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## **SUPPLEMENTARY PLANNING GUIDANCE**

The New Plan for the Environment, Ealing's Unitary Development Plan, provides the policy context for decisions on planning applications and other proposals concerning development and transport in the London Borough of Ealing.

These policies are clarified and amplified where appropriate by Supplementary Planning Guidance (SPG). This Guidance may bring together planning and other considerations (e.g. Building Regulations, Environmental Health, Transport) which need to be taken into account by people proposing development or affected by development. The guidance can be used in determining planning applications, and it has the legal status of a 'material consideration', which the local planning authority is entitled to take into account in making decisions.

Supplementary Planning Guidance (SPG) continues in force as long as the Unitary Development Plan policy that it supplements is in force. Under the Planning and Compulsory Purchase Act 2004, unitary development plans will be progressively replaced by new Development Plan Documents in a Local Development Framework. The local planning authority may choose to produce Supplementary Planning Documents (SPD) to supplement development plan policies in the Local Development Framework.

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## **SPG 1**

# **SUSTAINABILITY CHECKLIST**

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# SUSTAINABILITY CHECKLIST

## *for planning applications and projects*

Planning applications and projects are usually proposed because they will bring immediate benefits for the applicant. By using this checklist, a proposal can be tested to see how 'sustainable' it is. The Sustainability Checklist measures the wider consequences of the development, now and for the future.

Anyone preparing a major\* planning application or project is invited to complete the Sustainability Checklist. It should not take longer than 20 minutes. Guidance is provided overleaf.

This exercise may suggest ways in which the proposal could be improved. The finalised planning application and checklist should be submitted to the local authority together.

The achievement of Sustainable Development is a major objective of the planning system. The criteria in the sustainability checklist are taken from the Plan for the Environment, the council's unitary development plan, which forms the basis for planning decisions in the London borough of Ealing.

On receipt of a planning application, officers in the Planning Policy team will check its sustainability (if possible, based on the applicant's checklist). This appraisal will assist the Team in its policy advice on the planning application.

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\*Major planning applications are those which provide 10 or more residential units, or 1,000m<sup>2</sup> floorspace or are 1 hectare or more in area.

### **What is the Sustainability Checklist?**

*The Sustainability Checklist is a quick way to evaluate the environmental and community benefits arising from a proposed property development, and to identify any negative economic social and environmental impacts.*

*The checklist covers ten aspects of sustainability -*

- *Land Use and Location*
- *Transport*
- *Energy*
- *Waste*
- *Community Development*
- *Biodiversity/Open Environment*
- *Built Environment*
- *Pollution*
- *Human Activity*
- *Significance*

*Please note that the checklist identifies a wide range of sustainability issues, but does not prioritise these in any way.*

*For each of these aspects of development, a project can score between 0 - 10 points, and consequently the maximum score is 100 points. Projects which exceed 50 will be regarded as broadly sustainable.*

*The sustainability score is not a direct indication of whether a proposal will be approved or refused, but a low score may well indicate that a project has serious shortcomings.*

# The SUSTAINABILITY Checklist

Address of Site .....

Checklist completed by .....

Date .....

Office use only: PLAN REF .....

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## Notes to help you fill in the checklist

Completing the checklist should be a quick exercise. The checklist comprises ten aspects of Sustainability:

- |                          |                                  |
|--------------------------|----------------------------------|
| 1. Land Use and Location | 6. Biodiversity/Open Environment |
| 2. Transport             | 7. Built Environment             |
| 3. Energy                | 8. Pollution                     |
| 4. Waste                 | 9. Human Activity                |
| 5. Community Development | 10. Significance                 |

For each of these aspects of Sustainability, there are a number of questions with multiple choice answers. You need to ask yourself, 'Does my project *provide* or otherwise *affect* this matter?' There is a choice of three answers for each question, and these score 0, 1 or 2 points. The possible answers are printed in *italics*. All you have to do is to circle the appropriate answers (one answer per row), enter the scores in the Score column, and then tot up the scores.

You will find that the questions are largely matters of fact, and so the answers should be easy to provide. However, you may find it useful to refer to relevant UDP policies and supplementary guidance, which are indicated for each criterion.

In most sections of the checklist, the fifth and last question deals with 'other' matters, ie 'Is there any other way in which my project affects this aspect of sustainability?' If the project has no 'other' implications, circle 'not applicable', and score 1. If there are 'other' consequences, you should state what they are, and indicate whether they amount to a 'problem' (score 0), or a 'benefit' (score 2).

## 1.0 Land Use and Location

No 1	Land Use and Location	Score 0/0*	Score 1	Score 2	Score
1.1	Shops, offices, restaurants etc	<i>none provided, less than before, or not in right place*</i>	<i>provision no less than before, and located in the right place</i>	<i>as score 1 and &lt;200m from complementary uses and public transport</i>	
1.2	Industry, warehousing, transport	<i>none provided, less than before, or not in right place*</i>	<i>provision no less than before, and located in the right place</i>	<i>as score 1, &amp; &lt;200m from complementary uses and public transport</i>	
1.3	hotels, places of assembly and leisure, & non-residential institutions	<i>none provided, less than before, or not in right place*</i>	<i>provision no less than before, and located in the right place</i>	<i>as score 1, &amp; &lt;200m from complementary uses and public transport</i>	
1.4	Leisure and sports associated with open space	<i>none provided, less than before, or not in right place*</i>	<i>provision no less than before, and located in the right place</i>	<i>as 1 and &lt;400m from complementary uses and public transport</i>	
1.5	Residential, including hospitals and hostels etc	<i>none provided, less than before, or not in right place*</i>	<i>no less than before, and in the right place</i>	<i>as 1, and &lt;400m from public transport</i>	
Total score for land use and location <i>*including asterisk if land use is 'not in the right place'</i>					

### Notes to help you complete the checklist

This aspect of sustainability awards a score to the proposed land use, provided that it is in the 'right place', ie it does not conflict with the area policies in the Plan for the Environment. For example, a mixed-use renovation with ground floor retail use in a designated shopping frontage would be in the right place, but a residential development in the middle of a Major Employment Location would not.

Development which is not in the right place is likely to be refused planning permission as a departure from the development plan, irrespective of how high it scores against other sustainability indicators. If the proposal is 'not in the right place', the score should be asterisked (0\*). The asterisk is carried forward to the total.

Note that single use developments will not score as highly as mixed uses, which are in the right place.

As distinct from all other aspects of sustainability, this section does not have an 'other' category. This is because all land uses should be classified in one or more of the five categories offered.

An extra point is available if the proposed land use is near public transport ie a bus stop or station. In all cases except for leisure with open space, the proposal must also be near 'complementary uses' if it is to score the extra point. This means uses which might be visited during a trip to the proposed land use. For example, the complementary uses for a proposed shop would include other shops or leisure uses. Note: the complementary uses for residential uses should include shops, community uses and primary schools.

### Policy/SPG reference

Checklist no.	UDP policy/SPG reference
1.1	7.2, 7.7, 7.8, 6.1, 6.2, 7.3, 7.4, 7.5, 7.6, DOS briefs
1.2	6.1, 6.4, DOS briefs
1.3	5.1, DOS briefs
1.4	6.7, 8.4, 8.6, 8.8, DOS briefs
1.5	3.5, 8.4, DOS briefs

## 2.0 Transport

No. 2	Transport	Score 0	Score 1	Score 2	Score
2.1	Public transport	<i>No improvement</i>	<i>better facilities &amp; links within site</i>	<i>plus improved network</i>	
2.2	Walking	<i>No improvement</i>	<i>better facilities &amp; links within site</i>	<i>plus improved footpath network</i>	
2.3	Cycling	<i>No improvement</i>	<i>better facilities &amp; links within site</i>	<i>plus improved cycle network</i>	
2.4	Car parking provision	<i>Provision higher than max standards</i>	<i>no more than max/green travel plan prepared</i>	<i>provision below max. standards/green travel plan</i>	
2.5	Other:	<i>Problem</i>	<i>not applicable</i>	<i>benefit</i>	
				Total score for Transport:	

### Notes to help you complete the checklist

This aspect of sustainability provides a measure of the development's accessibility by modes other than the car. A score of 1 is available if 'better facilities' are planned than existed before. This could mean a new bus stop within the site, or covered cycle parking and showers for example. To get the point, there must also be 'better links' to the public transport, pedestrian or cycle routes. Two points are awarded in each case, if the developer is proposing to invest in the network so that the capacity or quality of non-car modes of transport is improved.

A score for 'parking provision' is dependent on not providing an excess of parking spaces. A score of 1 point is available where a green travel plan has been prepared and parking provision is no more than maximum standards indicated in the UDP. An additional point is available where parking provision is below maximum standards. The primary purpose of the GTP (Green Travel Plan) will be to achieve sufficient public transport opportunities so as to avoid spillage of on-street parking within the neighbourhood of the development.

There may well be 'other' transport implications of the development. For example if the developer sets out to attract car-borne trade by making a restaurant a 'drive-in', this would be unsustainable and would score 0. On the other hand, if an industrial development is to be serviced by rail or there is a traffic management scheme associated with the project, this would gain an extra score of 2.

### Policy/SPG reference

Checklist no.	UDP policy/SPG reference
2.1	9.4, SPG 21
2.2	9.5, SPG 21
2.3	9.6, 5.5, SPG 21
2.4	9.1, SPG 21
2.5	9.1, SPG 21

### 3.0 Energy

No. 3	Energy	Score 0	Score 1	Score 2	Score
3.1	Energy efficient building systems and appliances	<i>none</i>	<i>insulation and double glazing provided</i>	<i>plus heating and lighting systems</i>	
3.2	Layout: minimise wind chill	<i>no</i>	<i>no additional energy use</i>	<i>wind chill minimised</i>	
3.3	Layout: maximise sunlight	<i>no</i>	<i>no additional energy use</i>	<i>sunlight maximised</i>	
3.4	Renewable Energy provision	<i>none</i>	<i>renewable energy generated on site</i>	<i>greater than 10% of energy consumed produced on site</i>	
3.5	Other:	<i>problem</i>	<i>not applicable</i>	<i>benefit</i>	
				Total score for Energy:	

#### **Notes to help you complete the checklist**

This aspect of sustainability relates to energy conservation and the use of renewable energy. Where these matters are not planned for, no points will be awarded. However, if there will be 'no energy use' (eg playing fields or storage sheds), a score of 1 is awarded.

In respect of energy efficient building systems and appliances, a score of 1 point is awarded where insulation and double glazing are provided to reduce heat loss and maximise solar gain. An additional point would be awarded where the installation of heating and lighting systems are also proposed, eg. low energy lighting, condensing boilers etc.

With regard to the layout of the proposed development a scheme which generates no additional energy use is awarded a score of 1. A further point will be awarded where wind chill is minimised and sunlight maximised through careful layout.

The installation of renewable energy generating equipment is encouraged both in UDP policy and SPG. Examples of which could include photovoltaics, wind power, anaerobic digestion, pyrolysis etc. Accordingly, installations for the generation of renewable energy would merit 1 point. Where greater than 10% of the energy consumed on site is to be produced by these installations, 2 points will be awarded.

'Other' forms of sustainable energy use might include the use of low energy vehicles as part of the development.

#### **Policy/SPG reference**

Checklist no.	UDP policy/SPG reference
3.1	4.1, 2.9, 5.5, SPG 12
3.2	4.1, 2.9, 5.5, SPG 12
3.3	4.1, 2.9, 5.5, SPG 12
3.4	4.1, 2.9, 5.5, SPG 12
3.5	SPG 12

## 4.0 Waste

No. 4	Waste	Score 0	Score 1	Score 2	Score
4.1	Recycling facilities	<i>none</i>	<i>provided on site</i>	<i>provided and managed</i>	
4.2	Water efficiency	<i>none</i>	<i>preventative measures to minimise all aspects of water consumption</i>	<i>plus provision for reuse of ground water and/or grey water</i>	
4.3	Composting facilities	<i>none</i>	<i>provided on site</i>	<i>provided and managed</i>	
4.4	Recycled/reused building materials used in project	<i>none</i>	<i>use of recycled or reused materials</i>	<i>with &gt;30% of these materials originating on site.</i>	
4.5	Other:	<i>problem</i>	<i>not applicable</i>	<i>benefit</i>	
				Total score for Waste:	

### Notes to help you complete the checklist

Scores are awarded for good waste management. A distinction is drawn between the provision of facilities (for recycling and composting) which merits a score of 1, and an undertaking to use these facilities through the life of the project, which scores 2. Evidence of a contract or other mechanisms to manage these arisings will be required. There is also consideration of building materials used in creating the development, with scores for using recycled and reused materials from local demolition sites - eg hardcore recycled from crushed material, and bricks which are salvaged for reuse. In this respect a score of 2 points is awarded where greater than 30% of the recycled or reused material originated on site.

Water efficiency is also encouraged and a score of 1 point will be awarded where preventative measures are taken to minimise water consumption. An additional point is available where provision is made for the reuse of grey water, rainwater harvesting and/or ground water abstraction.

Again, there is scope for recognition of 'other' waste management initiatives. A score of 2 can be awarded for the development of installations for generating energy from waste.

### Policy/SPG reference

Checklist no.	UDP policy/SPG reference
4.1	2.10, 5.5, SPG 12, SPG 4
4.2	2.5, SPG 12, SPG 2
4.3	2.10, SPG 4, SPG 12
4.4	2.1, 2.10, 4.1
4.5	2.9

## 5.0 Community Development

No. 5	Community Development	Score 0	Score 1	Score 2	Score
5.1	Community safety	<i>not considered</i>	<i>proposal referred to CPDA</i>	<i>plus complies with 'Safer Ealing'</i>	
5.2	Access for all	<i>not considered</i>	<i>proposal referred to Access Committee</i>	<i>plus complies with 'Accessible Ealing'</i>	
5.3	Inclusive consultation	<i>not considered</i>	<i>action taken</i>	<i>responses reflect borough's diverse community</i>	
5.4	Community support	<i>no consultation or significant opposition on planning grounds</i>	<i>development favourably viewed by majority</i>	<i>plus support from at least one 'target' community</i>	
5.5	Other:	<i>problem</i>	<i>not applicable</i>	<i>benefit</i>	
Total score for Community Development					

### Notes to help you complete the checklist

Recognition is awarded to development which is designed with community safety and access for all in mind, and which provides gardens or other space for food growing. These are all necessary aspects of a sustainable community. Community involvement in the development process is also an important factor.

A score of 1 is available to projects which have been referred to the 'CPDA' - Crime Prevention Design Adviser, who liaises with the council on community safety. A score of 2 is awarded if the project is consistent with the council's guidance on planning for a 'Safer Ealing' (SPG 8).

Similarly, a score of 1 is available if projects have been referred to the Ealing Access Committee, an independent committee of local people with disabilities who make recommendations to the council on planning and transport matters. A project which complies with the council's guidance 'Accessible Ealing' (SPG 7) will score 2.

Developers should involve and consult the local community prior to submitting a planning application. It is important that this consultation is inclusive, i.e. efforts are made to reflect the different groups making up Ealing's diverse population. A score of 1 is available where inclusive consultation has been undertaken. A score of 2 is awarded where the proportion of responses from 'target groups' reflects the proportionate size of these groups in the population. Moving onto 'community support' for the development. Where no pre-application consultation is undertaken or significant opposition is levelled against the proposal 0 points will be awarded. This opposition will only be considered where it relates to matters which are material to land use planning. Development which is viewed favourably by the majority of the public on valid planning grounds will merit 1 point. A second point will be awarded where overall support is reinforced by support from either ethnic minorities, women or disabled persons.

'Other' elements of community development can be valued too - including the location of a project where it is particularly needed by the community - eg development in a community regeneration area, the provision of parks, nature conservation areas or leisure facilities in an area where such facilities are lacking. These are shown in the Plan for the Environment, but the principle can apply to other community needs too.

### Policy/SPG reference

Checklist no.	UDP policy/SPG reference
5.1	4.4, SG8
5.2	4.3, SG7
5.3	5.5, 5.9
5.4	
5.5	

## 6.0 Biodiversity and Open Environment

No. 6	Biodiversity and Open Environment	Score 0	Score 1	Score 2	Score
6.1	Biodiversity	<i>harmful effect</i>	<i>no loss of biodiversity/No change</i>	<i>biodiversity improved</i>	
6.2	Designated green space*	<i>none/reduced</i>	<i>Retained</i>	<i>created/increased</i>	
6.3	Non-designated green space	<i>none/existing area reduced</i>	<i>Retained</i>	<i>created/increased</i>	
6.4	Tree protection & planting	<i>none</i>	<i>Complies with SPG</i>	<i>Best practice achieved</i>	
6.5	Other:	<i>problem</i>	<i>not applicable</i>	<i>benefit</i>	
				Total score for Biodiversity:	

\* Excludes nature conservation designations which are dealt with in 6.1

### Notes to help you complete the checklist

This aspect of sustainability values the protection and enhancement of the natural environment. A score of 1 is available if there is no loss of this land or biodiversity. The development can score 2 points if there is an increase in biodiversity, designated green space or landscaped/garden area.

In respect of tree protection and planting a score of 1 point is awarded where the proposal complies with the planning criteria in the SPG on trees (SPG 9). A score of two will be given for achieving the recommended (but optional) best practice also outlined in this SPG.

'Other' opportunities to improve biodiversity and the open environment include enhancement initiatives such as allotment improvements, nature conservation management regimes etc. Scores of 0 for 'other' biodiversity issues can arise from development which would overshadow a nature conservation area or produce pollution which would damage the local ecology.

### Policy/SPG reference

Checklist no.	UDP policy/SPG reference
6.1	3.8
6.2	3.1, 3.2, 3.4
6.3	3.2, 3.3, 3.6, 3.8, 4.5, SPG 13
6.4	4.5, SPG 9
6.5	

## 7.0 Built Environment

No. 7	Built Environment	Score 0	Score 1	Score 2	Score
7.1	Previously Developed Land (PDL)	<i>Not PDL</i>	<i>PDL</i>	<i>PDL comprising vacant &amp; dilapidated buildings</i>	
7.2	Existing building(s)	<i>&lt;75% retained</i>	<i>&gt;75% retained</i>	<i>&gt;75% retained and renovated</i>	
7.3	Heritage value	<i>Value reduced</i>	<i>not applicable or, heritage protected</i>	<i>value enhanced</i>	
7.4	Relationship to neighbouring properties	<i>Incompatible</i>	<i>compatible</i>	<i>positive Improvement</i>	
7.5	Other:	<i>Problem</i>	<i>not applicable</i>	<i>benefit</i>	
				Total score for Built Environment	

### Notes to help you complete the checklist

This section recognises the value of development on previously developed land, the renovation of existing buildings, the need to protect heritage value and the importance of good quality design.

The need for good quality design is particularly important in respect of the relationship of the proposal with neighbouring properties. This criterion effectively measures the 'neighbourliness' of the proposal and scores are awarded depending on the compatibility of the project with neighbouring properties. Moreover, a higher score will be awarded where a scheme brings positive improvements/enhancements to the neighbouring area. In assessing the compatibility of a project in terms of its design, attention should be paid to policies 4.1 & 5.5 of the UDP which establish good design criteria.

'Other' benefits and problems associated with the good built environment include treatment of high buildings, views both into and from the development, exceptional design quality and quality of accommodation for users.

### Policy/SPG reference

Checklist no.	UDP policy/SPG reference
7.1	2.2, 5.1
7.2	2.1, 5.1
7.3	3.3, 4.6, 4.7, 4.8, 4.9
7.4	4.1, 5.5, SPG 5
7.5	4.1, SPG 5, SPG 14, SPG 15, SPG 16, SPG 19, SPG 6

## 8.0 Pollution

No. 8	Pollution	Score 0	Score 1	Score 2	Score
8.1	Air	<i>increased</i>	<i>No change</i>	<i>Reduced</i>	
8.2	Water	<i>increased</i>	<i>No change</i>	<i>Reduced</i>	
8.3	Land	<i>Contamination, but not yet investigated</i>	<i>No contamination problem, or planned remediation</i>	<i>Land to be remediated on site.</i>	
8.4	Noise	<i>Noise problem but no action taken</i>	<i>no noise problem, or measures taken to eliminate the problem</i>	<i>Improvements in noise quality in the area.</i>	
8.5	other:	<i>problem</i>	<i>not applicable</i>	<i>Benefit*</i>	
				Total score for Pollution:	

### Notes to help you complete the checklist

This aspect of sustainability is concerned with air, water, land and noise pollution. It considers the effects of these pollution problems on the development in question, and it also considers any pollution caused by the development. A score of 2 is available in the case of air and water pollution, where the level of pollution is reduced or mitigated. The reference to air pollution includes 'process' fumes ie air pollution caused by industrial processes or air conditioning. It also takes account of traffic fumes.

With regard to the issue of contaminated land, a scheme will score 1, where no contamination exists on site, or where remediation works are planned. A score of 2 is awarded where the land is to be remediated on site to a level which is 'suitable for use'.

In respect of noise pollution, a scheme will score 1 where no noise problem exists or measures are planned to eliminate the problem. Where the proposal would enhance the noise quality of the local environment, i.e. by replacing a 'noisy' use, the proposal will be awarded a score of 2.

'Other' pollution issues can also be considered. For example light pollution, which can include the effect of light spillage on the amenity of neighbouring properties often associated with floodlighting, or the impact of unnecessary light on the visibility of the stars in the night sky.

### Policy/SPG reference

Checklist no.	UDP policy/SPG reference
8.1	2.6, 9.1, SPG 3
8.2	2.6, 2.5, SPG 2
8.3	2.7
8.4	4.11, SPG 10
8.5	4.12

## 9.0 Human Activity

No.	Human Activity	Score 0	Score 1	Score 2	Score
9.1	Paid Employment	<i>none or less than before</i>	<i>no less than before</i>	<i>More than before</i>	
9.2	Commercial goods/services	<i>none or less than before</i>	<i>no less than before</i>	<i>More than before</i>	
9.3	Social goods and services	<i>none or less than before</i>	<i>no less than before</i>	<i>More than before</i>	
9.4	Management of activity by local people	<i>none or less than before</i>	<i>no less than before</i>	<i>More than before</i>	
9.5	other:	<i>problem</i>	<i>not applicable</i>	<i>Benefit</i>	
Total score for Human Activity:					

### **Notes to help you complete the checklist**

This aspect of sustainability recognises 'paid employment', the availability of 'goods and services' for local consumption, and the involvement of local people in the 'management' of these activities.

'Commercial' goods and services include food and other convenience and durable goods, and all types of services from cafes to concert halls. 'Social' goods and services are those which are provided through some form of state or voluntary sector intervention. This latter category may exist because some goods and services are not provided on a commercial basis eg public parks, libraries, or because commercial provision is too expensive for many people, eg social housing, the health service and free education.

In some types of goods and service, eg music, arts and drama, it may be that commercial production can only sustain a fairly limited range of choice. In this case, there is room for community-based cultural activity and state-support for innovative or minority cultural activity.

Commercial and social goods and services are measured in terms of the amount of floorspace or residential units that will result on site.

The 'management' category recognises the value of local involvement in the various activities in the area, for example it can highlight local business initiatives, and local community projects.

'Other' activities with a sustainability implication include:

- green business (if not accounted for elsewhere)
- information technology initiatives
- fair trading
- co-operative development
- unpaid work in the production (as opposed to the consumption) of community activities etc
- the activity is aimed at social groups which are normally excluded – e.g. people on low income & different ethnic groups.

### **Policy/SPG reference**

Checklist no.	UDP policy/SPG reference
9.1	1.6, 6.1
9.2	7.6
9.3	8.1, 8.2, 8.3, 8.7, 8.6,
9.4	
9.5	

## 10.0 Significance

No. 10	Significance	Score -10	Score 0	Score +10	Score
	<i>Select one of the following:</i>  <b>Not applicable</b>  <b>Land Use and Location</b> <b>Transport</b> <b>Energy</b> <b>Waste</b> <b>Community Development</b> <b>Biodiversity/Open Environment</b> <b>Built Environment</b> <b>Pollution</b> <b>Human Activity</b> <b>Other:</b>	<i>Significant problems - indicate what they are:</i>	<i>No particular significance</i>	<i>Significant benefits - indicate what they are:</i>	
				Total score for Significance:	

### **Notes to help you complete the checklist**

This aspect of sustainability is rather different from the other nine. It allows a full 10 points to be added to or subtracted from the score for the development on the basis of one significant sustainability issue. It applies if there is one obvious and important issue which has not been valued sufficiently in the previous sections of the checklist.

There may in fact not be a major sustainability issue, in which case 'not applicable' should be circled along with 'no particular significance', and the score will be 0.

However, it may be appropriate to circle one of the aspects of sustainability listed, or indeed to circle 'other' (which could be something not properly described by the items on the list, or could be a combination of more than one of these items). It is then necessary to indicate if this is a 'problem' by circling the italicised text and then to describe the problem eg major building in the green belt, a major car traffic generator, a major polluting industry. On the other hand, it might be that the significant issue is a 'benefit' in sustainability terms, and this should then be described, eg a development substantially powered by renewable energy, a housing renovation and conversion project with an innovative recycling scheme, a new transport interchange, a mixed development providing major employment opportunities for those living in close proximity.

'Significance' only allows for one score, and this can be either +10 or -10, no more and no less.

Sustainability Checklist SUMMARY	Applicant's SCORE	<b><i>For office use only</i></b>			Final Proposal SCORE
		PPT commentary	PPT score	Planning Services: Any Negotiated Changes	
Land Use and Location ( <i>incl *</i> )					
Transport					
Energy					
Waste					
Community Development					
Biodiversity					
Built Environment					
Pollution					
Human Activity					
Significance					
Total (out of 100)		<i>Conclusions</i>			

### **Summary**

Finally, the scores for the individual aspects of sustainability should be totalled in the Checklist Summary.

### **Commentary**

This is for council officers in the Planning Policy Team to comment on the assessment of Sustainability. Officers may contact the applicant. This commentary is the basis of policy advice on the development.

It is important for the applicant's sustainability assessment to be available. This will be considered fully when a decision is being made on the planning application. If there are any alternative views expressed by officers, both points of view will be set out in the application report.

**Comments from Planning Policy Team**

**Planning Policy Officer:.....**

Supplementary Guidance, as the title suggests, is to guide development. It is not meant to be definitive, and much of the guidance represents minima which are to be improved on if possible in the interests of good design.

If you would like further advice on this guide, please contact:

THE PLANNING POLICY TEAM  
EALING COUNCIL  
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