resident and trading organisations, local voluntary and community groups, nature conservation groups, faith groups, individual residents, utility service companies and businesses.
- What measures will ensure that those who are engaged are representative? This may necessitate targeted approaches to engaging some groups, such as young people, parents, minority ethnic communities and older people.
- What existing community organisations or community development workers can be utilised? They can often help in making contact with a wide range of people, as well as in finding appropriate local venues and in developing appropriate methods of engagement.

2.2 What kinds of issues should the community be involved in?

Developers need to be clear about what's at stake in the process of involving the community and what the parameters of the dialogue are.

- What are the meaningful points of interaction? These need to be clearly identified so that the involvement process is seen to be worthwhile and not simply a rubber-stamping exercise.
- What decisions have already been taken and what were the reasons behind those decisions? A lack of clarity in this area can lead to aspirations being raised too high and cause future conflict. For example, decisions about the uses that are appropriate on the site may be pre-determined by planning policy. If the site contains existing buildings, the layout or condition of those buildings may preclude certain development outcomes. Commercial feasibility issues will also define certain parameters for the development and these should also be made explicit.

2.3 What degree of involvement is appropriate?

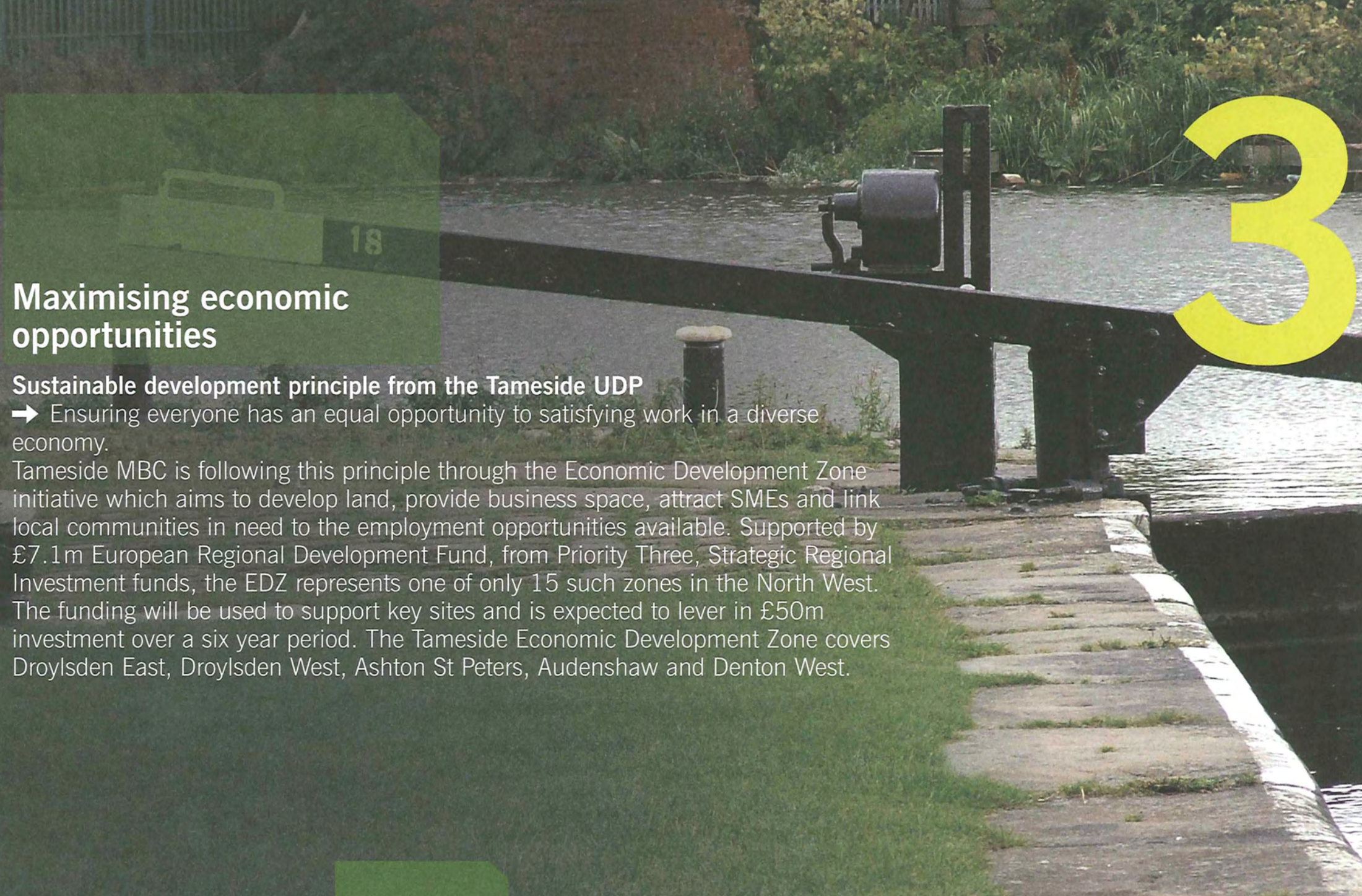
The term 'community involvement' is used to describe a wide range of approaches and experiences, from merely sharing information through to genuine consultation, actual participation in the design process or even local citizen control. The likely level of local interest will determine the appropriate level of community involvement. For example, in the case of a small 'back-land' housing development on a site allocated for housing, it may be sufficient to notify the occupiers and owners of surrounding properties and invite their comments on proposals. In the case of larger, more prominent or controversial developments, or developments which incorporate community services and facilities, a much wider audience will need to be engaged from the earliest possible stage in the process.

- How can the community be involved from the earliest possible stage of the development process? This will enable community concerns to be fully addressed, is more likely to result in consensus and is likely to prove a rich source of local knowledge and ideas.
- Are sufficient resources in place? Effective and productive community involvement is not cheap, but is likely to prove extremely cost-effective in the long run. Ensure that adequate resources are set aside for the process.
- How can the community be involved in the longer term? Community involvement should rarely be treated as a one-off exercise. Instead, aim to secure the long-term involvement of the community. For large schemes, this could involve establishing new residents associations as a forum for identifying and resolving management issues, or the formation of community trusts with their own assets, who could be given responsibility for the long term management of community facilities. Such mechanisms for long-term community involvement have been shown to be crucial in achieving successful and sustainable communities.

2.4 What method of involvement is appropriate?

The answers to the above questions will provide a framework for developing appropriate methods of community engagement, and each programme of engagement will need to be tailored to the individual circumstances. A wide range of methods have been developed for engaging communities in planning and design and a number of specialist consultancies offer support and advice in delivering community engagement programmes.

For a detailed description of specific methods of community engagement, and potential approaches to a wide range of different scenarios, refer to the Community Planning website at www.communityplanning.net/



3

Maximising economic opportunities

Sustainable development principle from the Tameside UDP

➡ Ensuring everyone has an equal opportunity to satisfying work in a diverse economy.

Tameside MBC is following this principle through the Economic Development Zone initiative which aims to develop land, provide business space, attract SMEs and link local communities in need to the employment opportunities available. Supported by £7.1m European Regional Development Fund, from Priority Three, Strategic Regional Investment funds, the EDZ represents one of only 15 such zones in the North West. The funding will be used to support key sites and is expected to lever in £50m investment over a six year period. The Tameside Economic Development Zone covers Droylsden East, Droylsden West, Ashton St Peters, Audenshaw and Denton West.

Why does maximising economic opportunities matter?

While the economy of Tameside has experienced a major restructuring over the last 20 years with a significant shift in employment from the traditional industries to the service sector, it is still heavily reliant on traditional manufacturing employment. Many businesses are located in outdated and inefficient premises that are restricting their efforts to be competitive. Tameside has a large number of brownfield sites that need to be redeveloped.

Refurbishing old premises and developing new business premises is helping to regenerate the local economy. But these developments also need to adopt high quality sustainable design if Tameside is to escape its past image of neglect and decline. 64% of businesses in Tameside regeneration areas surveyed in Spring 1999 stated that they were concerned with the general appearance of the area.

The development, construction and building materials industries operating in Tameside are in themselves a vehicle for sustainable development. These industries can help to raise local skill levels and generate new jobs contributing to more sustainable communities.

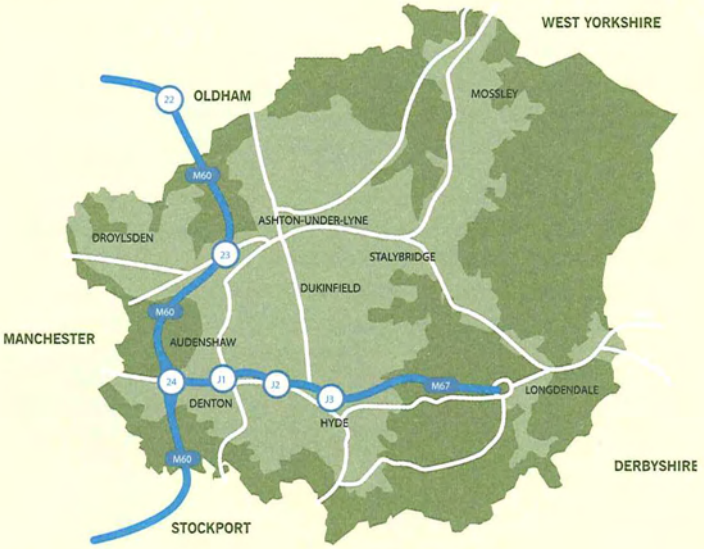
New and existing businesses operating in Tameside can benefit from a wide range of financial support – particularly for developments in regeneration areas. But to obtain this support it is necessary to show that sustainable business practices are being adopted.

3.1 Why does contributing to the local economy matter?

Quality developments can kick-start or add value to regeneration projects. New industrial and commercial developments need to fit in with the existing community meeting local needs for new services, and increasing the range of employment opportunities. Developers should explore how they can work with the regeneration partnerships and initiatives operating in the Borough:

- Tame Valley Initiative.
- Ashton Renewal Area.
- The Hattersley Development Trust.
- Stalybridge Regeneration.
- Denton Town Centre.

(www.tameside.gov.uk/eandp/new/edu5a.htm)
Developers can also support the local economy by using local companies, local suppliers and local labour during the construction phase.



3.2 Why does contributing to local skills and training matter?

There is a recruitment, retention and skills crisis in the construction industry and so there is a real incentive for developers to get involved in skills and training initiatives to guarantee the future of their business. Having good links with the communities in which they operate will give development and construction companies a competitive edge over their rivals.

3.3 Why does demonstrating sustainable business practice matter?

Increasingly, obtaining regeneration funding is conditional on demonstrating sustainable development has been integrated into the delivery of a project or a development. For example the North West Objective 2 Programme asks applicants whether they have:

- An environmental management policy.
- A purchasing policy with environmental / sustainable criteria
- The latter means that not only the main contractor but suppliers have to demonstrate sustainable business practice.
- The most widely recognised accreditation scheme for Environmental Management is ISO 14001.
- Obtaining this accreditation would give any company involved in the construction industry a real competitive edge.

The construction industry and the Government is pursuing a national initiative – Rethinking Construction – which aims to improve construction performance including sustainability. The initiative provides guidance and toolkits to support construction companies and reports on the progress on a large number of demonstration projects. Over 200 demonstration projects have been completed and they have been shown to be 2% more profitable than the industry average and they have delivered the final product to clients at 6% below the industry average cost.

4

Resources and pollution

Sustainable development principles from the Tameside UDP

- Using resources efficiently especially energy, promoting renewable energy sources, and
- Minimising waste production.
- Limiting pollution to levels which do not damage natural systems.

Why do resources and pollution matter?

Constructing new developments consumes resources such as land, materials, water and energy, and can cause pollution. The form and design of new developments also largely determines the future demand for energy and water. Sustainable design approaches minimise resource requirements and the risks of pollution. In particular the use of renewable and low carbon technologies can dramatically cut adverse environmental impacts globally and locally.

The approaches outlined here can result, in construction processes that reduce waste and therefore reduce costs, in built developments with low running costs that provide healthy living and working environments.

4.1 Why do land and existing buildings matter?

Decisions about the location and the initial appraisal of the site will fundamentally influence the sustainability of any new development. The high value placed on green field sites in terms of biodiversity and leisure is directing development to the reuse of existing buildings, and to previously developed 'brownfield' sites.

Increasing the density of new development will minimise land take, is likely to have lower energy requirements, will increase the viability of public transport and will lower infrastructure costs.

Tameside has a rich heritage of industrial buildings from the earliest years of the industrial revolution. Reusing old buildings and incorporating them into new developments can contribute to preserving the built heritage of the area, maintaining the character and minimising the use of materials (see Theme **Local character and heritage**).

4.2 Why does climate change matter?

The average global temperature in the 20th Century was warmer than any other century in the last thousand years. The most recent scenarios for future climate change in the UK indicate that we might expect continuing warming, drier hotter summers and more intense rainfall in winters. The thermal growing season is likely to continue to lengthen with a further decline in the number of very cold days in winter.

Most of the climate change over the next 30 to 40 years has already been determined by historic emissions of greenhouse gases and the inertia of the global climate system. Consequently we are going to have to adapt to climate change and this will include adapting the design of our buildings and developing new strategies to manage and conserve our natural systems. New development in Tameside should be resilient to climate change impacts such as intense rainfall, flooding, subsidence, wind damage and drought. Extreme weather events are likely to become more frequent over the next century.

To avoid the worst impacts of climate change in the second half of this century we will have to dramatically reduce our production of greenhouse gases and particularly carbon dioxide. This can be achieved by adopting zero carbon emissions standards – combining reducing our overall energy requirements, using energy more efficiently, cutting our use of fossil fuels and increasing our use of renewable resources (see section 4.3 on energy).

4.3 Why does energy matter?

Carbon emissions from energy use in buildings accounts for over 50% of our total greenhouse gas emissions. Energy use can also be a significant cost for building users. For more than 5 million low-income households in England, the lack of access to affordable energy services is a prime cause of fuel poverty and frequently is associated with ill health. It is now possible to design buildings to standards that result in zero net carbon emissions. Achieving zero net carbon emissions also delivers developments that are comfortable in all weathers and have very low energy running costs while helping to reduce the future risks from climate change.

4.4 Why does water pollution matter?

Water is a key element in our natural environment and we need to avoid pollution of groundwater, watercourses and rivers. The North West has seen steady improvements in the quality of the region's rivers since the 1990s and this needs to be maintained. Diffuse pollution from homes and businesses can have a significant cumulative impact on water quality. This can be greatly reduced by good design of buildings, drains and hard surfacing (such as roads and car parks). This should include the use of Sustainable Drainage Systems (SUDS). Wrong connections from properties and the connection of washing machines to rainwater downpipes are also significant causes of water pollution.

The construction process has the potential to cause serious water pollution and consequent fines and penalties for contractors. This can be avoided by instituting good management of materials and practices on site and being prepared for an accidental spill of polluting substances.

4.5 Why does waste matter?

At a national level, building and demolition waste accounts for over 40% of the waste being disposed of to landfill sites. This amounts to a huge waste of resources, energy and money. Wastage can be minimised by designing to dimensions that use whole units of particular materials – particularly sheet materials. It is also important that the right quantities of materials are purchased for any project to reduce wastage. The adoption of best practice in design and construction can minimise waste generation, cutting costs and protecting the environment.

The design of new developments can also support efforts to recycle waste created by building users. The key factor is to provide sufficient, accessible space and facilities for the storage of recyclable materials before they are collected. Tameside operates a kerbside collection scheme for homes in the Borough, this means most householders will need space for three bins (other arrangements will be required in high-rise flats).

4.6 Why does the choice of materials matter?

Reusing and recycling building materials is the most sustainable choice of construction materials. In some instances new building materials (such as bricks, blocks and metalwork) can be manufactured from recycled wastes. Where new materials are used, consideration should be given to local sourcing, the energy used in their manufacture and their toxicity. Generally, the use of locally sourced materials that need minimal processing and have a long life will be the most sustainable choice. The choice is not always simple but help is available from the Building Research Establishment publication - the Green Guide to Specification - which scores building elements made from different materials against a range of environmental criteria and cost. The choice of local materials, such as local stone will also help to maintain local character.

Timber is potentially one of the most sustainable materials available – but sustainability will depend on its source. Currently the construction industry consumes 60% of all softwood and 44% of hard wood used in the UK – most of this is from unmanaged sources world-wide. The Forest Stewardship Council operates an international timberlabelling scheme that accredits suppliers and importers of timber from sustainably managed sources.

FSC

Access and linkages

Sustainable development principle from the Tameside UDP

➔ Improving access to local services and more environmentally friendly travel alternatives.

Why do access and linkages matter?

Sustainable communities are communities in which movement is effective, efficient and convenient for all members of the community and in which the impact of movement on the environment and other people is minimised. A prime concern is to reduce the polluting emissions from motorised transport. Local impacts on air quality result from Nitrogen Oxide and particulate emissions primarily from cars and lorries. Cars and lorries are also the main transport sources of carbon emissions (see Climate Change). When combined with impacts resulting from the congestion on roads in urban centres, there are a number of reasons to both reduce the need to travel and to try to reduce the number of journeys undertaken by car. The Urban White Paper supports the creation of such communities, with its vision of sustainable places which allow people easy access to local shops and services on foot or bike, and which are well served by efficient and reliable public transport.

5.1 Why does integrating land use and transport matter?

Planning Policy Guidance Note (PPG) 13, along with other government guidance, emphasises the importance of an integrated approach to land use and transport planning. This will necessitate, among other things:

- new housing and major trip generators being focused on existing town and district centres and near to public transport interchanges.
- excessive development on remote or inaccessible sites, which will increase the need to travel, being avoided.
- integrating different uses within developments and with surrounding areas to reduce the need to travel, through allowing people to live, work, shop and relax in their own neighbourhoods.

Particularly with larger developments, there is a need to consider the full traffic implications for the strategic trunk road network. In Tameside, the M60 is part of the core trunk road network. Impacts should be discussed with the Highways Agency at the earliest possible stage.

5.2 Why does promoting public transport, walking and cycling matter?

The design of new developments should seek to reduce dependence on the private car and encourage the use of public transport, walking and cycling.

A strategic approach to providing these facilities will be necessary, linking the development to the existing transport network and surrounding services and facilities. Since some journeys involve the use of more than one mode of transport, there will also be a need to consider the integration of services and facilities.

Proposals for developments involving significant employment space should include Travel Plans aimed at reducing the use of the private car for travel to work and travel for business purposes.

5.3 Why does providing access to services matter?

Ensuring that there is convenient access to community facilities and services, including community meeting places, schools, health, leisure, sporting and cultural facilities by foot, bicycle or public transport is a key means of reducing the need to travel by car.

Where possible, developments should be designed to support rather than replace existing services in the local area. This may require new pedestrian/cycle links or modifications to existing public transport services. If some services are lacking, new provision may need to be incorporated within the development, or with a contribution from the developer to support the provision of the service nearby.

5.4 Why does accessibility for all matter?

All kinds of people use built developments, some will have small children, others will be visually impaired and others will be disabled in some way. A significant proportion will have a level of literacy that will make it difficult to interpret signage presented in words. Good 'inclusive' design can make it possible for all types of people to use buildings with ease. Not considering these aspects of design can result in very costly adaptations to buildings at a later stage.

Part M of the Building Regulations place basic requirements on developers to provide access to and for the use of buildings, including disabled people. Under the Disability Discrimination Act 1995, since 1999 all service providers have had to consider making reasonable adjustments to the way they deliver their services so that disabled people can use them. By 2004, all those providing goods, facilities or services will have to ensure that they have put measures in place to allow disabled access. Developers should seek to follow the code of practice set out in British Standard BS8300. In line with BS8300, access standards are likely to become more demanding, so exceeding rather than merely meeting the existing regulations will reduce the risk of future costly adaptations, and is an important part of ensuring the sustainability of a development.

Notes

6

Creating safe communities

Sustainable development principle from the Tameside UDP

➡ Protecting people's good health by creating safe, clean environments.

Why does safety matter?

Sustainable communities can only be achieved in places where people choose to live and want to stay. Safety and perceptions of safety will be crucial elements in achieving such places. Good design can contribute to reducing the opportunities for criminal and anti-social behaviour. Bad design can encourage such behaviour and promote negative perceptions of an area, often leading to a spiral of decline.

Tameside Council is seeking to ensure that development proposals demonstrate an awareness of community safety issues in their design. Consideration of crime prevention can be a material consideration in the determination of planning applications (DoE Circular 5/94). Safe and secure communities must not and need not be achieved at the expense of the other sustainability principles set out in this guide. 'Fortress-style', gated developments may be secure but they do not integrate well with surrounding communities or contribute to enhanced access and linkages. Through exceptional design, developments which deter criminal and anti-social behaviour and provide a safe and attractive public realm can be achieved without compromising the other priorities set out in this guide.

6.1 Why does designing out crime matter?

There are three key principles to 'designing out crime':

- **Reducing anonymity** – offences are more likely where a potential offender can expect to remain unrecognised. Anonymity can most easily be achieved in space which is perceived to be 'public', where potential offenders will not appear out of place. In communal areas, features should therefore be included which infer a sense of ownership, and clear boundaries should be provided between different types of space.
- **Encouraging natural surveillance** – areas with good natural surveillance tend to have lower levels of certain types of crime and anti-social behaviour. Natural surveillance of public and semi-public spaces should therefore be maximised in new developments.
- **Encouraging active routes** – areas with convenient, active and well-observed routes are less likely to foster certain types of criminal and anti-social behaviour. The aim should be to achieve developments which allow no more than convenient circulation, thereby ensuring an adequate frequency of trips and a sense of activity along each route.

6.2 Why does the public realm matter?

As the Deputy Prime Minister stated in recent guidance on the public realm:

"The quality of our public space affects the quality of all our lives. It affects how we feel about where we live, where we work and where our children play. Successful, thriving and prosperous communities are characterised by streets, parks and open spaces that are clean, safe and attractive".

Community involvement is a key means to achieving a public realm that works and is sustainable in the long term. It encourages a sense of local ownership and is more likely to result in spaces and facilities that meet local needs and are well used (see Theme **Involving the community**). It is essential that long-term management arrangements are established to maintain the public realm. In residential areas this could take the form of a community development trust, to whom assets or finances could be transferred through the Section 106 agreement. In business areas, this could take the form of a Business Improvement District, a mechanism through which businesses in an area agree to pay for a programme of measures aimed at improving the quality of public space. The government is currently preparing guidance on setting up BID schemes and preparing legislation that will set out the legal and regulatory framework. The potential for such partnerships should be explored during the consultation process.

Notes

7

Local character and heritage

Sustainable development principle from the Tameside UDP

➔ Conserving the best of the built heritage and seeking high standards of design in new 'human scale' developments.

Why does local character and heritage matter?

The natural environment, landscape quality and historic character of Tameside are precious assets which should be preserved and enhanced for the benefit of current and future generations. Development activity within Tameside needs to be sensitive to local character and heritage, building on the Borough's distinctive qualities and removing those elements that detract from the quality of the landscape.

The cultural diversity of the borough is also an important element of local character and an asset that should be celebrated. The diversity of the local community needs to be recognised at all stages of the design process, so that development activity is responsive to the diverse needs and aspirations of local people.

Funding is available for developments that enhance the physical environment of some areas in the Borough through the Green Routes to Regeneration Scheme.

7.1 Why does the natural environment matter?

About 6% of the land area of the Borough is designated for its nature conservation value. This includes a Special Protection Area, Sites of Special Scientific Interest, Sites of Biological Importance, wildlife corridors and local nature reserves. Within these areas, protecting and enhancing bidoversity is particularly important. However, nature conservation issues should be addressed in all development activity. Developments can be enhanced by the inclusion of a variety of habitats and this will help to conserve habitats and species that are under particular pressure from new building development.

The Water Vole is an example of a species of mammal that is under pressure from new building development.

The Greater Manchester Ecology Unit provides a range of services that assist planners and developers in safeguarding and enhancing biodiversity including:

- Maintenance of a countywide register of over 500 Sites of Biological Importance.
- Establishment and maintenance of a countywide database on other sites and on species.
- Commenting on the ecological impact of development proposals, including advice on site safeguard and mitigation measures and evaluation of Environmental Impact Assessments.
- Provision of specialist advice for, and presentation of evidence at, public inquiries.

7.2 Why does landscape matter?

The eastern upland areas of the Borough, on the boundary of the Peak District National Park, are hugely important in landscape terms and because of their value in terms of recreation and amenity. However, the Borough contains many other areas of high landscape value, including a large amount of informal open space in the river valleys, country parks and green wedges that adjoin, and in places extend, into the urban areas.

Significant improvements could be made to green open space in the urban areas and there are opportunities for the reclamation of derelict land for open space use. Rivers, canals and other stretches of water are also important features of the borough but, as in many locations, development has traditionally turned its back on these waterways, leaving many of them inaccessible and unattractive. These waterways represent great regeneration potential that ought to be capitalised on in development activity.

A particular threat to the long-term upkeep of the landscape of the Borough stems from the economic difficulties being experienced in farming in urban fringe areas. Development on or near to the urban fringe should, wherever possible, seek to address this important issue.

7.3 Why does the historic environment matter?

Tameside has a diverse townscape, reflecting the historical pattern of development in the Borough. Common features include market squares, groups of civic buildings, cotton mills, canals, turnpikes, small terraced houses and intimate urban spaces. In addition there are substantial areas of rural and semi-rural landscapes, with a scattering of farmhouses and farm buildings. Development activity should reflect and reinforce this character to achieve a distinctive and harmonious built environment.

The Borough has nine Conservation Areas, 313 listed buildings and one listed park and garden. There are also many other buildings and features, such as traditional parks and canals, which form an important part of the character and heritage of the area. Care should be taken in all development activity to protect and enhance the historic assets of the Borough.

Tameside has been using the renovation of the Huddersfield Narrow Canal to provide an attractive environment for new development – much of which has either reused historic buildings or adopted design to fit in with the character of the historic environment.

Notes

Checklists

Design stages

This section is set out in the Royal Institute of British Architect's design stages. These describe the steps in the process of designing a built development. At the beginning of each design stage, we have summarised what should be happening at that stage and which development professionals are likely to be involved where a traditional approach is adopted. (However the North West Development Agency is currently introducing new best value procurement options based upon the early involvement of contractors in integrated teams in line with Egan's "Rethinking construction" principles). The detailed sustainable design considerations are then set out in checklists covering the main themes described in sections 2 to 7 of the guidance.

The basic message is incorporate sustainability from the outset. Doing this will:

- make it easy to be sustainable
- ensure high quality design
- minimise the costs of being sustainable (in most instances there will be no extra costs)
- avoid the expensive option of having to incorporate the sustainability requirements of clients, funders and statutory agencies at a late stage in the development.

8.1 Pre-inception

During this stage the alternative options for meeting the client's needs and requirements are assessed. These options need to be considered within the framework of sustainable development.

This stage involves the client and the project manager and there could also be discussions with local planners.

General

- Have the policies on sustainability in the Tameside Unitary Development Plan been considered?
- How will the local community be involved in shaping the design of the development?

Demonstrating sustainable business practice

- Has the developer given consideration to developing an environmental management system and attaining ISO 14001 accreditation? (see opposite)
- Has information been obtained about the Rethinking Construction initiative?

(see next page)

Land and existing buildings

- Has the option of adapting and rehabilitating existing buildings as opposed to new build been considered?
- Have the benefits of using a brownfield site over a greenfield site been considered?
- For housing, are the density levels in line with those specified by the Council?

Access to services

- Has consideration been given to how those using the development will have easy access to services and facilities?
- Has consideration been given to the necessary general infrastructure requirements?

ISO 14001 Environmental Management

ISO 14001 is an international standard that specifies the requirements for an environmental management system. It applies to those environmental aspects that the organisation has control of and over which it can be expected to have an influence.

It is possible to be certified by an external certification authority against the ISO 14001 standard.

This standard is applicable to any organization that wishes to:

- Implement, maintain and improve an environmental management system
- Assure itself of its conformance with its own stated environmental policy (those policy commitments of course must be made)
- Demonstrate conformance
- Ensure compliance with environmental laws and regulations
- Seek certification of its environmental management system by an external third party organization
- Make a self-determination of conformance

For further information go to: www.iso14000-iso14001-environmental-management.com/iso14001.htm

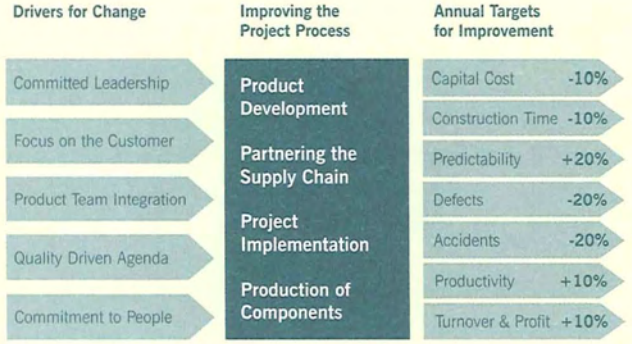
thebrickbusiness Ltd (see Case study 13) is a national company manufacturing bricks that has a plant in Denton, Tameside. It has achieved ISO 14001 accreditation for its Environmental Management System. This demonstrates that the company is systematically addressing all its environmental impacts with the aim of achieving continuous improvement. The company is committed to the environment and a policy of safe, clean and energy-efficient manufacture and uses this in its marketing.

What is Rethinking Construction?

Rethinking Construction is the banner under which the construction industry, its clients and the government are working together to improve UK construction performance.

Rethinking Construction partners aim to showcase innovations in both products and performance through Demonstration Projects and highlight best practice available within the industry.

They also seek to encourage the industry and its clients to adopt the principles of rethinking construction to their mutual benefit. This cultural change is achieved via:



The Bolton Institute of Higher Education has brought forward the development of its new incubator units as a demonstration project under this national initiative.

For further information go to www.rethinkingconstruction.org/rc/

8.2 Inception

During this stage the client organisation is set up; the client's requirements are considered; the members of the design team are appointed and an outline briefing is provided. At this stage it is important that the client is made aware of the advantages of a sustainable approach to the design of the development.

The client, the asset/premises manager and the project manager are involved in this stage.

General

- Does the design team have access to the full range of expertise that will be necessary to deliver a sustainable development?
- Have mechanisms been put in place to involve the community? (see Case study 1)

Contributing to the local economy

- Have links been made to local regeneration partnerships, including investigation of the support and financial assistance available for businesses in Tameside?

Contributing to local skills and training

- Have links been made to work experience, skills and training initiatives?
- Have partnerships been formed with the Learning and Skills Council and Employment Service to increase access to employment for excluded groups?

Demonstrating sustainable business practice

- Has consideration been given to taking the development forward as a Rethinking Construction demonstration project?
- Do the developers and sub-contractors have policies on environmental management and sustainable procurement?

Energy
- Has a strategy been formulated to minimise energy requirements?
- Has consideration been given to aiming for zero net carbon emissions from the development? (see opposite)

Materials
- Has the client been made aware of the benefits, such as avoiding sick building syndrome, of creating a healthy internal environment through careful choice of materials?

Integrating land use and transport matters
- Particularly for larger developments, have the Highways Agency been consulted about any potential impacts on the strategic trunk road network (particularly the M60 motorway)? Has reference been made to DTLR Circular 4/2001 – The Control of Development Affecting Trunk Roads and Agreements with Developments under Section 278 of the Highways Act 1980?

Accessibility for all
- Has the client been made aware of the legal requirements to provide adequate access for all, whether they be elderly or disabled?

Aiming for zero net carbon emissions

This involves:
- Minimising use of fossil fuels for heating (e.g. through high levels of insulation and maximising useful solar gain)
- Minimising use of fossil fuels for heating water (e.g. by specifying water efficient fittings and appliances)
- Minimising use of fossil fuels for cooling (e.g. through the use of natural ventilation)
- Minimising electricity use for lighting (e.g. through good access to natural light and specifying energy efficient luminaires)
- Minimising electricity use in appliances (e.g. by specifying energy efficient models)
- Meeting residual energy demands from renewable sources (e.g. by incorporating technologies such as active solar water heating, photovoltaic panels to provide electricity, biomass-fired combined heat and power)
- Off-setting any remaining carbon emissions (such as transport use by occupiers), by producing a surplus of renewable energy on-site for export to other users and hence reducing their carbon emissions.

A low energy strategy was adopted in the development of the-i-zone at the Bolton Institute of Higher Education. Through the use of very high levels of insulation heat losses have been minimised meaning that heating requirement are very small and much of this comes from the occupants, computers and photocopiers, etc.

8.3 Feasibility

During this stage the client's requirements are studied in detail; the site conditions are assessed and an outline of costing of the design is formulated. This is the point where sustainability objectives and targets need to be established.

The client, the project manager, the design team and the quantity surveyor are involved in this stage.

General

- Have discussions been held with the local community and businesses about what they want from the development?
- Have detailed sustainable design objectives been established?
- Has a BREEAM performance standard, or equivalent, for the building been set? (see Assessing sustainability)
- Has a site appraisal been carried out?

Contributing to the local economy

- For large commercial and industrial developments have assessments been made to show the contribution to employment opportunities in the area? Will it result in new jobs without losses elsewhere?
- For large commercial and industrial developments, have assessments been made to show how the development will contribute to the diversity of the local economy? Will the development increase the range of size and type of premises available?
- For commercial and industrial developments, has consideration been given to the impact of the development on existing local businesses? Particularly for retail development, will the development compliment the range of businesses in the locality?

Contributing to local skills and training

- Has consideration been given to providing work experience or training opportunities in design and construction during the development process?

Land and existing buildings

- Has the site been surveyed for contamination? Has note been taken of Tameside MBC's Development Control Guidance Note on Contaminated Land?
- Have alternative methods of remediation been considered e.g. in situ/exsitu bio remediation, encapsulation, phyto remediation, etc? Have the cost benefits of traditional remediation methods (i.e. 'dig and dump') over alternative methods of remediation been considered?
- Have alternative layouts been considered in order to minimise the extent of land requiring remediation?
- Is there a condition concerning contaminated land issues attached to the decision notice of the planning approval for the development?
- Have the relative advantages of different built forms on the site been considered, in terms of comfort, energy use, and compatibility with the surroundings?

Adapting to climate change

- Is the site in an area at risk from current or future climate change impacts and extreme weather events? Events such as:
  - Flash floods, slow onset flooding and fluvial flooding
  - Ground water rise flooding
  - Subsidence
  - Wind damage (direct and indirect)
  - Water shortage
- Does the development potentially increase climate related risks in the locality? This could be in terms of:
  - Increased surface water run-off
  - Causing changes to the flood or groundwater regimes elsewhere
  - Increased pressure for new or enhanced flood or coastal defence measures
  - Loss of tree cover that provides wind protection or shade
  - Fragmentation and vulnerability of habitats
  - Increased pressure for water resources

8.3 Feasibility
continued

Energy
- Has the site been assessed with a view to maximising the benefits of passive solar design through the layout and orientation of the development?
- Have the benefits of passive forms of cooling and ventilation been considered as an alternative to air conditioning, particularly in large commercial developments?
- Have the energy running costs of the development been assessed against the costs of up-front investment in energy conservation measures?
- Has the potential for using district heating/cooling or combined heat and power (CHP) been assessed, including the potential to share such plant with others in the area?
- Has consideration been given to incorporating renewable energy technologies in the development or using renewable energy supplies? (see Case study 8)
- Has the availability of grants from the Energy Saving Trust to support the use of CHP, district heating and renewable energy been explored?

Pollution
- Have the possible effects of the development on groundwater and local watercourses been considered?
- Have the implications of the current level of air pollution on internal environments been assessed alongside any potential impacts of the development?
- Have the current noise levels around the site been established to inform the design and specification of windows and ventilation systems?

Materials
- Has the potential for maximising the use of recycled materials and new materials manufactured from recycled wastes been assessed?

Integrating land use and transport
- Where appropriate, does the development encourage the integration of residential, employment, retail and leisure uses?
- Will the density of the development help to support public transport use?
- Does the development help to make the fullest use of existing public transport?
- Do developments comprising jobs, shopping, leisure and/or services offer a realistic choice of access by public transport, walking, and cycling?
- For larger development that will have traffic implications for the strategic trunk road network, has a transport assessment been carried out to meet Highways Agency requirements?

Promoting the use of public transport, walking and cycling
- Has the local availability of public transport and its integration with the development been considered?
- Is there sufficient capacity on the public transport network to cope with the demand generated by the development, or could capacity be increased?
- What new facilities or services would help to reduce dependence on the private car?

Access to services
- Has consideration been given to the accessibility of basic services, such as schools, health care and local shops?
- Has consultation taken place with local people to establish the need for services?
- How can the development support existing shops and services in the area?
- Are there gaps in service provision which need to be addressed?

Accessibility for all
- Have the disabled, people with young children and older people been consulted about accessibility, the design of the public realm and transport routes?

Designing out crime

• Have the key safety and security issues been identified? For example, is the site adjacent to open space or existing routes?
• Has early contact been made with the local Crime Prevention Adviser?
• Has consideration been given to acquiring Secured by Design (SBD) accreditation? (see Case study 5)

Designing and managing the public realm

• Has consideration been given to how the local community can be involved in all aspects of planning, design, implementation and management?
• What other local organisations could be involved in developing community-led ideas and proposals for the public realm, e.g. Groundwork, British Trust for Conservation Volunteers, local wildlife trusts, local regeneration partnerships? (see Case study 5)
• What other funding is available to support public realm schemes, e.g. Lottery funding, Neighbourhood Renewal funds, other regeneration funding? Could commercial sponsorship be sought from local businesses?
• What needs have been identified for different public spaces and facilities? For example, linkages, spaces for relaxation, play areas, sports facilities, youth 'hang out' spaces.

Natural environment

• Do the proposals have the potential to affect any designated areas of nature conservation importance – Special Protection Area, Sites of Special Scientific Interest, Sites of Biological Importance, wildlife corridors, Local Nature Reserves? How can negative impacts on such areas be avoided? How could the proposals contribute to the preservation and enhancement of such areas?
• If protected species (such as bats, badgers, greater crested newts, water voles, floating water plantain and barn owls) are present on or near the site, what measures will be put in place to mitigate any impact on them?
• Have the Council's Nature Conservation Strategy and the Greater Manchester Biodiversity Action Plan been consulted?
• Have the Greater Manchester Ecology Unit and the Borough's Countryside Service been consulted about how to incorporate measures to protect and enhance biodiversity on and around the development site?
• Does the site contain trees or woodland? Are there any Tree Preservation Orders in place on the site? If so, has an arboricultural survey and impact assessment been carried out?
• Are there any non-designated areas that may have species, habitats or natural features which merit conservation? Will negative impacts on such areas be avoided? Will the proposals contribute to the preservation and enhancement of such areas? Are there any local nature conservation groups who could be consulted?

Landscape

• What is the landscape character and form of the area? How can this be respected in the layout and design of the development?
• Will the proposals contribute to improved landscape quality, particularly on derelict land in inner urban areas?
• Are there areas of high landscape quality in or adjacent to the site which should be protected or enhanced by the development?
• Are there landscape views that need to be protected in the design of the development?

Historic environment

- Is the site within a designated Conservation Area? What is distinctive about the character of the conservation area? How can the proposals preserve or enhance that character?
- Does the site contain any listed buildings or might the proposals affect the setting of a listed building? If these are redundant, what uses could be introduced to bring them back into use without affecting the essential character of the building? (see Case study 6)
- Do the proposals affect any unlisted buildings or features that merit protection or enhancement?
- Is there any funding available for conservation-led schemes that might be available to support development/ redevelopment/refurbishment?
- For sites involving complex historic assets, is there a case to be made for 'enabling development' (see Enabling Development and the Conservation of Heritage Assets, English Heritage, 2001 and policy C7 of the Tameside UDP)?
- Will the development impact on views of landmark buildings or features? Have negative impacts been avoided?

Cultural diversity

- What is distinctive about the way local people live and have lived in the area in the past? Has this been recognised in the design of new development?
- Have the aspects of local history that are relevant to future development been identified?
- Have the key characteristics of the local community, in terms of demographics, ethnicity and culture been identified?
- Has the diversity of the community been recognised in the consultation process? Have a wide cross section of views been incorporated, e.g. children, young families, older people, minority ethnic groups?

Future European Union

Future European Union requirements on energy performance in buildings

Directive 2002/91/EC - Energy Performance in Buildings, requires member states to put in place measures to ensure that minimum energy performance requirements for buildings are set, based on a common framework. In summary, the Directive also includes requirements for member states to:

- For new buildings with a total floor area over 1000 square metres, ensure that the technical, environmental and economic feasibility of alternative systems such as decentralised energy supply systems based on renewable energy, CHP / district heating and heat pumps, are taken into account before construction starts.
- Ensure that, when buildings are constructed, sold or rented out, an energy performance certificate is made available.
- Put in place measures for the inspection of boilers with regard to minimising energy consumption and carbon dioxide emissions.
- Put in place measures for the inspection of air-conditioning systems with regard to minimising energy consumption and carbon dioxide emissions. Appropriate advice is also to be provided on possible improvements or alternative solutions.

The Directive has to be brought into force by member states by January 4th 2006.

For the full text of the Directive go to: **http://www.eurima.org/downloads/buildings_directive_jo_english.pdf**

Site Appraisal

Understanding the place of a new development in its locality and its relationship to the local community is the basis for sustainable design. A thorough site appraisal will help to:

- Meet the needs of local people, such as housing, jobs, recreation, open space, and community facilities.
- Integrate the development with neighbouring land uses and patterns of movement.
- Incorporate the best aspects of the site, and make good negative aspects.
- Determine how to mitigate any adverse impacts of development
- Reduce construction and running costs by working with the basic nature of the site, rather than imposing unsympathetic development upon it.

The aim of a site appraisal is to identify and understand a site's strengths, weaknesses, opportunities and constraints. As important as the site itself is its relationship and connections with its surroundings. The following factors should be considered:

- Physical conditions of the site (its geology, aspect and orientation, climate, drainage).
- Checks for underground services across the site (e.g. gas, electricity and water mains, sewage pipes, and drains)
- Settlement form, street patterns, landmarks, and local vernacular.
- Existing buildings and structures.
- Open space and green networks.
- The biodiversity on the site and its connectivity with biodiversity features in the wider landscape.
- Availability and capacity of community facilities.
- Employment needs and opportunities.
- Transport and access networks.
- Proximity of hazardous or nuisance-causing operations.
- Evidence of contaminated land.

Notes

8.4 Outline proposal

During this stage the brief is developed; outline design options and cost options are considered and an application for outline planning permission may be sought. At this point it will be important to check that a comprehensive and effective approach to delivering sustainable development has been established.

The client, the project manager, the design team and the quantity surveyor are involved in this stage. There are also likely to be detailed discussions with development control and building control officers.

General

- Have discussions been held with the statutory authorities and planners to confirm the acceptability of the approach to sustainable development?
- Has the local community and local businesses been given the opportunity to contribute to the outline proposals? (see Case study 2)

Land and existing buildings

- Have appropriate methods for remediation of contaminated land been determined?
- Has the possible future need for extensions and adaptations to the building been considered?

Adapting to climate change

- Have features that increase resilience/adaptability to flood risk and heavy rain events such as landscape features to adsorb floodwater or specifying Sustainable Drainage Systems (SUDS) been included in the design?
- Is it intended to incorporate into the development, landscaping that provides shelter from strong winds or shading to prevent excessive heat in public spaces and buildings during hot weather?
- Has consideration been given to adaptability of different built forms to likely future climate conditions? Have the benefits of incorporating thermal mass into the design been considered as an aid to maintaining comfortable internal conditions across a range of external temperatures?
- Is it intended to connect the development to district cooling systems where they are available?

Energy

- For housing developments, have the benefits of 'compact form' and the use of more energy efficient housing types (e.g. flats and terraced houses) been considered?
- For housing developments, will the approach to heating and cooling provide affordable comfort conditions for occupiers throughout the year?

Water pollution

- In larger developments, has consideration being given to the potential for treating waste-water on site? (This option needs careful design and consideration must be given to long-term maintenance.)
- Has the possibility of integrating reed-bed treatment of waste-water in the landscaping of the site been considered?

Waste and recycling

- Has consideration been given to reusing materials arising from the demolition of buildings already on the site? (see Case study 3)
- Have recycled materials from other sources been considered for the development?
- Has the potential been assessed for selling reusable building materials arising from demolition to reclamation businesses?
- Has space been allocated in the design for the storage and separation of waste for recycling?

8.4 Outline proposal continued

Materials
- Has the potential for local sourcing of materials been explored?
- Will the development contribute to the character of the area through the choice of local materials?

Integrating land use and transport
- Are day-to-day facilities and services that will be needed by the users of the development, accessible by walking and cycling?
- Are the car parking standards appropriate to the location?

Promoting the use of public transport, walking and cycling
- Does the development provide high quality, convenient pedestrian routes and facilities to and through the site? (see Case study 4)
- Does the development provide high quality cycle routes and facilities to and through the site? Are dedicated cycle lanes possible?
- Do the pedestrian and cycle routes provide direct links to local facilities such as schools, employment sites, shops, transport and open space?
- Has an integrated approach been taken to transport provision? e.g. do pedestrian and cycle routes link to bus stops and rail stations?
- Have discussions taken place with public transport providers regarding capacity and the need for new or improved services or facilities e.g. new bus routes and new bus stops?
- For employment developments, has a Travel Plan been prepared for the site?

Access to services
- Could the development link with or create a Safe Route to School?
- Is there a need for play, sports and other leisure/recreation facilities for children and young people?
- Does the development provide adequate public open space? Could the development contribute to the improvement of existing open space in the area?
- Is there a need for new or improved community meeting places?

Accessibility for all
- Has consideration been given to employing specialist access consultants during the design phase?

Designing out crime
- Does the layout and design of the development promote defensible space?
- Does the layout of the buildings encourage natural surveillance, e.g. are travel routes, open spaces, parking and amenity areas, particularly children's play areas, in view of surrounding buildings?
- Has a mix of uses been provided in the development, which will encourage activity and surveillance throughout the day?

Designing and managing the public realm
- Is the purpose of each element of the public realm clear? Space without purpose will soon become neglected or abused.
- How will the layout and design of the public realm reflect the character of the area?
- How will new routes and spaces connect to existing routes and spaces?
- Is there potential for the creation of a 'Home Zone'? (see Case study 9)
- Is there potential for a new partnership to be formed to contribute to the long term management and maintenance of the public realm?

8.4 Outline proposal continued

Natural Environment

- For sites adjacent or near to waterways, how might development enhance the ecology of the waterside and protect established habitats?
- How might the creation of new habitats in keeping with the local area be incorporated into the development?
- Has consideration been give to habitat creation that links habitats and species across the wider landscape?

Landscape

- Do the proposals affect links into the countryside or other areas of open space? How could these be protected or enhanced? Could new links be established?
- On sites bordering the Green Belt or areas of Protected Green Space, what boundary treatments and planting would help to protect or enhance the landscape and habitats of these areas?
- For developments on or near the urban fringe, what measures could be taken to improve landscape quality and protect it for future generations? For example, is tree planting appropriate, or could parts of it be opened up for recreational use, such as walking, cycling or horse-riding?
- For sites adjacent or near to waterways, how could the development enhance the waterside environment and maximise its potential for recreation, amenity, nature conservation and tourism? How can access to the waterways be improved? Can waterside land and frontages be opened for public access? How can the designs contribute to creating safe and attractive watersides?

Historic environment

- How has the site and the area developed over time? How might this inform design considerations?
- What is the settlement pattern and street layout of the site and surrounding area? How can development integrate with its surroundings?
- Have building materials been specified that are used traditionally used in the area, and which are available locally?

Cultural diversity

- For housing developments, how does the mix of housing types and tenures reflect diverse local needs and aspirations? (see Case study 10)
- Have specific needs for local community facilities been identified during the consultation process? How might these be addressed?

8.5 Scheme Design

During this stage the design brief is finalised; the full general building design is completed, outline engineering designs are drawn up, a detailed cost plan is drawn up and submissions are made for detailed planning permission. Sustainability should now be fully integrated into the design process.

The client, the project manager, the design team and the quantity surveyor are involved in this stage. There will also be detailed discussions with both building control and development control officers.

General

- Have the local community been given the opportunity to make detailed input into the design before submission for planning consents?
- Has a BREEAM assessor been employed to provide advice on the design?

Land and existing buildings

- If the building has a narrow frontage, deep plan, how has compensation been made for the disadvantages of this built form, such as lack of light in some rooms?
- If the building has a wide frontage, shallow plan, how has compensation been made for the disadvantages of this built form such as heat loss from north facing aspects?

Adapting to climate change

• Does the building envelope provide sufficient resistance to penetration by driving rain given the likelihood of an increasing frequency of extreme weather?

• Does the design provide sufficient resilience to the likelihood of increasing frequency of strong winds?

• Has the design incorporated sustainable drainage systems (SUDS)? This will include features that slow water run-off, improve the quality of run-off and contribute to the biodiversity and amenity value of the site.

• Has water recycling and rainwater collection features been incorporated into the design as means of coping with the likelihood of an increasing frequency of summer droughts?

• Has provision been made for night-time venting of buildings with high thermal mass as a means of cooling during hot weather?

Energy

• Has attention been given to maximising access to natural light in order to minimise energy requirements for lighting?

• Have any renewable energy technologies been incorporated in the design? Has scope been provided for renewable technologies to be introduced at a later stage? (see Case study 8)

• Has an Energy or Environmental Management System been incorporated into the specification for the building services?

Water pollution

• Where the development includes car parks or is for industrial or commercial activities, or involves the storage of heating oil where there is a risk of spillage of polluting substances – has the Environment Agency been consulted about statutory requirements and for advice on the design of drains, traps and bunds to prevent water pollution?

Promoting the use of public transport, walking and cycling

• Has cycle parking and storage been provided?

• Do new employment developments consider the provision of showers, changing rooms, and lockers for staff, to encourage cycle use?

Access to services

• Does the development provide direct, safe and convenient access to local services and facilities?

Accessibility for all

• Has attention been given to the design of access and circulation areas such as parking areas, external walkways, approaches to entrances, doorways, toilets and the provision of lifts, in accordance with BS8300, and the Lifetime Homes standard? (see next page)

Designing out crime

• Does the integration of uses within areas and/or individual buildings help to maintain activity and surveillance throughout the day?

• Does the design of buildings and routes encourage natural surveillance of all parts of the development? For example, have blind bends, excessive planting and blank facades been avoided? Have unnecessary, narrow or unobserved walking routes been avoided?

• Do the planned walking routes follow the expected 'desire lines' within and through the development, linking well to existing routes and surrounding areas?

Designing and managing the public realm

- Is each element of the public realm fit for its purpose? Does it have all of the necessary facilities for that purpose, e.g. places for young people to meet and shelter, toilets, clear sign posting, seating, litter bins, sports equipment, play equipment, direct and convenient footpaths?
- Is the public realm accessible for all, including the elderly and those with disabilities?
- Has the public realm been designed to ensure low-cost maintenance?
- Has a programmed management system for public spaces been established? Ensuring that the physical environment retains a positive image is crucial to deterring vandalism and other criminal activity. For example, has consideration been given to the long-term maintenance of open spaces such as litter and graffiti removal?
- Is it clear who will have responsibility for ensuring that management and maintenance is effective?

Natural environment

- Has biodiversity value been enhanced in the design of landscaping and greenspace to create a range of habitats such as areas of grassland and tree, shrub, or hedgerow planting?
- Have arrangements been established for the long-term management of wildlife features included in the development?

Landscape

- Do the proposals affect links into the countryside or other areas of open space? How could these be protected or enhanced? Could new links be established?
- For developments on or near the urban fringe, what measures could be taken to improve landscape quality and protect it for future generations? For example, is tree planting appropriate, or could parts of it be opened up for recreational use, such as walking, cycling or horse-riding?
- Has consideration been given to enhancing the landscape and biodiversity value of watercourses? This might involve opening up and restoring culverted water courses.

Designing to the 'Lifetime Homes Standard'

In 1991 the Lifetime Homes concept was developed by a group of housing experts who came together as the Joseph Rowntree Foundation Lifetime Homes Group. Lifetime Homes have sixteen design features that ensure a new house or flat will meet the needs of most households. This does not mean that every family is surrounded by things that they do not need. The accent is on accessibility and design features that make the home flexible enough to meet whatever comes along in life: a teenager with a broken leg, a family member with serious illness, or parents carrying in heavy shopping and dealing with a pushchair. Developers and builders may simply wish to ensure that their plans meet Lifetime Homes standards. If they do, then all of the Part M Building Regulations, and relevant parts of the Housing Corporation Scheme Development Standards will have been met.

The homes developed by the West Pennine Housing Association at Ashton West End have been designed to the 'Lifetime Homes' standard to ensure that the dwellings will meet the future needs of most households. This includes having doors wide enough for wheelchairs and providing sufficient space to allow for the fitting of a stair lift or a hoist. The smaller houses that do not have ground floor toilets have been provided with a gully so that it would be easy to install a downstairs toilet and shower in the future.

8.6 Detailed Design

During this stage components are designed, full engineering designs are completed and there is an ongoing review of costs. Careful attention to detail can now round off the process of delivering sustainable design.

The client, the project manager, the design team and the quantity surveyor are involved in this stage.

General
- Have particular interest groups in the local community been able to input into the detailed design to ensure that it meets their needs?

Contributing to the local economy
- Have materials been specified that can be sourced from local suppliers?

Climate change
- If the development is at risk of flooding, has it been specified that building services should be sited above potential flood levels and that water-resistant material should be specified for ground and basement levels?
- Has the creation of new culverts been avoided and old culverts opened up where possible to reduce flood risk?
- Have sustainable urban drainage features such as green roofs, swales, basins, and permeable surfacing been specified to slow water run-off and reduce flood risk?
- Is it intended to specify features that can maintain comfortable internal temperature even on extremely hot days? (Such as features which prevent excessive solar gain e.g. light shelves)
- Has water demand been minimised through the specification of water efficient taps, WCs, showers and appliances?
- Has landscaping been specified that minimises the need for irrigation?

Energy
- Has it been ensured that heating and ventilation plant are sized correctly to prevent unnecessary energy consumption?
- Has the energy use for lighting been minimised through the specification of low energy luminaires and where appropriate the use of occupancy sensors?
- Have advanced glazing systems been specified to minimise heat loss and excessive solar gain? (see next page)

Water pollution
- Have features such as trapped gullies and oil interceptors been specified in the design of drainage for car parking?
- Have features such as sealed downspouts been specified to prevent contamination of rainwater run-off?

Waste and recycling
- Does the design use dimensions that will minimise the quantity of new materials wasted (particularly relevant to sheet materials)?
- Have materials with a long life span and low maintenance been selected?
- Has the design ensured that top-soil removed for the preparation of foundations is reused on-site for landscaping?
- Has provision been made in the design for building users to store recyclable waste?

Materials
- Have materials with a low environmental impact, such as those with an A rating in the Green Guide to Specification been specified?
- Has Forest Stewardship Council accredited timber been specified?
- Have low toxicity paints, finishes, and adhesives been specified in order to reduce the potential for sick building syndrome?
- Have materials with a long life and low maintenance requirements been specified? (see next page)

Integrating land use and transport
- If public car parking is provided, does the pricing structure help promote sustainable transport use?

The increasing performance of glazing

The performance of glazing in reducing heat losses and excessive solar gains is a critical element in a design strategy to conserve energy and provide a comfortable internal environment. U-Values are a measure of heat loss. A low U-value indicates that less heat will be lost through a particular building element than that with a higher U-value. The table below shows how typical heat losses can be halved in windows with wood or U-pvc frames by improving the specification of the glazing:

Type of glazing	Typical U-value
Double glazing (air filled) 12mm gap	2.8
Substitute plain glass with low-emissivity glass	2.0 = current building regs.
Substitute argon for air in the gap	1.8
Add a third layer of glass - Triple glazing	1.4

Low-emissivity glazing allows a wide range of light frequencies to enter through the glazing but prevents the infra-red frequencies (which provide heat) from being reflected back.

Innovative use of materials

The construction of 'the-i-centre' at the Bolton Institute of Higher Education has made innovative use of a range of materials. The floor structure incorporates re-cycled concrete blocks. The zinc used in the building is partly re-cycled and can be re-used when the building comes to the end of its life. The carpets specified are made from partly re-cycled materials. The amount of hardwoods has been minimised with most of the timber being softwood from European managed forests. The staircase is constructed from standard kerbstone.

Novel techniques have been used in the manufacture of the timber frames in the building. These have been constructed from two pieces of slow grown softwood from managed forests, and manufactured off site to reduce costs. Heat and steam were used to compress the sections together so there was no use of adhesives or resins.

Promoting the use of public transport, walking and cycling
• Has lighting, signage and seating been considered for footpaths and cyclepaths?

Accessibility for all
• Has attention been given to the detailed design of internal facilities (such as doors and handles, windows, lift controls, lighting and heating controls, stairs, WC's and surfaces) in accordance with BS8300 to ensure they are easy for all to use?
• Has attention been given to the design of transport provision and the public realm? For example, are dropped kerbs provided at crossing points? Does the design and placement of street furniture help to minimise hazards and obstructions?

Designing out crime
• Are the boundaries between different types of space clear, without inhibiting natural surveillance? This can be achieved in a number of ways, for example, through changes in surface materials, border planting or gateway features.
• Are site lines clear and uninhibited? Are there any recessed doorways or other enclosed areas which could remain unobserved?
• Are travel routes and public spaces well lit (conforming to British Standard BS5489), whilst avoiding light pollution?
• Have solid roller shutters been avoided? Where they are necessary, shutters should be in the open mesh style, preferably inside the shop window.
• Is any planned street furniture and play equipment robust and vandal resistant?

Designing and managing the public realm
• Has the public realm been animated to provide interest and ambience, e.g. by incorporating public art or water features? (see Case study 11)
• Have steps been taken to reduce the negative impacts of traffic and vehicles, e.g. parking restrictions, calming measures?
• As well as careful design (see previous section), what other security measures might be necessary, e.g. CCTV, extra lighting?

Natural environment
• Have native species of trees, shrubs and plants been specified for landscaping in order to enhance biodiversity?
• Have quiet, undisturbed areas been created within the landscaping to encourage wildlife?
• For sites adjacent to waterways, has provision been made for features to encourage wildlife e.g. marginal vegetation, islands to encourage nesting birds?

Landscape
• For sites bordering the Green Belt or areas of Protected Green Space, what boundary treatments and planting would help to protect or enhance the landscape and habitats of these areas?
• Does the choice of tree, shrub and other plant species reflect local landscape character?

Historic environment
• Does the choice of streetscape materials and planting reflect the vernacular of the area? (see Case study 12)
• Does the choice of colours and textures for buildings and structures reflect local historic character?
• Does the choice of façade treatments, building elements and fenestration reflect local historic character?

Cultural diversity
• Have the specific needs of ethnic and religious minorities represented in the local community (e.g. design of washing and cooking facilities) been identified and incorporated into the detailed design of the development?

8.7 Construction

Good sustainable design now needs to be followed through with high quality construction delivered through a well-managed construction process.

The client, the project manager, the design team, the quantity surveyor, building contractors and sub-contractors are involved in this stage.

General
- Have procedures been put in place to minimise nuisance to the local community?
- Have community liaison arrangements been put in place to resolve any problems should they arise?
- Are contractors aware of the key performance indicators (KPIs) for the construction industry and particularly those relating to 'Respect for People'?
- Have contractors consulted the LGA's advice note for the Considerate Constructors Scheme?

Demonstrating sustainable business practice
- Do the contractors, sub-contractors and suppliers have established environmental management systems and policies on sustainable procurement? (see Case study 13)

Contributing to the local economy
- Have local contractors and sub-contractors been encouraged to tender for construction of the development?
- Have contractors been instructed to consider local suppliers wherever practicable?
- Are contractors employing local people wherever practicable? (see next page)

Contributing to local skills and training
- Are opportunities being created for the training of local people during construction?

Water pollution
- Have procedures been put in place for the safe storage and use of paints, solvents and other substances that could pollute groundwater and water courses during construction?
- Have emergency procedures been established to prevent/minimise pollution of groundwater and watercourses as the result of accidental spillage of materials/substances on the construction site?

Waste and recycling
- Have procedures been put in place to ensure that the correct quantities of materials are procured in order to minimise wastage?
- Have weather-proof storage facilities for materials been set up on the construction site to minimise spoilage?
- Have facilities been set up for the separation of waste materials for recycling?
- Have arrangements been made to return packaging materials (e.g. pallets) to suppliers?
- Have arrangements been made with a licensed operator for the collection and safe disposal of any toxic waste materials arising from demolition during site preparation and during construction?

8.7 Construction continued

Designing out crime

- Have adequate security measures been instituted on the construction site to discourage theft and vandalism?

Natural environment

- Have measures been taken to avoid unnecessary damage or disturbance of habitats or particular species on or near the construction site?
- Have all personnel been made aware of the important biodiversity features on or near the site and how to conserve them by avoiding damage or disturbance?

Cultural diversity

- Are there any local cultural and religious events or festivals that should be taken into account in the scheduling of construction work?
- Are contractors making genuine efforts to employ all sections of the local community? (see opposite)

Employing local people and reducing social exclusion

Emmanuel Whittaker (Oldham) is a traditional builder employing 110 people. Specialising in housing maintenance in the public sector, they realised the benefits of recruiting from local communities.

Clive Newton, Managing Director commented:
"We knew we were losing out on a large potential labour source by employing mainly white males on projects in a largely Asian community."

Their client, First Choice Homes, (formerly Oldham Metropolitan Borough Council), helped the company to develop a simple diversity policy that everyone could understand. Simple practical changes were implemented such as better washrooms for women, canteen arrangements that respect local customs and facilities for worship. These actions gradually raised the level of respect for construction in the Asian community.

National and Regional Policies

Better Quality of Life The UK's sustainable development strategy	www.sustainable-development.gov.uk
Our Towns and Cities – the Future The Urban White Paper	www.urban.odpm.gov.uk/whitepaper
Rethinking Construction – the Egan Report	www.rethinkingconstruction.org
Building a Better Quality of Life The government's agenda for working with the construction industry to improve sustainability	www.dti.gov.uk/construction/sustain/bql
Climate Change the UK Programme	www.defra.gov.uk/environment/climatechange
Regional Planning Guidance for the North West	http://rpg.nwra.gov.uk/planning/preview.php
Action for Sustainability - NWRA framework for a better quality of life	www.nwra.gov.uk/afs/
NW Regional Economic Strategy 2003	www.nwda-cms.net/DocumentUploads/RES2003.pdf

Tameside MBC policies

Tameside Unitary Development Plan - revised deposit draft replacement plan - March 2002	www.tameside.gov.uk/udp/rdd.pdf
Adopted Tameside Unitary Development Plan - March 1996	www.tameside.gov.uk/corpgen/new/udp/udpcontents.htm
Tameside Planning Guidance	www.tameside.gov.uk/tmbc3/planningguidance.htm
Tameside Community Strategy 2003 - 2006	www.tameside.gov.uk/tmbc3/commstrat.pdf
Tameside Economic Development Plan 2001 - 2004	www.tameside.gov.uk/business/teds.pdf
Tameside Housing Strategy 2001 - 2004	www.tameside.gov.uk/tmbc2/housing/index.html
Greater Manchester Local Transport Plan 2001/02 - 2005/06	www.gmltp.co.uk/ltp/index.html
Tameside's Local Agenda 21	www.tameside.gov.uk/corpgen/new/la21/la21front.htm
Tameside Equal Opportunities Policy	www.tameside.gov.uk/tmbc6/equaloppor.htm
M60 Invest	www.tamesidem60.com
Contaminated Land Strategy	www.tameside.gov.uk/tmbc/contaminationindex.htm
Objective 2 - Single Programming Document	www.eurofundingnw.org.uk

Assessing sustainability	
BREEAM and EcoHomes	www.bre.co.uk/services/BREEAM_and_EcoHomes.html
Construction Industry Key Performance Indicators	www.cbpp.org.uk/kpizone/
Biodiversity Indicators for Construction Projects	www.ciria.org.uk/pdf/w005.pdf
Maximising economic opportunities	
Financial assistance for businesses in Tameside	www.tameside.gov.uk/business/opp2.htm
North West Development Agency	www.nwda.co.uk www.englandsnorthwest2020.com
Department of Education and Skills	www.dfes.gov.uk
Learning and Skills Council	www.lsc.gov.uk
Centre for Employment and Enterprise Development	www.ceed.co.uk
Resources and pollution	
Development Control Guidance – Contaminated Land	www.tameside.gov.uk/tmbc3/dcp7.htm
United Kingdom Climate Impacts Programme	www.ukcip.org.uk
The Planning Response to Climate Change – advice on better practice	To be published in 2004 by ODPM
The Energy Saving Trust – energy related grants and programmes	www.est.org.uk
The Carbon Trust – information for businesses on low carbon energy saving programmes	www.thecarbontrust.co.uk
Combined Heat and Power Association	www.chpa.co.uk
Building Research Establishment	www.bre.co.uk
The Environment Agency	www.environment-agency.gov.uk
Sustainable Drainage Systems (SUDS) a guide for developers	www.environment-agency.gov.uk/business/444304/502508/464710/464914/?lang=_e
Water Resources Information Site	www.water.org.uk
Tameside waste and recycling	www.tameside.gov.uk/recycling/index.html
WRAP – creating markets for recycled products	www.wrap.org.uk
Wastewatch – NGO providing information waste and recycling	www.wastewatch.org.uk
Forest Stewardship Council – accreditation of sustainable timber	www.fsc-uk.info

Access and linkages	
Community planning	www.communityplanning.net
Safe routes to school	www.saferoutestoschools.org.uk
Home Zones	www.homezonenews.org.uk/
Travel plans	www.local-transport.dft.gov.uk/travelplans
Energy efficient transport	www.est.org.uk/index.html
Walking - Tameside	www.tameside.gov.uk/tmbc2/walking.htm
Cycling - Tameside	www.tameside.gov.uk/tmbc3/cit1.htm
Transport and social exclusion	www.socialexclusion.gov.uk
Disability Discrimination Act 1995	www.disability.gov.uk/dda
Planning and access for disabled people: a good practice guide (ODPM)	www.odpm.gov.uk/stellent/groups/odpm_planning/documents/page/odpm_plan_609460.hcsp
BS8300 Design of buildings and their approaches to meet the needs of disabled people	www.bsi-global.com/index.xalter
Lifetime Homes Standard	www.jrf.org.uk/housingandcare/lifetimehomes/
National register of access consultants	www.nrac.org.uk
Disabled Persons Transport Advisory Committee	www.dptac.gov.uk/buildings.htm
Access Association promotes access for disabled people	www.accessassociation.co.uk
Creating safe communities	
Community Development Foundation – information on managing the public realm	www.cdf.org.uk
Crime and Disorder Act 1998	www.homeoffice.gov.uk/docs/cdaindex.html
Secured by Design	www.securedbydesign.com
Greater Manchester Police	www.gmp.police.uk
Local character and heritage	
English Nature	www.english-nature.org.uk/
English Heritage	www.english-heritage.org.uk/
British Waterways - heritage	www.britishwaterways.co.uk/responsibilities/heritage/heritage.html

Huddersfield Canal Society	www.hcanals.demon.co.uk/
The Tree Council	www.treecouncil.org.uk/
The UK Biodiversity Action Plan	www.ukbap.org.uk/
The Woodland Trust	www.woodland-trust.org.uk/
The Greater Manchester Biodiversity Project	www.gmbiodiversity.org.uk/gmbio.htm
The Greater Manchester Ecology Unit	www.tameside.gov.uk/corpgen1/ecologyunit.htm
Construction - General	
Construction Industry Research and Information Association CIRIA	www.ciria.org
BRE Sustainable Construction Unit	www.bre.co.uk/service.jsp?id=34
Construction Best Practice Programme	www.cbpp.org.uk
Minimising and recycling construction waste guides	www.rics.org

Sustainability Statement
Major developments only

Applicants for planning permission for major developments (10 or more residential units or 1000 m2 or more of floor space for other types of development) are required to complete this statement and submit it with the planning application form.

Please describe the measures that are to be taken to address the following key issues (for guidance in completing this form please refer to the Sustainable Design and Construction Guide – available from Planning and Building Control or www.tameside.gov.uk):

1. Community Participation - involving the local community in planning the development	**Office Use**

2. Economic Development - maximising economic opportunities e.g. providing jobs and training for local people.	

3. Energy - minimising energy consumption, reducing the emission of greenhouse gases and associated polluting emissions e.g. by carrying out a BREEAME/EcoHomes assessment.	**Office Use**

4. Use of Land - ensuring the efficient use of land and infrastructure including the remediation of previously developed sites.	**Office Use**

5. Water Management - minimising water consumption and discharges of waste water and sewage e.g. incorporating sustainable drainage systems (SUDS).	**Office Use**

6. Waste Management - minimising waste generation and providing adequate facilities for the storage of recyclable materials. Re-using existing materials and minimising waste generation during demolition and construction.	**Office Use**

7. Access and Linkages - integrating good access for cycling, walking and public transport. Creating buildings that are easily accessible and useable by all e.g. conforming with the Lifetime Homes standard and/or BS8300:2001 "Design of Buildings and their approaches to meet the needs of disabled people" Code of Practice.	**Office Use**

8. Reducing Crime - reducing the risk of crime and achieving high quality, low maintenance, urban design e.g. by gaining accreditation under the GMP Architectural Unit's 'Secured By Design' standard.	**Office Use**

9. Biodiversity - protecting and enhancing biodiversity, trees and other natural landscape features of the site.	**Office Use**

10. Character and Heritage - conserving local heritage and buildings.	**Office Use**

Please return this statement with your planning application form to:

Nigel Allen
Head of Planning

Tameside Metropolitan Borough Council
Planning and Building Control
Council Offices
Wellington Road
Ashton-u-Lyne
OL6 6DL

www.Tameside.gov.uk

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