

## Appendix F - Sustainability Checklist

The following document is a “live” document and subject to changes/updates as the project progresses.

Name of Officer completing this form: Jessica Bolsin
Date checklist completed: 3 <sup>rd</sup> December 2021
Title of policy/strategy/project: Redevelopment of Bevan Place

What contribution/impact does this proposal make towards enhancing the Council’s commitment to sustainability?

- Tick: (✓) +ve - if the proposal makes a **positive** contribution  
 -ve - if the proposal makes a **negative** impact  
 ? - if there is **uncertainty** in predicting positive contribution or negative impact  
 N/A - if the impact of the proposal is **outwith scope** of proposal

Categories	+ve			-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-			
<b>Community Safety</b>									
1) Help to reduce fear of crime	✓								Development will provide vast improvement on existing underused site. Emerging design will ensure that fear of crime is reduced e.g. through designing well lit and overlooked public spaces.
2) Help to reduce occurrence of crime	✓								Development will help to reduce opportunities for crime through increased footfall and

Categories	+ve			-ve			?	N/A	Action to minimise or eliminate negative impacts or enhance benefits
	+	+	+	0	-	-			
<b>Community Safety</b>									
									overlooked public spaces
3) Help to reduce occurrence of anti-social behaviour	✓								As above - design will ensure reduced opportunities for ASB
4) Ensure developments maximise security and safety using safer by design procedures as appropriate		✓							Designing out crime will be a specific action for project team
5) Encourage individual/community responsibility		✓							The development will improve the local environment which in turn encourages residents to respect the area and improve general attitude towards crime and safety. Communal edible garden will help encourage resident responsibility

A. Economy & Work							
6) Increase employment opportunities for local people		✓					
7) Link local production with local consumption		✓					
8) Help local and community based businesses to set up and grow and promote rural diversity		✓					
9) Value and support unpaid work						✓	N/a

<b>B. Education &amp; Awareness Raising</b>									
10) Foster appreciation and care for the local environment		✓							New improved landscaped areas will encourage residents to care and appreciate their surroundings. Environmental features in new homes will encourage residents to be conscious of their impact on the environment
11) Improve access to training, education and self-development opportunities for all			✓						Contractor will be given targets on local apprenticeships and training via ERs
12) Encourage the adoption of sustainable lifestyles and practices			✓						Proposed edible garden will help encourage healthy eating and practices
<b>D. Equitable Access to Local Facilities &amp; Services</b>									
13) Address inequalities through allocating resources based on need							✓	n/a	
14) Improve access to local services and facilities for local people				✓					No direct contribution but new development will be accessible to local services and facilities
15) Protect local shops and services		✓							92 new residential units bringing additional residents to Swanley town centre to

<b>B. Education &amp; Awareness Raising</b>								
								support local services
16) Ensure access to usable open spaces and meeting places	✓							New scheme will provide new communal garden and improve accessibility to surrounding areas
17) Improve facilities, access and opportunities for people with disabilities, wheelchair users, people with pushchairs and elderly people		✓						Development will provide accessible units in line with planning policy. Communal garden and surroundings will be fully accessible
18) Improve opportunities, facilities and access for children & young people							✓	n/a
<b>E. Health</b>								
19) Reduce factors contributing to ill health (e.g. poverty, safety, diet, lifestyle, pollution)		✓						New quality housing contributing to improved health and wellbeing. Edible garden will encourage healthy eating and lifestyles. Cycle parking will encourage new residents to use sustainable transport methods
20) Provide support for elderly people and young people and their families			✓					Development will provide a mix of new homes including family homes

<b>B. Education &amp; Awareness Raising</b>									
21) Provide access to housing, appropriate to need	✓								92 new homes with a mix 1-3 bedrooms.
22) Increase opportunities for residents to partake in regular physical activity			✓						New communal garden will provide space for residents to exercise
23) Increase accessible leisure/ recreation opportunities for young people (i.e. in terms of cost/transport/supervision)								✓	n/a
<b>F. Local Identity &amp; Heritage</b>									
24) Protect/enhance local heritage and features of cultural, visual and historic identity		✓							Whilst not directly contributing, redeveloping this site will help SDC meet its housing targets without encroaching on the green belt and AONB. It will vastly improve Swanley's visual identity
25) Contribute to local distinctiveness and promote design quality in new buildings	✓								Development will help set a precedent in the area for high quality design
26) Increase enjoyment/participation in arts, local culture and heritage								✓	n/a
<b>G. Natural Environment</b>									
27) Protect/enhance wildlife habitats (e.g. open spaces, trees, hedgerows, private gardens, some buildings, designated sites)	✓								New edible garden proposed along with new trees and improved landscaping to encourage and

<b>B. Education &amp; Awareness Raising</b>									
									enhance biodiversity.
28) Increase tree cover, especially broad-leaved woodland			✓						Planting of additional trees within design
29) Improve/maintain public access to open spaces, wildlife areas and the countryside		✓							New public space will be provided as part of new development
30) Protect/enhance landscape quality/heritage and retain open land/countryside			✓						The scheme will provide new garden and landscaped areas
31) Protect/enhance the welfare of captive, domestic and wild animals			✓						Development will include garden and landscaped areas to protect/ enhance animal's welfare
<b>H. Participation, Democracy &amp; Partnership</b>									
32) Involve people in action			✓						The development team will offer a minimum of 1 consultation event to encourage residents to be involved in the design development
33) Involve appropriate partner organisations		✓							Working with WKHA to maximise redevelopment opportunities on the site
34) Increase access to information by communicating in different ways				✓					SDC Communications team will be involved in consultation and general publicity to help

<b>B. Education &amp; Awareness Raising</b>									
communicate in different ways									
35) Effectively involve local people in decision making, especially under-represented groups including young and elderly people	✓								The development will involve a minimum of 1 consultation event to encourage residents to be involved in the design development. Efforts will be made to ensure the events are fully accessible (including option to provide comments remotely if unable to attend the events in person)
<b>I. Pollution</b>									
36) Contribute to minimising or preventing incidences of localised flooding	✓								SUDs features and landscaping will be incorporated into design to help reduce flood risk
37) Protect/enhance quality and availability of ground, surface and drinking water	✓								SUDs features and landscaping will be incorporated into design to help reduce sitting water and improve overall quality
38) Prevent/reduce land contamination and dereliction	✓								Redeveloping previously developed land to reduce contamination on areas of

<b>B. Education &amp; Awareness Raising</b>								
								undeveloped land
39) Prevent/reduce air, noise and light pollution		✓						To be considered in design as part of SDC's net zero targets
40) Ensure the appropriate use and disposal of hazardous materials	✓							All hazardous materials will be appropriately disposed of via the contractor
41) Prevent an increase in waste production, fly-tipping, littering, dog fouling		✓						Design will ensure areas that might encourage fly-tipping are avoided. Overlooking will of public areas will help reduce littering and dog owners allowing dog fouling
<b>J. Resource Use, Energy &amp; Waste</b>								
42) Minimise use of energy, water, minerals and materials (e.g. paper)				✓				Whilst construction requires use of energy and materials, all efforts will be made to ensure the construction and completed development is as sustainable as possible
43) Increase use of renewable energy sources (wind, water, wave, biomass, solar gain)		✓						Energy efficient measures will be incorporated into the development - e.g use of PVs where viable, dual flush WCs and restricted

<b>B. Education &amp; Awareness Raising</b>									
									flow taps to reduce water consumption
44) Increase re-use and recycling of water, minerals, materials and waste		✓							Opportunities to use recycled materials will be explored as scheme progresses
45) Ensure the use of environmentally friendly/recycled materials			✓						Use of environmentally friendly/recycled materials will be considered where possible and contractor encouraged to do so via the ERs
46) Ensure the use of wood from sustainably managed sources		✓							Opportunities to incorporate into scheme will be identified as scheme progresses
47) Use brown field sites or vacant buildings rather than greenfield land	✓								Brownfield site being redeveloped
48) Ensure buildings are designed for a long life-span/future change of use	✓								Development will be developed to high quality with long life spans a priority
<b>K. Transport &amp; Access</b>									
49) Reduce the number and length of car and lorry journeys		✓							Development is in the town centre and accessible to train station and bus stops to reduce number of car journeys. Bike stands provided to encourage

<b>B. Education &amp; Awareness Raising</b>									
									residents to cycle. Lorry journeys will be increased during construction period.
50) Promote the movement of people by walking and cycling to reduce car dependency	✓								Cycle parking will be provided to encourage people to take methods of sustainable transport and reduce car use.
51) Improve conditions and facilities for pedestrians and cyclists	✓								Cycle parking will be provided. Pedestrian and cycle connectivity locally and into the town centre will be improved through emerging design
52) Increase use, availability & access to public transport particularly for disadvantaged groups		✓							Pedestrian connectivity around the new development and access to public transport will be enhanced through emerging design
53) Make use of new technologies/alternative fuels								✓	n/a

**12. What changes will be made to the proposal as a result of using the sustainability checklist?**

12.1 Community Safety

12.2 Economy & Work

12.1 Community Safety
12.3 Education & Awareness Raising
12.4 Equitable Access to Local Facilities & Services
12.5 Health
12.6 Local Identity & Heritage
12.7 Natural Environment
12.8 Participation, Democracy & Partnership
12.9 Pollution
12.10 Resource Use, Energy & Waste
12.11 Transport & Access

### 13. Sustainability Implications Statement

*Please refer to guidance notes*

The Council's Environmental Policy Statement is applicable to all decision making. Taking this into account, please say what significant beneficial/adverse sustainability implications are contained in this document.

E.g. A positive contribution to recycling because....

A negative impact on combating crime because....

The redevelopment of the Bevan Place car park and former Men's Working Club will provide a positive contribution to all areas covered as part of the Sustainability checklist. The development is replacing an underused car park and derelict building, providing an opportunity to redevelop a brownfield site and in turn protecting the district's greenbelt and AONB.

The checklist demonstrates that the scheme is sustainable through the provision of new homes, providing a mix of smaller homes and family homes. It will also contribute to the natural environment by providing a new communal 'edible' garden and enhanced areas of improved landscaping, replacing the hard-standing car park area. Negative impacts are minimal and are primarily to do with the construction period itself rather than the long-term impact of the redevelopment. The scheme will be focusing on meeting SDC's net zero targets

and, subject to viability, will explore options including the use of PVs, ensuring the use of materials with low u-values to retain heat and through the provision of cycle parking and EVCPs.

14. It is recognised that when making the above decisions about sustainability impact, compromises and choices have to be made. Please list below any changes which were considered, but not proposed for implementation, giving the reasons for your choice:

Changes Considered	Reasons for non implementation
1.	
2.	
3.	
4.	

Director's signature: \_\_\_\_\_

Date: \_\_\_\_\_

Please send completed Sustainability Checklist to:  
Simon Davies, Partnership & Project Officer, Community Development Team.