

**SUSTAINABILITY CHECKLIST**  
**Guidance Note**

**Purpose**

This checklist is designed to be completed by those involved in planning or building developments for either commercial or residential uses, and will be used by the Council to assess the extent to which sustainable development is being achieved through planning applications.

By including more sustainable measures in the design and construction of buildings, the quality of life and the environment of Wealden can be significantly enhanced. Completing the checklist encourages applicants and agents to think about the impact of their proposal on the environment, enabling developers, businesses and householders to create more sustainable designs with better long-term benefits for the environment.

**Background**

Policy EN1 of the adopted Wealden Local Plan 1998, is a key driver in promoting sustainable development in the District, and forms the basis on which the Wealden sustainability checklist has been compiled. It states:

**Policy EN1**

The Council will pursue sustainable development, having regard to the principles contained in Government guidance and its own Strategy for the Environment, in considering the location, layout and design of development, renewable energy and waste management proposals and in assessing the effects of proposals on the environment, including on water and air quality.

The Wealden sustainability checklist was compiled using an existing checklist prepared by the South East of England Development Agency (SEEDA) as a basis. SEEDA prepared the Regional Sustainability Checklist in collaboration with various partners to help give a regional focus on sustainability, so that all involved can understand the context of work, and move towards a common goal.

The Council fully recognises that some aspects of the Wealden checklist may apply to some larger scale developments more than other smaller householder developments. Despite this, it is felt necessary to encourage completion of the checklist for all planning applications, so that the Council can take a broader view on how sustainability is being considered in new developments and assess them against adopted policies of the Council.

**Completing the checklist**

In completing the checklist, it is recommended that applicants refer to existing policies in both the adopted Wealden Local Plan 1998 and the Council's approved Non Statutory Local Plan 2005. Reference to these policies can also be used to demonstrate how the proposed development will meet the criteria set in the checklist.

Some of the more relevant policies from the adopted Plan are set out below to assist applicants in completing the checklist.

**Policy EN4**

New development will be resisted within areas at risk of deep tidal flooding, coastal erosion or within river floodplains.

**Policy EN5**

New development will only be permitted where adequate water resources are available and where it would not present an unacceptable risk to such resources.

**Policy EN12**

The Council will seek to retain and enhance the contribution of trees and woodland areas to the landscape character of the District, including the amenity value of trees in built up areas. This will be promoted by:

- (1) Endorsement of the principles and guidelines contained in the Trees and Woodland Strategy for East Sussex;
- (2) Support for the preparation of local Trees and Woodland conservation and Management Plans;
- (3) Encouragement for woodland management through participation in tree and hedgerow planting schemes by farmers, voluntary organisations and others, and where appropriate, as part of development proposals;
- (4) Making Tree Preservation Orders where appropriate to protect trees and woodland areas of significant amenity value;
- (5) Giving weight to proposals, including business proposals, that help to sustain and manage forestry and woodland areas when considering them against other policies of the Plan;
- (6) Resisting development proposals which would result in the loss of trees which make a valuable contribution to the character of the landscape, a settlement or its setting

**Policy EN14**

In appropriate cases, the Council will require landscaping, including surface treatments, to be carried out as part of development proposals. Where required, such schemes should;-

- (1) Seek to retain existing trees, significant hedgerows and other valuable site features;
- (2) Normally comprise primarily native species;
- (3) Complement the scale and character of the proposed development and the locality;
- (4) Have regard to associated nature conservation benefits;
- (5) Be implemented at the earliest practicable opportunity and thereafter satisfactorily maintained during the early years.