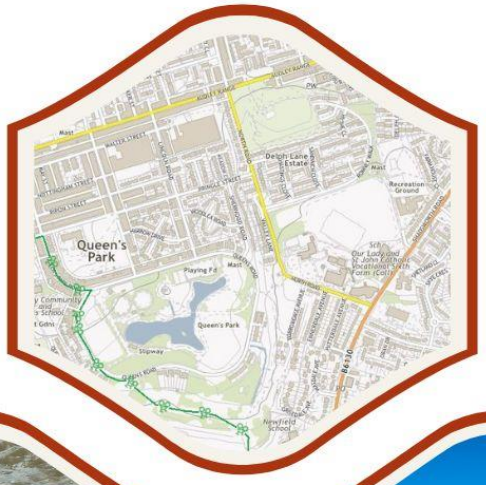
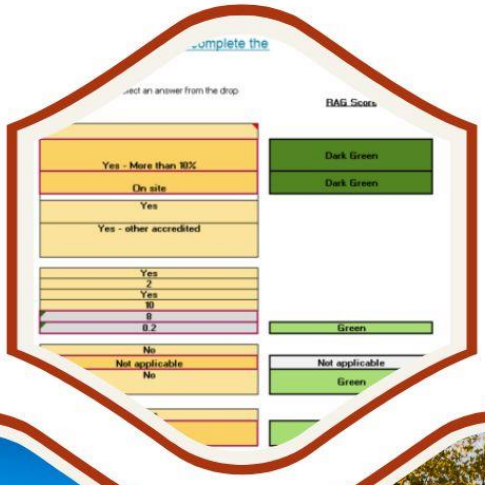
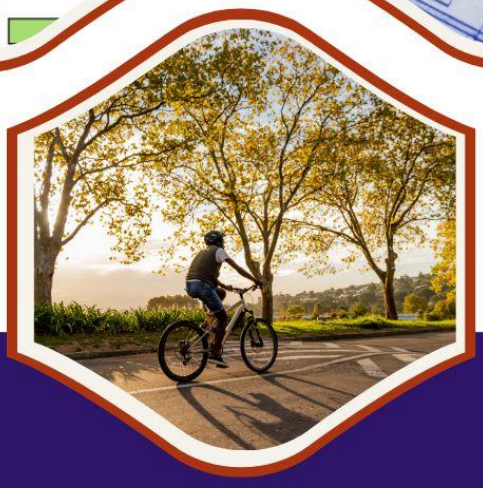
BLACKBURN with DARWEN
BOROUGH COUNCIL

CLIMATE IMPACT FRAMEWORK

SUPPLEMENTARY PLANNING DOCUMENT







FEBRUARY 2024

CONTENTS

THE QUICK QUIDE TO THE CIF ASSESSMENT TOOL

- **The Council have set out their ambitions to address the climate emergency** and achieve carbon neutrality by 2030. New developments have a key role to play in this.

- **Local Plan Policy CP5: Climate Emergency** establishes a requirement for certain new applications to complete a 'Climate Impact Framework' assessment to show how they have considered mitigating and responding to the climate emergency.

- **The CIF is designed to be:**
  - **A design tool** to help ensure new developments consider the climate emergency in their design. We encourage you to read the guidance in **Part A** of this document, and complete the CIF, in the earliest stages of your development's design; and
  - **An assessment tool** which will automatically assess your proposal against how well it performs against the environmental policies of the Local Plan. See the CIF tool, or the guidance in **Part B,** for further details. The assessment information will be used in the determination of your planning application.

- **The CIF will be required for:**
  - Major residential schemes (>10 dwellings)
  - Major commercial schemes (>1000sqm of new floorspace)
  - Minor residential schemes (1-9 dwellings)

- There are 2 CIF tools: one for major residential / commercial / mixed schemes, and one for minor residential schemes. The minor residential CIF contains a reduced number of questions. You should only complete one tool - the major OR minor CIF – as is relevant to your application

- **How to complete the CIF assessment tool:**
  - The CIF is an Excel based tool.
  - The CIF asks a series of questions based around 4 key climate-based themes – sustainable location; the natural environment; water, drainage and flooding; and energy. All questions relate to environmental policies within the Local Plan.
  - Complete the CIF by selecting responses to each question from the pre-populated drop-down answer boxes. You can provide further justification and details of supporting documents in the accompanying yellow boxes.
  - We have developed an online mapping tool to assist in answering some of the questions. This is indicated by a 'MAP' link. On opening the mapping link, find your site address, click on the site and the answers to the spatial questions will be provided.
  - All other questions should be answerable using the supporting information for your planning application.
  - The final part of the spreadsheet is a Summary page, and will populate answers based on the other tabs. Ensure you complete the application details at the top of the summary page.

- Save and email the CIF to planning@blackburn.gov.uk. This should be provided as both an Excel and PDF file.

- **The CIF SPD also provides information on**:
  - Energy Statements (when they are required and their content)

1.0 EXECUTIVE SUMMARY

Purpose of the Climate Impact Framework SPD

1.1 In line with national legislation and policy, and to help meet the Council's ambitions of carbon neutrality by 2030, the Blackburn with Darwen Local Plan (2021-2037) expects all new development to contribute to cutting carbon emissions and adapting to climate change (Policy CP5). To evidence the extent to which developments have considered climate mitigation and adaptation, the Local Plan introduces a 'Climate Impact Framework' - a tool to both guide design in respect of, and assess performance against, the climate-change based policies of the plan.

1.2 This Climate Impact Framework (CIF) Supplementary Planning Document comprises:

- This guidance document;
- The Climate Impact Framework Assessment Tool; and
- Accompanying mapping tool to support completion of the assessment tool

1.3 The CIF has been designed to:

- Help developers, from the early stages of design, consider and design developments that reduce carbon emissions, and are resilient and adaptable to climate change
- Allow planning officers to easily evaluate development proposals in relation to climate mitigation and adaptation (and biodiversity perspectives)
- Enable relatively quick assessment of where design could be improved and support iterative improvements to design
- Provide a 'RAG' (Red-Amber-Green) assessment summary to include in DM officer reports to show how the climate emergency is being considered through decision-making

1.4 **Relevant applications will not be validated until a completed CIF assessment is received.**

2.0 INTRODUCTION

The Climate Emergency

2.1 Climate change is well-recognized as *the* greatest threat to our social well-being, environment and economic future. More realistically, it is a climate emergency; a serious and important challenge at a local, national and global level.

2.2 The earth is now warming faster than any other time in the planet's history, with these increased temperatures causing changing weather patterns, more extreme weather events and sea level rises across the world. It is general consensus that human activity is the biggest contributing factor to climate change, and that global temperatures are increasing due to emissions of greenhouse gases (GHGs) into the atmosphere, most notably carbon dioxide from the burning of fossil fuels for energy and transport. This has caused global temperatures to rise by 1c above pre-industrial levels.

2.3 Climate change will have extensive impacts on environmental resources and biodiversity, including changes in the availability and quality of water resources, flooding, and damage to habitats, migration or extinction of animals. Agriculture may be forced to adapt, with better land use required, new crops replacing traditional varieties and a potential increase in the prevalence of pests and disease.

2.4 Climate change will affect different people and places in disproportionate ways, leading to inequalities within and across nations and between current and future generations. For example, the young and elderly will be more greatly affected by high temperatures as they can less easily regulate body temperature, whilst those on the lowest incomes will be more affected by fuel poverty than those on higher incomes.

2.5 In addition to the social and environmental impacts, climate change will also have wide-reaching economic impacts. At a local level, this can include fuel poverty, increased insurance premiums arising from flooding and/or extreme weather events, or an inability to access home insurance due to risk levels, and effects on industries such as agriculture which then also create rising food prices and/or food insecurity.

2.6 However, there are real opportunities within the climate emergency to deliver positive change – for example, by optimizing economic opportunities through the development of a green economy and job creation, lowering energy bills with greater energy efficiency

in homes, cutting the cost of driving, improving our local environment and biodiversity, and improving our health and wellbeing.

2.7 Essentially, the Borough has a responsibility to reduce greenhouse gas emissions and mitigate climate change to address not just global and national obligations, but to provide and respond to the social, economic and environmental needs of its residents.

Responding to the Climate Emergency

2.8 Tackling climate change demands responses at every level – international, national and local.

2.9 In 2015, world nations, including the UK, signed up to the Paris Agreement, to keep global temperature rise to well below 2c and make every effort to keep the rise to no more than 1.5c. Failing to limit these temperature increases will have catastrophic impacts on natural and human systems, and so requires rapid and far-reaching action immediately.

2.10 Nationally, through the Climate Change Act 2008 (as amended), the UK Government has set a target of net zero carbon emissions by 2050. This requires deep reductions in all sources of emissions, with any remaining sources offset by the removal of carbon dioxide (CO2) from the atmosphere.

2.11 These reductions require people to be actively involved. The Climate Change Committee (CCC) are clear that this does not need to entail sacrifices, but by making low carbon choices, including about how we travel, how we heat our homes, what we buy and what we eat. Reductions must come from transport, industry, building and agriculture as well as phasing out gas-fired power.

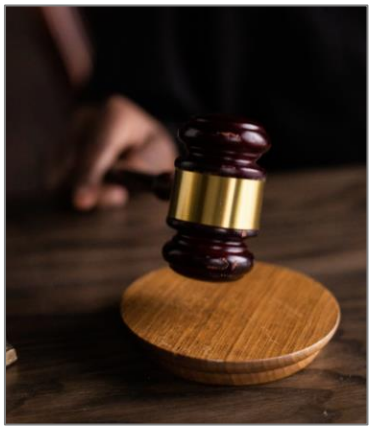
2.12 Spatial planning is about more than land-use, it's about how we can improve places for people, and the environment. New development therefore has a key role to play, and with it, associated responsibilities.

2.13 There are two key approaches to responding to the climate emergency:

- **Mitigation:** This refers to reducing the emission of greenhouse gases, for example by reducing our use of fossil fuel based transportation and using cleaner, renewable energy sources. In some cases, it may also include attempts to remove, or 'sequester' greenhouse gases from the atmosphere – for example, trees and peatland can be used to absorb and store carbon.

- **Adaptation:** This refers to the actions we need to take to manage the unavoidable impacts of climate change, for example by planting more trees to provide shade, designing buildings to better cope with overheating, and using natural interventions to manage water and flood risk.

3.0 LEGISLATIVE AND POLICY CONTEXT



3.1 Planning is one of the key tools to respond to the climate emergency. The need to respond to the climate emergency is embedded in a range of legislation, policy and guidance at both national, sub-national and local levels. A summary of the more prominent material is listed below.

National Context

Climate Change Act (CCA) 2008 and 2050 Target Amendment Order 2019

3.2 The original CCA (2008) established a legally binding statutory target to reduce the UK's greenhouse gas emissions by at least 80% in 2050 from 1990 levels. In June 2019, the CCA was amended (SI2019/1056) to commit the UK to reducing its greenhouse gas emissions by 100% in 2050 – meaning that the UK must achieve net zero greenhouse gases by 2050. Emissions from homes, transport, farming and industry will have to be avoided completely, or, in the most difficult examples, offset.

The Planning and Compulsory Purchase Act (PCPA) 2004

3.3 The PCPA (2004) sets out the structure for local planning in England, including a duty on plan-making to mitigate and adapt to climate change (Section 19). In discharging this duty, local authorities should consider paragraph 153 (and footnote 53) of the National Planning Policy Framework (2021) and ensure that policies and decisions are in line with the objectives and provisions of the Climate Change Act 2008.

The Planning Act 2008

3.4 This introduced a duty on local development plans to include policies which ensure that they make a contribution to both climate mitigation and adaptation.

The Environment Act 2021

3.5 The Environment Act introduces a series of targets, plans and policies to improve the natural environment in light of the Nature Emergency. Many of the measures proposed to address the Nature Emergency cross-cut with those to address the Climate Emergency, and so neither crisis should be seen in isolation.

The Levelling Up and Regeneration Act (LURA) 2023

3.6 This Act includes a requirement that the Secretary of State must have regard to the need to mitigate and adapt to climate change when preparing or modifying the new national development management policies, also to be introduced through the legislation. It reinforces the importance being given to climate change.

National Planning Policy Framework (NPPF)

3.7 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, with the principle of sustainable development at its heart. The NPPF states the planning system should support the transition to a low carbon future in a changing climate, helping to shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimize vulnerability and improve resilience, encourage the re-use of existing resources and support renewable and low carbon energy and associated infrastructure.

3.8 Chapter 14 of the NPPF focuses specifically on meeting the challenges of climate change, flooding and coastal change, stating:

"The planning system should support the transition to a low carbon future, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure" (Paragraph 152).

National Design Guide 2021; National Model Design Code 2021

3.9 This Guide and Code illustrate how well-designed places that are beautiful, healthy, greener, enduring and successful can be achieved in practice, and forms part of the Government's planning practice guidance. The design guide sets out ten characteristics that work positively to address environmental and climatic issues, including building orientation and flood mitigation as well as improving the natural environment.

Building Regulations 2010 (as updated); Approved documents: Part F (Ventilation), Part L (Conservation of fuel and power), Part O (Overheating in new residential dwellings) and Part S (Infrastructure for charging electric vehicles) (2022)

3.10 Building Regulations ensure the safety, comfort and (increasingly) energy efficiency of a building, and 'Approved documents' contain general guidance on the performance expected of materials and building work in order to comply with the building regulations. Local planning must be mindful of avoiding policies guiding matters already addressed through building regulations. However, in accordance with acts like the Planning and Energy Act 2008, LPAs can set local policy requirements above those of building regulations.

Future Homes and Building Standard 2025

3.11 The Future Homes Standard will set standards for new homes to be future proofed with low carbon heating and energy efficiency to have 75-80% less GHG emissions than houses built to current building regulations. The new standards will complement building regulations and require all homes to be net zero ready by 2025, including through low carbon heating. New homes will be required to adopt the Fabric First Energy Efficiency standard and will comprise further amendments to the approved documents

20-Minute Neighbourhoods 2021 (Royal Town Planning Institute)

3.12 The principle of ’20 minute neighbourhoods’ is focused on creating an attractive, interesting, safe, walkable environment in which people of all ages and levels of fitness are happy to travel to actively for short distances from home to access services and amenities – shopping, schools, community and healthcare facilities, places of work and green spaces. These places need to be easily accessible by foot, cycle or public transport, without having to use a car. This sustainable approach then supports economic, social and environmental benefits. For example, by being able to access most of their daily needs within a 20 minute walk, people become more active, improving their mental and physical health; traffic is reduced, emissions are cut and air quality improved; local shops and businesses thrive; and community bonds are strengthened.

Local Context

Lancashire Local Transport Plan (LTP) 2011-2021

3.13 The LTP sets out seven transport goals for the plan to enable the shared transport priorities and wider social and economic objectives to be met. This includes providing all sections of the community with safe and convenient access to services, jobs, health, leisure and education; improving the accessibility, availability and affordability of transport; reducing the carbon impact of Lancashire’s transport; and making walking and cycling more attractive, particularly in the more disadvantaged areas of Lancashire. Preparation of a new LTP4 is in progress in conjunction with the other Lancashire transport authorities.

Declaration of a Climate Emergency

3.14 Blackburn with Darwen Borough Council declared a Climate Emergency in 2019. In doing so, they acknowledged that all levels of government have a duty to limit the negative impacts of climate and that towns and cities are uniquely placed to lead decarbonisation. Bold local climate action can deliver economic and social benefits as well as much improved health and well-being for the boroughs residents – including through reducing fuel poverty and energy bill costs, encouraging healthy active travel and improving green spaces and access to nature.

Climate Emergency Action Plan (CEAP) 2020; and CEAP Update 2023

3.15 In response to the Climate Emergency Declaration, the Council set a goal to be carbon neutral by 2030 to tackle climate change. To support this aim, the Council have produced a CEAP to steer access across the borough and deliver on the Corporate Plan objective to reduce the council's carbon footprint. The CEAP sets out five objectives (sound decisions, resilient and attractive borough, lean and clean, travelling lightly, capturing more carbon) to help mitigate and adapt to climate change. The CEAP sets out the actions the Council will take to meet its objectives, which includes ensuring all plans and strategies, including the Local Plan, address its climate change aims.

Local Plan 2021-2037

3.16 The Blackburn with Darwen Local Plan (2021-2037) sets out a strategy for 'balanced growth', to ensure that proposals for new development give due consideration to their impact on people, place and the economy. In accordance with the NPPF, it includes a strategic policy (CP5: Climate Change) to ensure that the Local Plan contributes to both the UK's and the Council's ambitions to achieve carbon neutrality to help limit global warming. It expects that all new development will seek to provide environmental enhancements wherever possible and leave the natural environment in a better state than before.

3.17 Other key Local Plan policies particularly relevant to climate include:

- ***Core Policy 3: Health and wellbeing*** – works to tackle health inequalities in the borough and support healthy lifestyles, including through active travel

- ***Core Policy 6: The Natural Environment*** – requires biodiversity net gain to be provided through new developments, with strong links to delivering multi-functional benefits and helping address both the climate and biodiversity emergencies

- ***Core Policy 8: Securing high quality and inclusive design –*** requires all new developments to be of a high standard design, consistent with national guidance

- ***Core Policy 9: Transport and Accessibility -*** new development should be located in the most sustainable locations to minimise the need to travel by car

- ***Core Policy 12: Infrastructure and Delivery*** – sets that some new development will be required to provide planning contributions, including that for carbon reduction. A separate SPD will be prepared to provide further guidance on the implementation of this policy.

- ***Development Management (DM) Policy 3: Housing mix, standards and densities –*** requires all new dwellings to comply with a water efficiency of 110l/pp/pd

- ***DM12: Clean and Green Energy*** – requires all new residential dwelling and commercial development to consider the energy hierarchy in its design and demonstrate, through an Energy Statement and/or the CIF, how the proposals has considered being lean, clean and green. The policy also encourages energy efficiency measures and the incorporation of renewable and low carbon energy infrastructure. Also requires commercial development of 2500sqm to achieve a minimum BREEAM standard of 'good' (or equivalent).

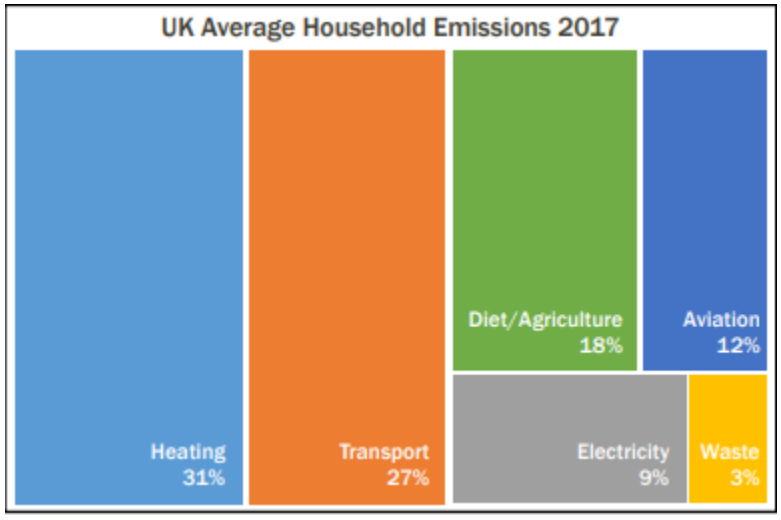
- ***DM14: Environmental opportunity areas*** – guides that proposals for improvements relating to new development will be targeted to environmental opportunity areas, which have been identified for their value in terms of habitats, carbon management and/or flood risk mitigation, and so can help address the climate emergency.

- ***DM16: Green and Blue Infrastructure (GBI)*** - guides that all development should make a positive contribution to the GBI networks including provision for active travel

- ***DM17: Trees and Woodland –*** emphasises the importance of trees and woodlands, including that to climate change and provides for their protection and enhancements in new development

- ***DM27: Design in new developments*** – requires that all development shall achieve a high quality, sustainable design, including that to provide functional, healthy and sustainable homes and buildings that make most efficient use of resources through its lifespan.

- ***DM29: Transport and Accessibility –*** *provides for active and sustainable travel, provision of cycle parking and electric vehicle* charging points



Source: Blackburn with Darwen CEAP

Policy CP5 and the Climate Impacts Framework

3.18 Policy CP5 of the Local Plan introduces a requirement for a Climate Impact Framework to help ensure carbon emissions are considered in decision making (a requirement of the CEAP). It seeks to ensure that the Local Plan contributes to the Council's carbon neutral ambitions alongside the UK's ambition to limit global warming to 1.5°C by 2050. It expects that all new development will seek to provide environmental enhancements wherever possible and leave the natural environment in a better state than before. Under CP5, development will be required to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. CP5 states that:

Policy CP5: Climate Change
1. Development will be required to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. 2. The extent to which the design of a development has considered i) reducing carbon emissions and mitigating climate change and ii) improving resilience and adaptation to climate change will be considered in the assessment of each planning application. Developments that can demonstrate they have considered climate mitigation and adaptation in the design of their proposed scheme will be afforded positive weight in the determination of the planning application. Applicants for specific new residential and commercial developments will be required to complete the Council's online **Climate Impact Framework (CIF)** assessment tool to demonstrate the extent to which the design of the development has considered climate change mitigation, resilience and adaptation. 3. *(Policy continues…)*

3.19 To help meet the Council's ambitions of carbon neutrality by 2030, all new development will be expected to contribute to cutting carbon emissions and adapting to climate change.

3.20 To evidence the extent to which developments have considered climate mitigation and adaptation, applicants for all new residential dwellings and major commercial schemes (more than 1000sqm of new floorspace) will be required to complete and submit an online CIF assessment as part of a planning application.

3.21 The CIF will help to ensure the climatic and environmental based policies of the plan are given the necessary importance demanded by the interrelated climate and biodiversity emergencies. It will help to promote good design (in accordance with the NPPF), support decision making, and increase transparency and accountability in decision making to support the CEAP and Corporate Strategy.

3.22 It is intended that the CIF will have several purposes:

- To help guide developers in ensuring that their proposed development appropriately considers mitigating and adapting to climate change;
- To enable developers and planning officers to quickly identify areas of success or areas in need of improvement, and so inform discussions during the application process on how a development can be improved from a climate mitigation, adaptation and biodiversity perspective.
- To produce a final 'RAG' assessment that can be included in officer/committee reports.

3.23 The Local Plan confirms the Climate Impact Framework will form a Supplementary Planning Document. This CIF SPD sets out further guidance on design considerations, and explains how the CIF will be assessed and used in determining planning applications.

Supplementary Planning Document

3.24 This Supplementary Planning Document (SPD) will provide supporting guidance in relation to the Climate Impact Framework, and set out how developments should be responding to the climate emergency. The SPD will help interpret the Local Plan's policy requirements and provide the guidance that developers/applicants should follow when preparing and submitting planning applications. It will also detail how the CIF will be

used to assess development proposals in relation to their sustainability, and the assessment criteria that will be used to help ensure all new developments in the borough are appropriately mitigating and adapting to the climate emergency.

3.25 Once adopted by the Council, the SPD is a material consideration in determining planning applications, read alongside the Local Plan. National guidance makes clear that an SPD does not introduce new planning policies into the development plan, and should not add unnecessarily to the financial burdens on development.

3.26 This SPD provides practical guidance or direction on how to design and construct new development sustainably, that can mitigate and adapt to climate change, that can comply with, or exceed, policy requirements.

3.27 The SPD is ambitious because it needs to be. The climate emergency threatens our very existence and demands a strong, immediate response.

Scope of the Supplementary Planning Document

3.28 The SPD will:

- Provide supporting information and design guidance on planning for the climate emergency, in line with the policies set out in the Blackburn with Darwen Local Plan 2021-2037;
- Explain how climate mitigation and adaptation will be considered during the determination of planning applications, so that developers/applicants can appropriately consider their proposed development in lieu of those requirements;
- Set out and explain how the Council will assess applications against planning policies related to the climate emergency, including how 'Red-Amber-Green, or 'RAG', scoring will be undertaken and used to inform the determination of planning applications.

3.29 The different aspects of the guidance include sustainable locations, sustainable transport and active travel, energy efficiency, carbon reduction, water efficiency, prevention of flooding, soil quality and minimising waste. Biodiversity also features – whilst this will be subject to its own 'Natural Environment' SPD, there are close ties with climate change and so some reference to biodiversity considerations are included in this guide.

3.30 The Council will consider all planning applications using the SPD as a material consideration in their determination. The CIF tool and accompanying guidance will be used to demonstrate alignment with the standards as part of the design and development of their proposals.

3.31 Once the SPD is adopted, the Council may make minor changes to the Excel tool and mapping, from time to time, to correct any technical issues which may be identified through its use or make improvements to its functionality. The Council will maintain version control and make the most up-to-date assessment tool available from their website. Changes made to the CIF tool will be non-material and will not change the policies of the Local Plan or the scope or guidance of the SPD document.

4.0 THE CLIMATE IMPACT FRAMEWORK PROCESS

4.1 Having declared a climate emergency, the Council are keen to ensure that all council-made decisions give due and transparent regard to whether proposed developments have appropriately considered the mitigation of, and adaptation to, climate change. As set out in Section 4 of this SPD, addressing climate change is a core element of the Council's Corporate Plan, CEAP and Local Plan as well as being a requirement of various national legislation and the NPPF. It is important that climate change is given the attention and gravitas it requires, and the CIF is designed to be a key tool in that process.

Local Plan Preparation

4.2 The principle of the CIF derived from the Climate Change and Natural Capital Study (CC&NCS), prepared as part of the Local Plan's evidence base. Chapter 5 of the Study recommended the introduction of a Climate Impact Framework, linked to policy criteria and the principle of 20-minute neighbourhoods. The premise of the CIF was for developers to use the tool to inform what will be expected from a development, and opportunities for enhancement, and for the Council to allow evaluation of a development and inform discussions as to how a development could be improved from a climate mitigation, adaptation and biodiversity perspective.

4.3 The study consultants, LUC, then devised a supporting report, and accompanying draft assessment tool (as an excel spreadsheet). The CIF Assessment was consulted upon as part of the Local Plan 'Regulation 19' consultation in January-March 2022, but no comments were received on it.

4.4 The CIF has since been developed through the Local Plan Policy CP5 and through this SPD. The tool itself has been redesigned to improve its ease of use, and support automated assessments, but follows the same principles as the original CIF.

4.5 The draft CIF SPD was consulted on in Autumn 2023. All comments received through the consultation have been considered in the preparation of this final SPD.

The CIF SPD

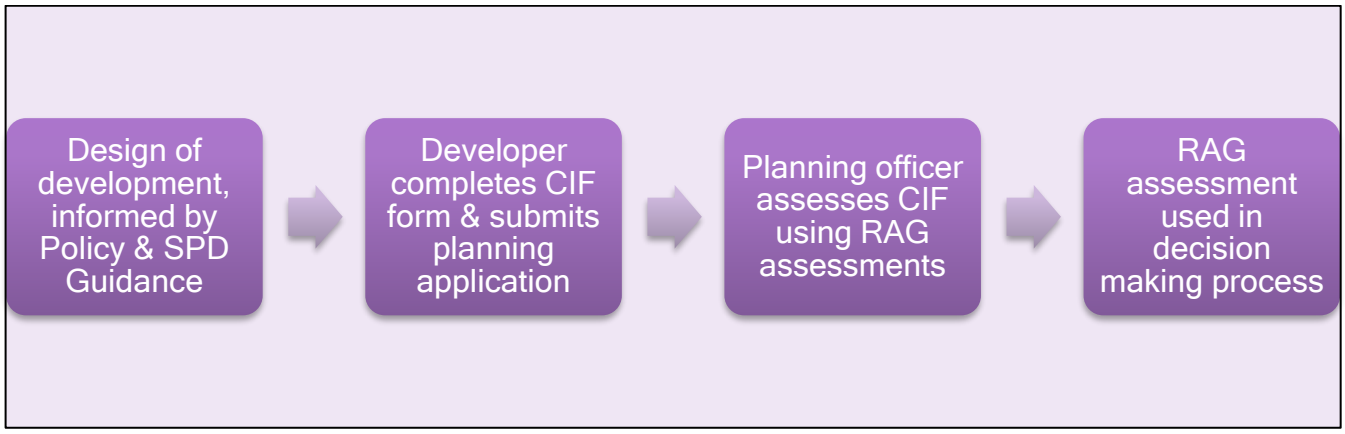
4.6 This SPD introduces some key design guidance that should be considered as you design your development**.** It then explains how to use the assessment tool – which will assess the sustainability of your development by how well it accords with local policy requirements. As Policy CP5 states, developments that meet or exceed sustainability requirements will be given positive weight in the planning balance. **Ideally, the CIF should be used in the earliest stages of the design process**

4.7 The CIF splits itself into 4 main climate-based themes, which are reflected through the guidance and through the assessment tool:

- 20 Minute Neighbourhoods: Services, Amenities and Transport
- The Natural Environment
- Flooding, Drainage and Water
- Energy Efficiency

Process

4.8 It is expected that this SPD will be used to inform the design of development, and explain how to complete the CIF form – a requirement of submitting a planning application. The CIF will then be used by the planning officer in the determination of the planning application, and reflected in the decision-making process.



PART ONE: Design Guidance

4.9 Sections 6 to 9 of this document provide 'thematic' based guidance, with a brief overview of relevant local policies, and an introduction to the topic area and its relationship to the climate emergency, before providing guidance on general considerations for the design of developments.

4.10 You should use this guidance as you plan and design your development. It has been prepared to encourage you to consider how your development can mitigate and adapt to climate change, and help 'future proof' developments. As with all design guidance, you are encouraged to use it from the earliest stages of planning your development.

4.11 A number of case studies are then presented for information and ideas (Section 10).

PART TWO: The CIF Assessment Tool

4.12 Policy CP5 requires all development to contribute to both mitigating and adapting to climate change, and to meeting targets to reduce carbon dioxide emissions. **To evidence the extent to which developments have considered the climate emergency, applicants for all new residential dwellings and major commercial schemes will need to submit a completed CIF.**

Validation Requirements

4.13 **A completed CIF will be required for planning applications for:**

- **All new residential dwellings;**
- **All major commercial schemes (a site area of 0.5 hectares of more, and/or 1000sqm or more of new floorspace).**

4.14 This will apply to outline, reserved matters and full applications.

4.15 However, transitional arrangements will apply as the CIF is introduced.

- From the date of the SPDs adoption, all newly submitted major residential (10 dwellings or more) and major commercial schemes will be required to submit a completed CIF.

- 6 months from the date of the SPDs adoption, all minor residential (1-9 dwellings) will be required to submit a completed CIF.

4.16 The CIF will be available through a web-form on the Council website.

Additional Validation Requirements

4.17 Policy DM12 states that all new residential dwelling and commercial development must consider the energy hierarchy in its design and confirm how it has done so through the CIF or an Energy Statement.

4.18 It is expected that, in most cases, the CIF will remain the primary method of detailing such energy considerations. In these cases, sufficient details should be provided in the CIF's additional supporting comments box to explain how the energy hierarchy has been considered, using a 'fabric first' approach. However, an Energy Statement may be appropriate in some cases – for example, DM12(2) states that an Energy Statement is required by all major development which proposes enhanced emissions reduction. This is to enable the Council to fully understand the proposed emissions reductions.

4.19 All applications are, of course, welcome to detail how they have considered the energy hierarchy through a Design and Access Statement, and such a statement may be listed as a supporting evidence document in the CIF. The CIF scores more favorably those applications that can demonstrate, through documented information, how the energy hierarchy has been met.

4.20 The Council's Local Validation List sets out the information and documents that must be submitted with a planning application for it to be validated, and now confirms that a completed CIF is a validation requirement for all relevant applications. The Validation Statement also confirms that the CIF SPD will provide further guidance on what should be included in the Energy Statement. Therefore, requirements are as follows:

Energy Statement

4.21 Where required, the Energy Statement should explain how a development has been designed to reduce energy use, using the energy hierarchy as its base. The hierarchy encourages proposals to:

i. Be Lean: use less energy – by reducing demand and using energy more efficiently
ii. Be Clean: supply energy efficiently – seek to maximise delivery of space heating requirements such as through district heating;
iii. Be Green: use renewable or low carbon energy - generate heat or electricity on site to further reduce emissions from the development.

4.22 The Statement may include:

- How the energy hierarchy has been considered
- How the energy efficiency of materials has been considered–the "fabric first" approach
- How design (orientation, layout etc.) have been considered in energy use
- How choices on heating water and space have been made
- How choices on ventilation and lighting have been made
- Whether any consideration has been given to the use of low carbon and/or renewable energy technologies
- Whether any accreditation has been achieved, and to what level
- Whether the expected levels of energy efficiency exceed the building regulations standards
- Annual CO2 emissions and energy costs

4.23 Accredited SAP methodologies/assessors should be used in the early stages of design to inform energy efficiency considerations and calculate emissions/costs. This information will be a specific requirement of Policy DM12(2).

4.24 Where any new technologies emerge, that are likely to have a negative impact on the environment, then the statement should explain how those impacts will be mitigated.

BREEAM Accreditation

4.25 In accordance with Policy DM12, all major commercial development proposals creating more than 2500sqm of new floorspace, will be required to achieve a minimum standard of 'BREEAM 'Good' as a minimum. This should be evidenced through documentation confirming the accreditation. Full information on BREEAM can be found online from the BRE website.

4.26 The Council will be supportive of exemplar developments which demonstrate how particularly high standards of environmental performance can be achieved in accordance with the adopted Plan.

SUMMARY

Policy CP5 requires all development to demonstrate how it has been designed to minimise its contribution to carbon emissions and climate change.

To demonstrate this, all proposals for one or more residential dwellings, and major commercial schemes, will be required to complete a CIF. Supporting documents, for example a Design and Access Statement, detailing how the energy hierarchy has been considered, are encouraged and may be referred to for additional detail.

In accordance with Policy DM12(2) Energy Statements will be required for all major developments which propose enhanced emissions reduction, so that they can evidence those reductions.

In accordance with Policy DM12, all major commercial development proposals creating more than 2500sqm of new floorspace, will be required to achieve a minimum standard of 'BREEAM 'Good' as a minimum. This can be confirmed through the CIF but additional evidence should be provided in support.

Your planning application will not be able to progress until a completed CIF, and all other relevant documents, have been submitted.

PART ONE: DESIGN GUIDANCE

5.0. ACCESS TO SERVICES, AMENITIES AND SUSTAINABLE TRANSPORT (20-MINUTE NEIGHBOURHOODS)

Relevant Local Plan Policies:

- CP3: Health and wellbeing
- CP5: Climate change
- CP9: Transport and Accessibility
- CP11: Town Centres and Commercial Development
- DM1: Health
- DM29: Transport and Accessibility
- DM33: Town Centres
- DM34: District and Local Centres

20 Minute Neighbourhoods

5.1 The principle of 20-minute neighbourhood is about creating attractive, interesting, safe, walkable environments in which people of all ages and levels of fitness are happy to travel actively for short distances from home to the destinations that they visit and the services they need to use day to day – shopping, school, community and healthcare facilities, places of work, green spaces, and more. These places need to be easily accessible by foot, by cycle or by public transport – and accessible to everyone, whatever their budget or physical ability, without having to use a car[1].

5.2 This brings multiple benefits – it encourages improvements to physical and mental health, strengthens local economies by keeping jobs and money local, supports community cohesion and reduces social isolation. It also brings opportunities to reduce carbon emissions and improve air quality.

5.3 Responding to the climate emergency requires changes at an individual level, and planning can help support a shift in transport and travel behavior.

Access to Services and Amenities

5.4 To reduce the need to travel, and reduce carbon emissions from vehicles, new development should be located close to services, amenities and sustainable and active modes of transport, like bus, rail and cycle.

[1] 20 minute neighbourhoods (tcpa.org.uk)

Access to Sustainable Transport / Parking

5.5 Road transport is one of the biggest emitters of carbon dioxide into the atmosphere – and this includes the use of private vehicles. Within Blackburn with Darwen, 26% of carbon emissions are from transport[2]. Reducing the use of private vehicles can help cut carbon emissions by thousands of tonnes. We can encourage people to use alternative modes of transport by making sure that new developments are close to bus, rail and cycle connections and making it easier, more attractive and safer to use, whilst also making it harder to drive where alternatives exist. These interventions can also help reduce congestion and air pollution, and provide opportunities for greater exercise which can improve physical and mental health.

When considering your development:

- Policies including Policy CP9: Transport and Accessibility and Policy CP11: Town Centres and Commercial Development and Policy DM34: District and Local Centres guide the location of development to the most sustainable areas, already served by local services and transport, to promote accessibility and support the concept of 20-minute neighbourhoods.

- Think about the context of the site, and how it can provide strong links to services, amenities and public transport such as bus and rail, and also to footpaths and cycle-paths.

- How can the development reduce car dependence, and encourage movement by sustainable and active means? Consider how the development can promote and support active design.

- Is the development flexible to changing modal shifts in the future? For example, the change from petrol cars to electric vehicles.

- Prioritise people, not cars. Consider how pedestrians can access the site by foot and/or cycle. Provide a permeable network of streets and off-road routes for walking and cycling, with direct connections to services, amenities and public transport[3], taking account of the Council's latest Local Cycling and Walking Infrastructure Plan (LCWIP).

[2] BwD Climate Emergency Action Plan.pdf (blackburn.gov.uk)
[3] Image from National_design_guide.pdf (publishing.service.gov.uk)

- Incorporate shared paths to promote social interactions, for example those to common activity spaces like parks, local centres or other communal areas.

- Provide secure, well-lit, convenient and easy to access cycle parking. Consider covered parking.

- Incorporate methods to slow vehicle speeds and calm traffic in residential developments (see also the Governments' Manual for Streets). Consider the use of low traffic neighbourhoods to reduce traffic and prevent vehicles from using quiet residential roads as shortcuts.

- Install Electric Vehicle Charging Points (EVCPs). Developments must ensure that they deliver appropriate numbers of EVCPs in accordance with Building Regulations, but delivery can go above those standard requirements. National Government remains committed to banning the sale of new petrol and diesel cars from 2030 which means expanding electric infrastructure to support the growth of alternative fuels.

- Promote innovative and flexible parking – for example the use of priority parking for car-sharers

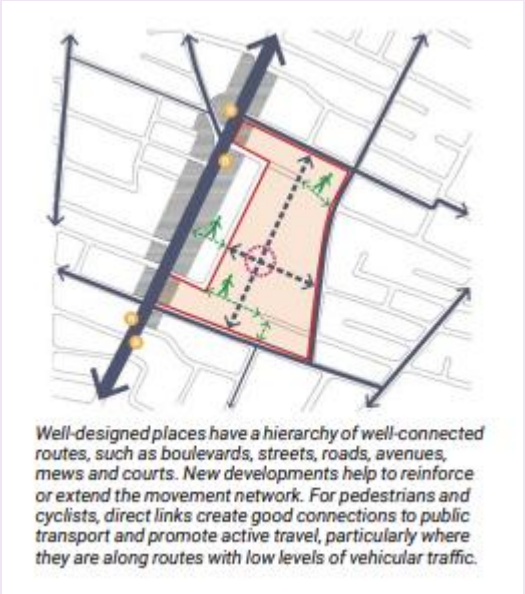
- Undertake a Transport Assessment and Travel Plan. This is a requirement of Policy CP9 for some applications.

- Consider public transport access and connections to those hubs. Can any upgrades be provided in the local area, for example to quality bus stops or providing bus shelters.

- If providing new bus shelters, consider whether these can be 'greened', for example through the use of green roofs on a shelter. This may also help count towards any biodiversity net gain requirements.

- In commercial developments, provide facilities for cyclists such as showers and lockers

- Consider how green and blue infrastructure can be integrated along transport corridors, to positively impact amenity and enhance biodiversity.

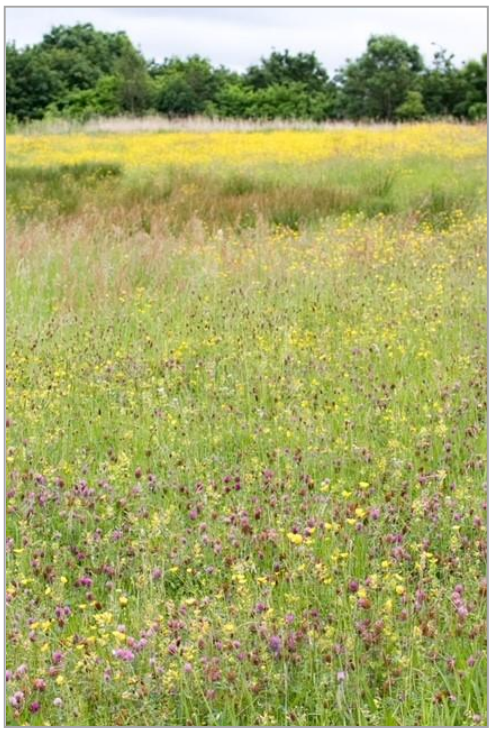


Well-designed places have a hierarchy of well-connected routes, such as boulevards, streets, roads, avenues, mews and courts. New developments help to reinforce or extend the movement network. For pedestrians and cyclists, direct links create good connections to public transport and promote active travel, particularly where they are along routes with low levels of vehicular traffic.

- Further useful guidance can be found through the BwD Local Cycling and Walking Infrastructure Plan, Government guidance on Travel Plans, Transport Assessments and Statements. Further web links and resources are provided in Appendix B.

6.0 THE NATURAL ENVIRONMENT

Relevant Local Plan Policies:



- CP3: Health and wellbeing
- CP5: Climate Change
- CP6: The Natural Environment
- DM15: Biodiversity
- DM16: Green and Blue Infrastructure
- DM17: Trees and Woodland
- DM27: Design in New Developments

The Natural Environment and the Climate Emergency

6.1 The Climate Emergency and the Nature Emergency are closely intertwined. The 'State of Nature Report' (2019) shows that nature is depleting across the UK, and, as the climate continues to warm, wildlife and nature will continue to be affected, for example by extreme weather, habitat change and loss, migratory patterns, and the timings of seasons such as the impact on food availability / food shortages. However, nature is also a critical ally in the fight against climate change. Addressing climate change and biodiversity need to be considered together, and Nature-based solutions (NBS) can help us both reduce carbon emissions and allow nature to prosper. In addition, the Covid-19 pandemic has stressed the importance of people's connections to nature in supporting their health and wellbeing. Addressing nature alongside climate change, can bring significant and wide-ranging environmental, social and economic benefits.

6.2 The Council will be preparing a separate 'Natural Environment' SPD, which should be referred to following its publication. Natural environment is included in this SPD, with specific reference to the climate emergency.

When considering your development:

- All proposals need to consider nature and biodiversity. This should be considered in the very earliest stages of design and be integral to the development, supporting multi-functionality. For example, landscaping, trees and SuDS can help collect water, reduce flood risk and capture carbon as well as providing habitats for wildlife.

- The Environment Act, and Policy CP6 of the Local Plan, require all developments to achieve a minimum of 10% Biodiversity Net Gain (BNG), applying the mitigation

hierarchy: avoidance, minimisation and compensation. Ideally, BNG should be provided on-site, but, where this is not deliverable, it can be provided off-site. Only in exceptional circumstances should it be secured through the purchase of national off-site credits. Your development should detail what percentage of BNG is to be achieved, and how (on-site/ off-site). The Council have prepared a BNG Planning Advisory Note to provide more guidance. In time, this will be replaced by a Natural Environment SPD covering all elements of the natural environment.

- The mitigation hierarchy should be followed, which seeks to avoid, minimise, remediate and compensate. Harm to biodiversity / habitats must always be avoided and minimised. Where avoidance is not possible, mitigation and, as a last resort, compensation, must be provided to at least equivalent value. Existing features and habitats within the application, such as trees and hedgerows, should be retained, where possible, and incorporated into design as appropriate.

- Policy CP6(6) encourages major developments to seek to achieve the Building with Nature Design Award as part of pre-application or outline planning approval. Major developments should detail this through the CIF. Whilst not a requirement, the Council will look favourably at applications that can use the award to demonstrate they have well-designed green/blue infrastructure within the development.

- In all other developments, the Building for Nature principles can be used to shape the design of multi-functional green (and blue) infrastructure. Multi-functional green (and blue) infrastructure includes those spaces that can be used for different purposes such as travel, recreation, nature and health and wellbeing. For example, the creation of a community woodland, or allotment, can enhance biodiversity, provide recreation and improve physical and mental health.

- All developments should consider additional nature features that can be provided, irrespective of whether the development mandates BNG – this includes features like bird boxes, bat boxes, fence gaps / hedgehog highways, insect habitats, ponds, grasscrete driveways and/or green roofs/walls. Green roofs and walls can contribute to your BNG uplift figures because they provide habitat.

- Incorporate native planting of trees, shrubs and flowers with species that are resilient to climate change and use them to create diverse habitats. Increasing the mosaic (variety) of habitats is supported.

- As part of diverse habitats, consider supporting pollinators by building pollen gardens, and noting existing ‘B-lines (corridors for pollinators). B-lines can be found at buglife.org.uk.

- Consider connectivity of habitats, and how new habitats can link to existing habitats – for example as ‘stepping stones’ and corridors through urban areas – and Nature Recovery Networks. Even a connection of urban gardens and hedgerows can improve local

biodiversity. For example, the use of hedgerows, as opposed to timber fencing, can increase habitat and is more resilient to physical damage from wind.

- Use blue and/or green living roofs and walls on buildings. Ancillary buildings such as the roofs of garages, cycle storage and bus shelters can also be considered. Bi-solar roofs, where green roof and solar technologies are integrated, can help boost both solar energy and biodiversity.

- Policy DM17 guides how developments should consider trees, and should consider appropriate landscaping, tree planting, and tree cover. The appropriate types and location of trees should be carefully considered to provide shade, shelter and habitat and help mitigate flooding and improve carbon sequestration.

- National policy guides the provision of street trees in new developments. Deciduous street trees and other street planting should help provide shade and be used to soften visual impact and support biodiversity.

Source: Gov.uk National Design Code (link) – page 27

- Hedgerows should be incorporated into street designs to provide pollution barriers between vehicles, cyclists and pedestrians, and soften visual impact and support biodiversity.

- Take opportunities to assess and understand the natural capital benefits that can be provided through a development. Policy CP6 guides that Natural Capital Assessments may be required where the LPA considers it appropriate and tools like the 'Nature Tool' can be submitted to demonstrate the positive benefits a development may create.

- Policy CP6 sets that development should avoid disturbance of soils, especially those of high agricultural, environmental or carbon value such as peatlands. Where this soil is moved, or disturbed, think about what mitigation measures can be provided.

- Consider how different groups of people will access open spaces, and provide opportunities for social interaction. Different users can have different needs.

- The choice of location, scale and materials used in creating or enhancing green and blue infrastructure should be sympathetic to the character of the local area.

- The management and maintenance of green infrastructure should be identified early in the planning process, and factored into design and implementation.

- Plastic/artificial grass should not be used unless there is strong justification for its use, for example sporting facilities. It provides no biodiversity value, and leaks micro-plastics and chemicals into the local environment.

- Take all opportunities to change 'grey' to 'green' – for example, changing areas of grey, impermeable surfacing to green, permeable surfacing can help 'slow the flow' of rainfall as well as providing a more attractive environment and habitat for wildlife.

- Site layouts should seek to incorporate and enhance blue infrastructure features as part of design

- Applicants should consider how multi-functional green and blue infrastructure can be integrated into the development at the outset of the design process. This includes the landscaping for the site which should be intrinsically linked to proposals to sustainably managing surface water and 'slow the flow'.

- Developments should consider how carbon can be sequestered through soil engineering and enhancement, particularly on brownfield sites. The carbonation of soils (using calcium – often abundant in brownfield sites which contain demolition waste such as concrete dust and lime) can help capture carbon.[4]

- Further guidance can be found in the NHBS / RSPB 'Biodiversity In New Developments: creating wildlife friendly communities'

Figure 1:NHBC/RSPB Biodiversity in new developments (hedgehog highways, bee bricks)

[4] Carbon Capture Gardens: A Nature-Based Solution for Managing Urban Brownfield Soils for Biodiversity and Ecosystem Services - The Nature of Cities

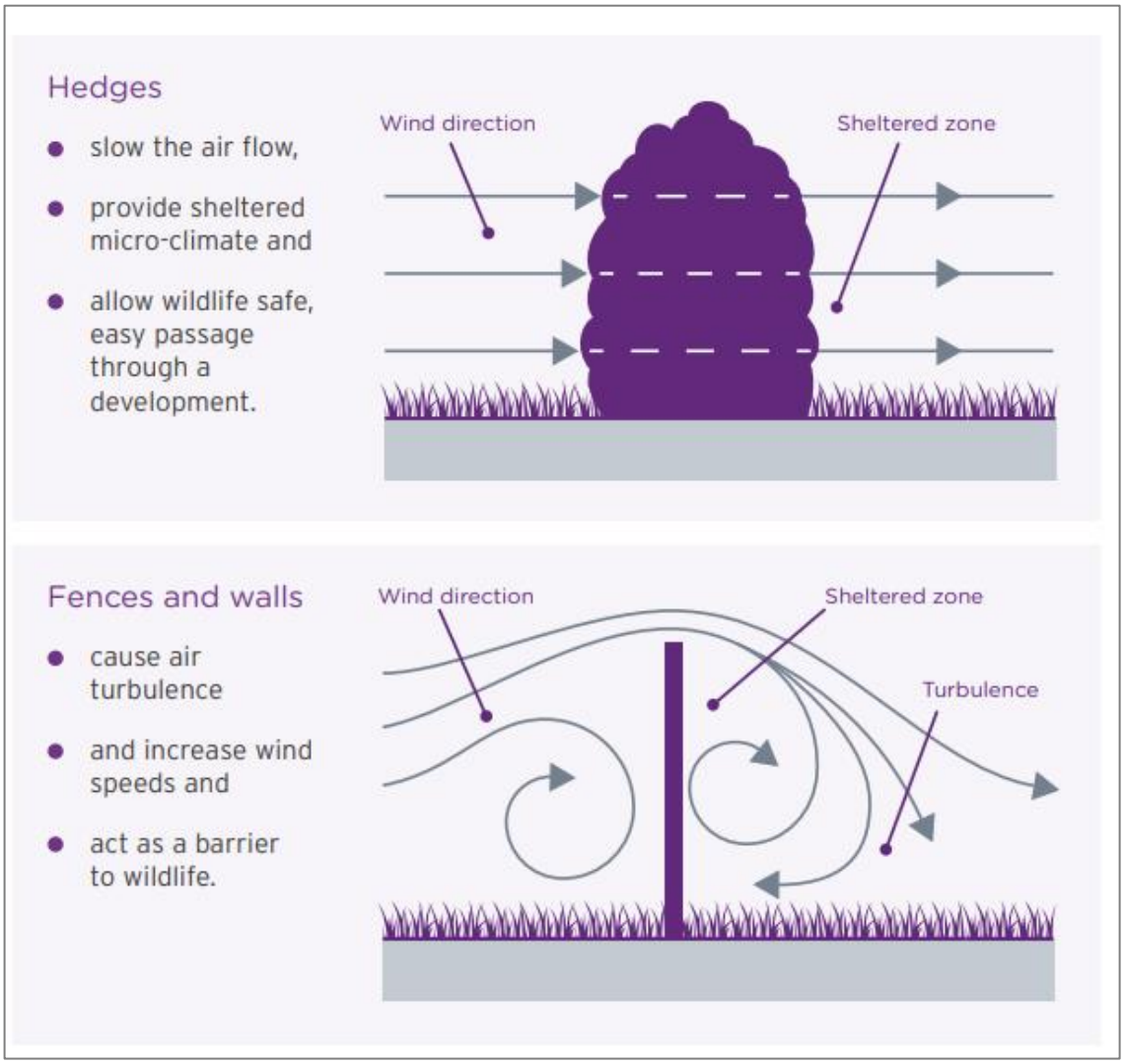


Figure 2: NHBC/RSPB Biodiversity in new developments

7.0 FLOODING, DRAINAGE AND WATER

Relevant Local Plan Policy:

- CP5: Climate Change
- CP6: The Natural Environment
- DM3: Housing mix, standards and densities
- DM13: Flooding/SuDS
- DM15: Biodiversity
- DM16: Green and Blue Infrastructure
- DM27: Design in New Developments
- DM28: Development affecting watercourses, bodies and catchments

Water and the Climate Emergency

7.1 Changing weather patterns are expected to bring wetter weather, with the potential for flooding, and drier weather, with the potential for drought. It is increasingly important to responsibly manage water as a vital and precious resource. In addition, the (pumped) supply of water to properties, and the treatment of waste water (purification) uses energy, generating carbon emissions which add to climate change. Managing water at a local level, for example harvesting and storing rain water, can help alleviate flood and drought and reduce carbon emissions.

7.2 Blue infrastructure (rivers, streams, canals, reservoirs, watercourses) is an essential part of green/blue infrastructure, acting as habitat and corridors for wildlife, providing active travel and leisure opportunities, and helping cool surrounding air in a warming climate. There can be a range of opportunities to link new developments to blue infrastructure, for example by improving cycle and pedestrian links to canals and river ways.

When considering your development:

- Policy DM3 sets a requirement for all new dwellings to comply with higher water efficiency standards (equivalent to 110 litres per person per day). Commercial and domestic properties should seek to reduce flow rates. Improvements to water efficiency can help reduce water and energy costs.

New development should have regard to flood risk from all sources (including fluvial (rivers, streams), pluvial (rainfall), surface water, sewer, reservoir and ground water flood risks). Applicants will need to demonstrate relevant sources have been considered through consultation with the relevant bodies.

- Site design should consider the site topography, natural occurring flow paths, temporary watercourses and any low laying areas where water naturally collects, to ensure a flood resilient design can be achieved.

Utilise rainwater harvesting and recycling – for example, the use of water-butts to store and re-use rainwater ('greywater recycling').

- Use rain gardens and considered planting schemes to intercept rainfall and 'slow the flow'. Rain gardens feature native shrubs, perennials and flowers, usually in a small depression, on a natural slope, and are designed to temporarily hold and soak in rain water runoff that flows from hard surfaces such as roofs, driveways and patios. Landscaping should be designed with plants that are resilient to a changing climate, including higher rainfall, drought and extreme temperatures.

Figure 3: NHBC/RSPB Biodiversity in new developments

- Avoid impermeable hardstanding and explore opportunities to integrate permeable surfacing with biodiversity – for example, through grasscrete on driveways and parking areas.

- Such permeable interventions can help reduce flooding and help reduce surface water pollution by filtering pollutants before they enter watercourses, making more attractive environments and increasing biodiversity. Limiting water pollutants also helps protect and improve water quality.

- New development should protect, and seek to enhance, existing blue infrastructure (rivers, streams, canals, reservoirs, watercourses) and consider how blue infrastructure can be integrated into the development – for example by enhancing pedestrian and cycle links to canals and riverways to promote leisure, recreation and travel opportunities. Any detrimental impacts on 'watercourse units' must be compensated and enhance under biodiversity net gain requirements.

- Inappropriate development should not be located in identified Flood Zones 2 and 3 (designated by the Environment Agency).

- In accordance with Policy DM13, new developments should not increase flood risk and should provide mitigation of any assessed risk through the development. Ideally, all developments should seek to deliver betterment to more efficient water management.

- New developments should be designed to be flood resilient. In accordance with Environment Agency guidance, where development occurs in flood zones, the ground level of habitable parts of the home should be a minimum height above the expected flood level (typically by at least 600mm). Electricity points should be situated higher on the walls. Flood resistant materials should be used. Flood doors and gates should be designed in.

- Use Sustainable Urban Drainage Systems (SUDS). SUDS try to mimic natural drainage to reduce surface water run off by storing water on or near the site. They can also help improve water quality by filtering pollutants. SuDs can also be used to provide habitat, helping boost biodiversity net gain and meet mandatory requirements.

- Well-designed SuDS can also help reduce urban temperatures, improve amenity and support a sense of community, for example by providing accompanying features that people can meet and socialize around. In larger developments, this could include public art, wildlife watching platforms, travel trails and connections and integration with play areas.

- The Association for Environment Conscious Building (AECB) have developed a Water Standard to encourage the design of buildings with excellent water and energy performance. They sit aside 'Passivhaus' – to prioritise hot water savings (Passivhaus focuses on heating space, rather than water). Development proposals are encouraged to use accreditation schemes and detailed guidance to design in, and demonstrate, water efficiencies.

- The National Planning Guidance for Flood Risk and Coastal Change outlines that drainage systems, including SuDS, should follow a hierarchy of drainage options that give highest preference to in-ground or sustainable drainage systems. They are:

    1) Into the ground (infiltration)
    2) To a surface water body
    3) To a surface water sewer, highway drain / other system
    4) To a combined sewer

- Natural flood management techniques / multi-functional sustainable drainage systems must be prioritised examples include green roofs, rainwater harvesting, rain gardens, use of pervious and permeable surfaces, swales and channels, infiltration trenches, soakaways, detention basins and bio-retention.

8.0 ENERGY EFFICIENCY

Relevant Local Plan Policy:

- CP5: Climate Change
- CP6: The Natural Environment
- DM12: Clean and Green Energy
- DM14: Environmental Opportunity Areas
- DM27: Design in New Developments

Energy Efficiency

8.1 The Council's Climate Change and Natural Capital Study (CC&NCS) (2021) study, using 'SCATTER' data, found that greenhouse gas emissions for the borough are highest as a result of the combustion of fuel in buildings, manufacturing, construction and power plants; with the greatest contribution deriving from residential buildings. Households have been the single biggest emitter of GHGs in the UK since 2015 at almost 40% of the total emissions in the UK[5]. Carbon based fuels, including gas and fossil-fuel sourced electricity, are used to heat (or cool) spaces, heat water, provide light, keep food cool, and cook.

8.2 Whilst there are renewable sources of electricity, a significant amount of electricity still comes from the burning of fossil fuels. As we all look to wean ourselves from fossil-fuels, for example through the use of electric vehicles, electricity demand is set to increase and we need to decarbonize our power supplies. The domestic generation of low carbon and renewable energy, to support greater self-sufficiency and energy efficiency, is encouraged.

8.3 Energy efficiency, clean energy and renewable and low carbon energy schemes have a key role to play in promoting more sustainable forms of development, improving energy efficiency and reducing the production of greenhouse gases. This brings additional benefits, such as reduced fuel bills for households, particularly against a backdrop of continuously rising energy prices. Improving energy efficiency can therefore help tackle issues like fuel poverty and help to rebalance climate inequalities.

8.4 National government are encouraging greater levels of energy efficiency through domestic and commercial Building Regulations standards, including those ambitions set through the 'Future Homes Standards' and their steps towards achieving net zero ready

[5] Average Carbon Footprint Per House In The UK (energyguide.org.uk)

homes. This includes Part L governing the conservation of fuel and power, Part F governing ventilation and Part O governing overheating.

8.5 Policy DM12 of the Local Plan encourages enhanced emissions reduction measures above the requirement of current Building Regulations (although, in most cases, does not mandate additional requirements at this time). However, to help meet carbon reduction targets, the Council strongly encourage all developments to consider and deliver improved energy efficiencies, and include low carbon / renewable energy, in the design of new developments. Such environmental improvement measures will be considered as part of the planning balance.

8.6 As DM12 sets out, all new residential dwelling and commercial development must consider the energy hierarchy through its design, and set out how it has considered being lean, clean, and 'green'.

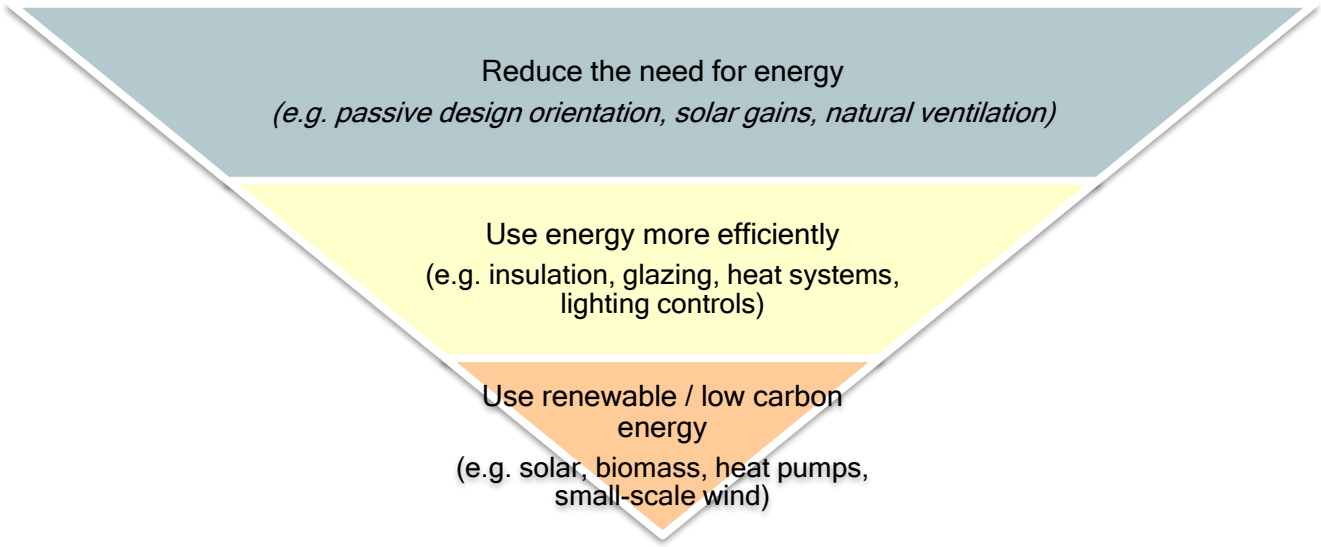


Figure 4: Energy Hierarchy

Fabric First

8.7 One of the key ways to reduce the need for energy is by considering the materials, or 'fabric', used within the building – known as the 'fabric first' approach. By using materials that have a higher thermal performance, by providing enhanced insulation and by increasing airtightness, greater energy efficiencies can be achieved.

Accreditation

8.8 Policy DM12 requires commercial developments of 2500sqm or more to achieve, as a minimum, BREEAM Good (or an accepted equivalent) standard. Further guidance can be found direct from the BREEAM website.

8.9 In addition, for all other developments, Policy CP3 encourages the use of accreditation schemes, including BREEAM (commercial), Home Quality Mark (residential) and CEEQUAL (infrastructure) to evidence that buildings are well-designed and sustainable.

8.10 Passivhaus also provide their own standard. Passivhaus gives a range of proven approaches to deliver net-zero homes which use very little energy for heating and cooling. Achieving the standard typically involves accurate design modelling using the Passive House Planning Package (PHPP), very high levels of insulation, airtight building fabric, 'thermal; bridge free' construction and a mechanical ventilation system with highly efficient heat recovery. Further information can be found from Passivehaustrust.org.uk.

Carbon off-setting

8.11 In some cases, the Council may require a developer to make a planning contribution to support carbon-off setting in the Borough. Carbon off-setting projects will be prioritized to 'environmental opportunity areas', particularly those where multi-functional benefits could be achieved. This requirement is detailed in Policy CP5 and Policy DM14 of the Local Plan.

Embodied Carbon

8.12 There is no requirement in the Local Plan for developments to consider embodied carbon – that is, thinking about carbon over the whole lifetime of a scheme. For example, this can include the emissions associated with extraction and processing of materials, energy use in the factories and transport as well as the construction of the building. Ideally, we should be seeking to minimise embodied carbon and monitor performance, including assessing the performance gap (between what energy we expect a building to use, and then what energy the building actually uses).

Circular Economy

8.13 Traditional economies have been linear, where resources are taken to make things, then they are consumed and thrown away. A circular economy looks to minimise the use of resources, by keeping them in use for as long as possible through repairing, recycling, redesign and reuse. Agencies like the UK Green Building Council (UKGBC) can provide further advice on designing buildings for a circular economy.

8.14 Development schemes are encouraged to consider embodied carbon, and wider sustainability, through their design. The sustainability hierarchy of 're-use, repair, refurbish and recycle' can apply as equally to buildings and development as it does to everyday household items.

District Heating Networks

8.15 District heating supplies heat and hot water to an area, or 'district' of buildings from a single energy source. Rather than each household (or building) using an individual boiler and pipe, decentralized heating schemes use a large, centralized energy centre to supply energy. Typically, this involves insulated pipes that run underground to deliver hot water. Heat networks work best in dense urban areas and the central source may often be an appliance or process which produces heat as a by-product.

8.16 Policy DM12 identifies that the Council have been undertaking techno-feasibility work into heat networks, and potential areas are shown on the Policies Map. Ongoing studies will present opportunities for connecting all appropriate existing buildings, and the potential for new or proposed development. The Council are supportive of the delivery of heat networks, and encourage new developments, particularly major schemes, to consider supporting and delivering heat networks.

When considering your development:

Design, layout, fabric

- Consider the energy hierarchy from the earliest stages of the design of the development, using a 'Fabric First' approach. This approach allows for simple changes to the design, construction, and building fabric to produce greater energy efficiencies. Consider the use of building materials, including those seeking to achieve a high thermal performance (above Building Regulations). This can include the building fabric (e.g. brick, concrete, stone, tile, glass), breathable insulation, thermal bridging, airtightness, and thermal mass.

- In doing so, consider sustainable sourcing of materials (eg Forest stewardship Council (FSC); CARES Steel certification, ISO 14001, BES 6001 Framework for Responsible

Sourcing). Where possible, materials should be locally sourced to reduce emissions involved in transportation of goods, and to support more local economies.

- Use passive solar design to reduce winter heating, limit summertime overheating and aid natural ventilation. Passive solar design uses the energy from the sun for the heating and cooling of living spaces, using windows and/or external fabrics, without relying on mechanical devices (e.g. air conditioning).

- However, design should seek to maximise solar gains in winter, by avoiding overshadowing, but also seek to avoid overheating in summer. To do so, consider things like solar shading and prioritisation of duel aspect.

- Allow appropriate distances to avoid overshadowing and impacts on solar gains

- Encourage the appropriate orientation of buildings to +/- 30 degrees to south, with south-facing glazing to allow the sun to penetrate the building and/or be absorbed by solar PV panels. Southern orientation should be prioritised in masterplans.

- Reduce the need for artificial lighting and use LED lights

- Darker colours can be used to help absorb radiant heat.

- Provide external shading to windows, including horizontal shading on south-facing facades / and movable shading on west and east facing facades e.g. shutters.

- Provide secure, natural, cross-ventilation; avoiding fixed window panes, maximising opening areas of windows through side hanging to allow more ventilation than that from top hung windows.

- Use thermal mass to help regulate temperatures and dampen temperature swings. Thermal mass refers to the ability of a material to absorb, store and release heat. This includes managing the absorption of heat and then its subsequent release. For example, polished concrete floors can absorb solar energy during the day and release it at night as temperatures cool.

- Keep it simple – simple and compact forms are more energy efficient. Buildings can be designed to reduce exposed surface areas to reduce heat loss through the roof and walls (including thermal bridging). This includes minimising the use of dormers and bay windows which would otherwise increase surface area.

Figure 5: Example of window shades (National Design Guidance, CLG)

- Optimise the use and placing of glazing to limit heat loss to north-facing walls and maximise solar gains on south-facing walls. Prioritise occupied spaces with larger windows on the south. Avoid large areas of east/west facing glazing.

- Keep roof design simple and angle roofs to optimise opportunities for solar PV – for example, asymmetric roofs can maximise the available area for PVs

- Use green and blue infrastructure to provide natural cooling – for example, through the use of SuDS and the design of landscaping.

- It was intended that, nationally, from 2025, no new gas boilers were to be fitted in newly built homes and all new homes would need an alternative heating system, for example heat pumps. The Council still encourage all new homes to consider alternative, low-carbon heating systems, to reduce carbon emissions and help future-proof homes. Ideally, new homes should avoid connection to the gas grid and, where available, seek to connect to district heating networks.

- New homes should consider the potential for renewable or low carbon energy (heat pumps, solar PVs, small-scale wind turbine, biomass, anaerobic digestions etc.). This should include its integration and location to minimise any impact on surrounding properties. Air source heat pumps are one of the most efficient, alternative ways of heating space and water.

- New and emerging technologies should be explored – for example, bio-solar – which mounts solar PVs on a green or blue roof.

- Industrial/commercial buildings are encouraged to provide solar roof panels due to the large expanse of roof area.

- Incorporate water efficiency measures. Water efficiency in new development has multiple benefits including a reduction in water and energy use, as well as helping to reduce bills. Water efficiency is a key component of the journey to net zero.

- The use of word-burners is discouraged on the basis of worsening air quality and increasing associated health issues.

9.0 CASE STUDIES

Commercial

Land at Wainwright Way/Freckleton St, Blackburn (10/23/0374)
Construction of a new health centre providing services for dental care, opticians and hearing assistance (E(e)) including the formation of a new site access, associated landscaping and car parking

9.1 This development was designed to achieve a BREEAM rating of "very good", and meets the building regulation requirements for thermal performance and energy efficiency, with construction focusing on air tightness to reduce energy consumption for space and water heating. An attenuation pond will be provided on site for surface water soak-away. Embodied carbon has been considered through the design stage – the buildings steel frame is 100% recyclable and clad and fitted with recycled materials. Consideration has also been given to the use of recycled crushed hardcore for the sub-base. All construction waste will be separated into recyclable and non-recyclable waste specific to the materials. Large windows allow natural light to permeate the internal space, reducing energy requirements, whilst the installation of a solar shading device reduces the need for mechanical ventilation and cooling.

Figure 6: Campbell-Driver Partnership

Residential

Land to the south of Whalley Old Road, Blackburn (10/22/0722)
Approval of the reserved matters for the access, appearance, landscaping, layout and scale for the erection of 165 dwellings pursuant to outline application 10/20/0716

9.2 This development is located in a sustainable area close to public transport links, with two bus stops in close proximity to the site, and local services and amenities. The proposal has considered accessibility of the site by car, foot and cycle. Green infrastructure has been designed to include new and existing greenspaces which support pedestrian and cycle movement around the site, as well as providing multi-functional benefits including supporting ecology and providing attractive spaces.

9.3 The homes have been designed to improve energy efficiency and reduce water consumption. The Design and Access Statement confirms that eco-friendly optional extra are offered to occupants, and the sourcing and treatment of materials, transportation and delivery, packaging, and waste are considered through the chain. The development confirmed it has also been designed to be compliant with the 12 principles of Building for a Healthy Life.

Figure 7: Vistry: Design & Access Statement

Land adjacent to Ashdale, Astley Bank, Darwen (10/21/0086)

Demolition of existing workshop building and erection of a single dwelling house with associated works to include landscaping.

9.4 This proposed new dwelling was designed to significantly exceed the UK building regulation standards for energy efficiency. The building was designed to be highly insulated and sealed using the 'fabric first' approach to conserve energy (with a 10-15% expected improvement on building regulation requirements). Large elements of the building will be built into the ground to assist with thermal efficiency / mass.

Figure 8: SE Elevation (Good & Tilotson Chartered Architects)

9.5 The design of the building also includes overhanging roofs and terraces, to create natural solar shading. High performance solar control glazing is also incorporated. A small air source heat pump will be installed to provide hot water and heat supply, in addition to a state of the art mechanical ventilation / heat recovery system. The dwelling roof is a highly insulated green roof system; although solar PVs may be considered in future. All internal and external light fittings will have low energy lamps, and external lighting will have controls to restrict operation to 'dusk to dawn' periods.

Land at Borrowdale Avenue, Blackburn (10/22/0223)
Erection of 13 bungalows

9.6 Environment Agency data indicated that the site is susceptible to surface water run off towards Queen Park and may detrimentally impact development on the site. In response, the development included a series of bio-swales (linear grass depressions/channels that are designed to store/convey run off and remove pollutants).

Other

Griffin Lodge, Cavendish Place, Blackburn (10/21/1306)
Restoration, refurbishment and extensions to Griffin Lodge for use as a primary care centre (Use Class E (e), including associated external works, car parking and vehicular and pedestrian access.

9.7 The development proposed the re-use of an existing building, which is more sustainable than demolition and rebuilding. The design of the next extension sought to take account of sustainability, and features the provision of natural light to all areas. The building aims to achieve BREAAM 'Very Good' rating, and is well located close to public transport. It also proposed additional cycle parking and electric vehicle charging points.

Renewable Energy
Tauheedul Islam Boys High School, Sumner Street, Blackburn (10/23/0709)
Installation of solar PV panels (non-domestic buildings)

9.8 The proposal sought the installation of solar PV panels on a school building, and sought prior approval under permitted development rights. The scheme would achieve an annual yield of 883.5 kWh/KWp and save 50,959 kg/year *(source: PV Report, Star 2023).*

Knowsley Farm, Knowsley Lane, Edgworth (10/22/0419)
Construction and operation of a combined ground mounted solar PV array (7kW) and wind turbine (5.5kW) with a maximum tip height of 17.5m

9.9 This proposed the erection of a smaller 5kw domestic scale wind turbine and 7kw ground mounted solar array. This is equivalent to offset the annual electricity needs of around 4 households/10 people (Planning Statement). The project would run for up to 30 years followed by renewal or decommissioning. The principle of development acknowledged and established the need to move towards carbon neutrality, against assessments of the landscape, amenity, highways and ecological impact, concluding that the development should be granted.

PART TWO: CIF ASSESSMENT TOOL

10.0 COMPLETING AND USING THE CIF

10.1 The Climate Impact Framework (CIF) acts as a tool for both the Applicant and the Local Planning Authority to assess the predicted impacts of the proposed development against the climatic-based policies of the Local Plan. This should act as an iterative design tool, allowing the design to be reconsidered where proposals perform comparatively poorly against policy. It should also act as an assessment tool, allowing proposals to be fairly and transparently assessed, to ensure that the climate emergency is embedded within decision making.

We encourage applicants to use the CIF at the earliest stages of a development, and during any pre-applications, to guide design.

The CIF Assessment Tool

Excel

10.2 The CIF Assessment Tool has been designed as an Excel spreadsheet so it can provide the necessary functionality for the automatic assessments. It operates via a series of thematic based questions, with drop down response boxes to provide your answers. You can also provide additional/supporting comments and details of supporting documents. It has been designed to be easy to use and your responses should be provided using the yellow boxes. The tool will then automatically assess each answer as 'Red, Amber, Green' based on how well they meet, exceed, or fail, policy requirements. Details of how the scoring will operate is provided below.

10.3 The Excel tool contains links to 'CIF' mapping, which will help you answer some of the questions. The tool also provides links to relevant policies, supporting guidance and explains any specific policy requirements. You can follow links, or 'hover-over' boxes to view the guidance. **The Excel tool should be used in conjunction with the guidance provided through this SPD, although much of this guidance section is duplicated within the spreadsheet itself (just in a more condensed form!).**

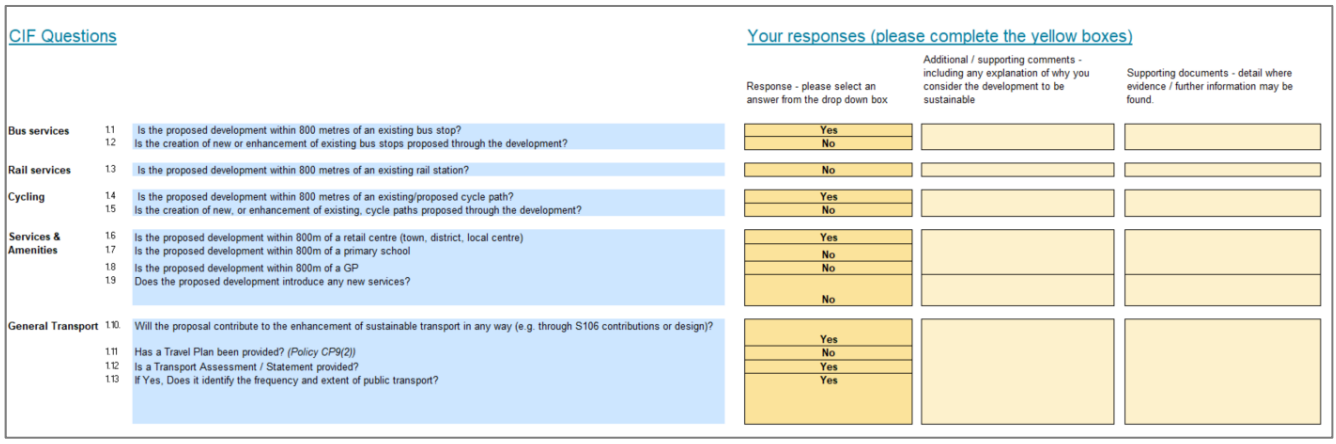
10.4 We cannot publish a copy of Excel on our website so to obtain a copy of the Excel template you must complete this form with your email address to be automatically sent a copy via email. Alternatively, you can email CIF@blackburn.gov.uk to request a copy. **We encourage you to use Excel for full functionality reasons.**

10.5 There are TWO versions of the CIF assessment tool: one for major residential, commercial or mixed schemes, and one for minor residential schemes. The CIF for minor residential schemes contains a reduced number of questions. You should complete the CIF assessment tool which relates to your scheme – dependent on whether you are proposing major or minor new-build development.

Standard Form (pdf)

10.6 In those cases where Excel cannot be accessed or used, then you should complete a paper form. This collects the same information as the Excel form, but you will not be able to see how the development is RAG assessed. Instead, you will need to rely on the guidance of this section to set out the requirements and explain how each question will be assessed. A copy of the form can be found in Appendix D of this SPD.

Your application will not be validated until a completed CIF (via Excel or paper form) is submitted.



CIF Questions			Your responses (please complete the yellow boxes)		
			Response - please select an answer from the drop down box	Additional / supporting comments - including any explanation of why you consider the development to be sustainable	Supporting documents - detail where evidence / further information may be found.
Bus services	1.1	Is the proposed development within 800 metres of an existing bus stop?	Yes		
	1.2	Is the creation of new or enhancement of existing bus stops proposed through the development?	No		
Rail services	1.3	Is the proposed development within 800 metres of an existing rail station?	No		
Cycling	1.4	Is the proposed development within 800 metres of an existing/proposed cycle path?	Yes		
	1.5	Is the creation of new, or enhancement of existing, cycle paths proposed through the development?	No		
Services & Amenities	1.6	Is the proposed development within 800m of a retail centre (town, district, local centre)	Yes		
	1.7	Is the proposed development within 800m of a primary school	No		
	1.8	Is the proposed development within 800m of a GP	No		
	1.9	Does the proposed development introduce any new services?	No		
General Transport	1.10	Will the proposal contribute to the enhancement of sustainable transport in any way (e.g. through S106 contributions or design)?	Yes		
	1.11	Has a Travel Plan been provided? *(Policy CP9(2))*	No		
	1.12	Is a Transport Assessment / Statement provided?	Yes		
	1.13	If Yes, Does it identify the frequency and extent of public transport?	Yes		

Figure 5. A screenshot of the CIF.xls showing questions in blue and answer boxes in yellow.

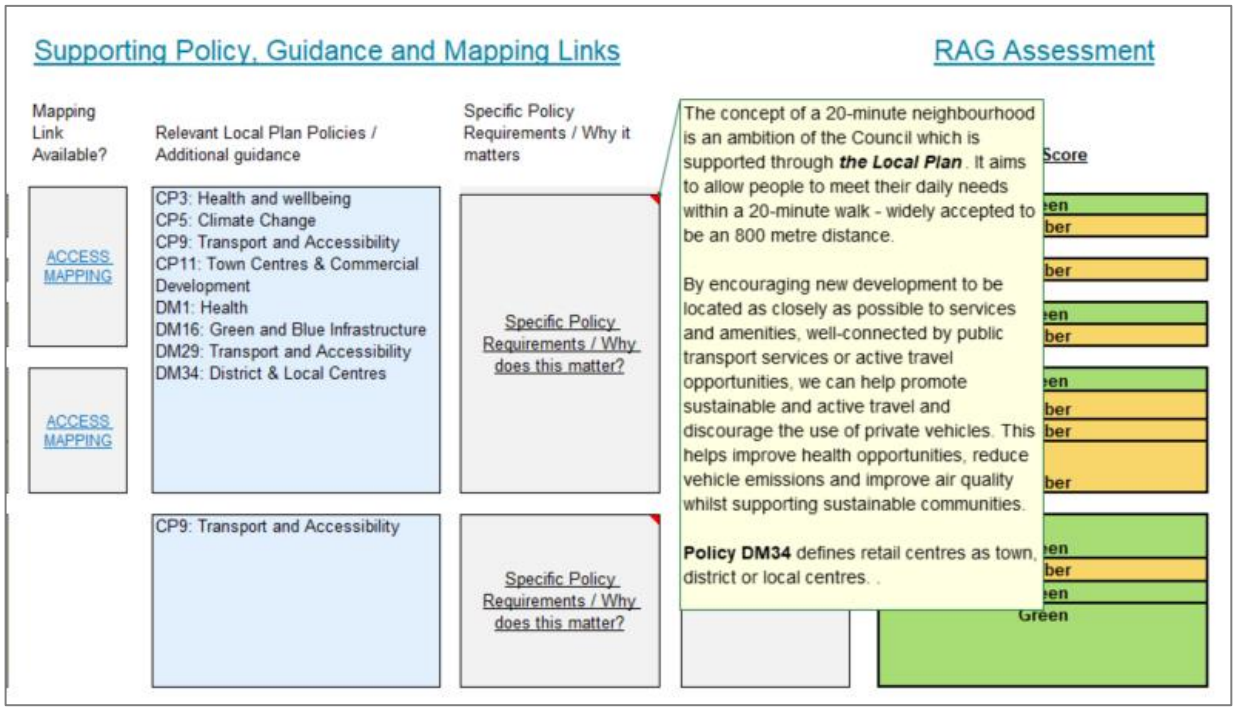


Figure 6. A screenshot of the CIF.xls showing mapping web-links in blue, and 'hover-over' text in black.

The Applicant

10.7 The Applicant should complete the CIF form using the guidance provided in this section. Where relevant, further supporting commentary to justify the rating should be provided in the 'Assessment Conclusions/Additional Supporting Commentary' section of the form. To aid the Local Authorities assessment of the proposal, the Applicant should identify where information relating to each question can be found within the supporting information submitted with the application package.

The Local Authority

10.8 Upon receipt of the completed CIF from the Applicant, the Local Authority will use the CIF form to assess the proposals. Where there are areas of difference or where information is not clear or not provided, the Local Authority will liaise with the Applicant to seek further information or clarity.

10.9 To aid the consideration of each category assessment, a list of 'consideration points' are noted as prompts to help the Applicant/Local Authority consider the impacts of the proposals in relation to the categories. Justification in response to the 'consideration points' should be provided in the 'Assessment Conclusions/Additional Supporting Commentary' section of the table.

How the CIF tool works

10.10 The CIF assessment tool requires the planning applicant to answer a series of thematic based questions.

10.11 The CIF is split into the following categories:

- Sustainable Transport
- Natural Environment
- Flooding/SUDS
- Energy

10.12 Each question provides information on how well the policy helps support mitigation and adaptation to climate change, and links to a policy, or policies, set within the Local Plan.

10.13 Some of the questions are assigned 'RAG' scoring (Red-Amber-Green) based on how well they accord with policy, with red indicating areas performing poorly against our policy requirements, and green indicating areas performing well against our policy requirements.

10.14 You can provide accompanying commentary, and links to supporting documents, to support (or justify) your answers.

10.15 Typically, the assessments will assign colours as follows:

- Exceeds local policy requirements
- Meets local policy requirements
- Meets local policy guidance / doesn't fail policy requirements
- Fails to meet local policy requirements
- Not applicable / no formal policy requirement

10.16 The above assessments are broadly indicative of how well a development accords with policy and/or guidance. For example, Policy CP6(5) encourages developments to achieve the Building with Nature award, but there is no formal policy requirement for developments to do so. Therefore, in the RAG assessments, developments that achieve the award will be assessed positively (dark green), but having no accreditation will not result in a negative assessment (red) because there is no specific policy requirement. Conversely, Policy DM17(3) requires the loss of trees to be replaced at a 3:1 ratio, and so failure to replace at this ratio will result in a negative assessment against policy (red), although justification text can be provided to explain the deviation from policy requirements.

10.17 The CIF will then automate the production of a summary sheet, and it will be this table that will be included in officer reports as a visual summary of how well the policy performs against climate change policies. However, all the answers you provide will be considered by the planning officer in their determination.

10.18 Planning Officers will consider your application as a whole, and assess the outputs of the CIF in relation to the overall 'planning balance'. The 'traffic light' system integrated into the CIF will enable a quick (visual) indication as to how the proposed development performs in specific reference to climate change and the environment, and where potential improvements can be made.

10.19 This section of the SPD details the questions included through the CIF Assessment tool. Where RAG assessment applies, a brief summary of how the question will be assessed as Red-Amber-Green is provided within the table. You must be honest with your responses and provide appropriate evidence/justification referring to other application supporting documents wherever possible. The CIF will be checked and reviewed by the Council as part of the determination process.

10.20 Not all questions will warrant the full spectrum of 'RAG' assessment. For example, some questions requiring a 'Yes' or 'No' answer, will just have 'green' or 'red', respectively, assigned to them.

10.21 Not all questions may be relevant to your application. You should answer these as 'not applicable' and provide any supporting commentary.

10.22 Any responses that will generate a 'red' response, to indicate that they fall behind expected policy standards, must provide an appropriate justification. **The receipt of a red rating does not mean that your planning application will be refused, but you will be expected to justify why the requirement cannot be met.** The only exception to this relates to biodiversity net gain as it is a legal requirement that *all relevant developments* deliver this.

Using the CIF Mapping

10.23 We have produced mapping to support the completion of the CIF questions – available on our Council webpages. The CIF assessment tool identifies those questions that can be completed using our mapping, and also provides links to the mapping. The mapping will open in a new internet browser tab.

To use the mapping:

1. Open the CIF mapping on the Council webpage. On opening, a map of the borough will be displayed centrally.

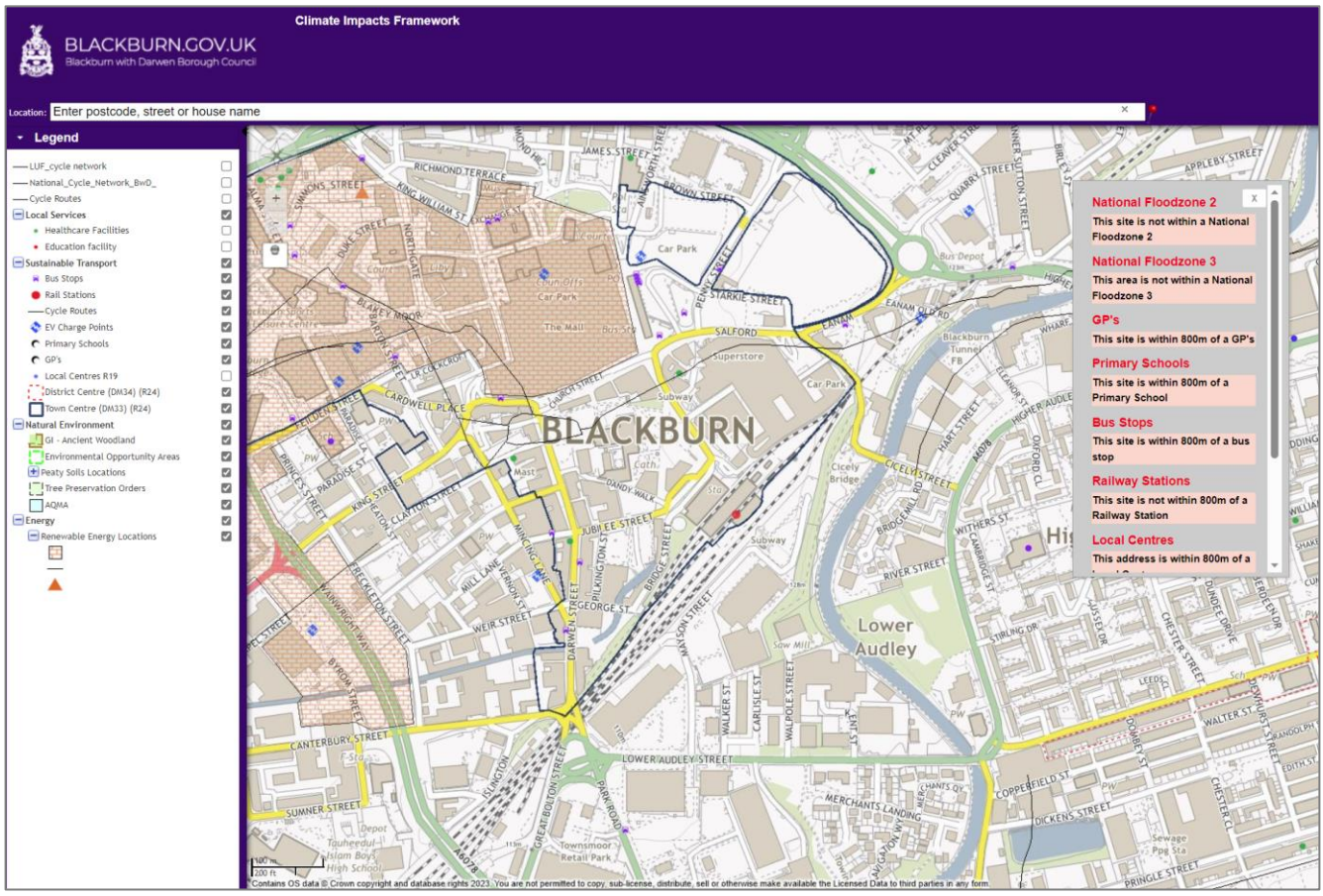
2. The left hand side of the map contains a link of all the layers you will need to complete the CIF. These are grouped by assessment theme and you can use the check boxes aside them to toggle the layers on and off. For visual reasons, many of the layers are set so they only appear when zoomed into lower levels.

3. Use the location search bar at the top of the page to find the proposed application site. As you type, a list of addresses will appear. Click on the address you wish to find.

4. Alternatively, you can zoom in / out and pan around the map to find the proposed application site.

5. On the mapping, click anywhere within the proposed development site. A pop up box will appear, confirming whether the site is within set distances of local services and transport, whether it is located within designated natural environment features (e.g. in a flood zone, or environmental opportunity area), and whether it is located in designated renewable energy locations.

6. Use this information to answer the questions on the CIF form. Information is displayed against the corresponding CIF question.

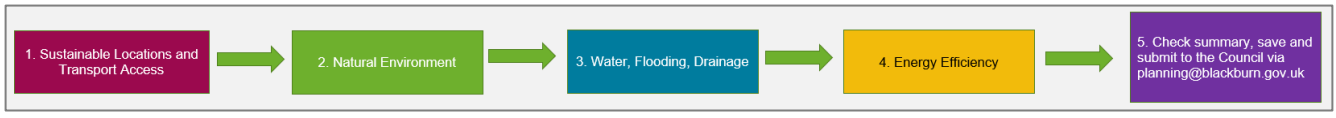


*NB. Ideally, when using the mapping, you should **click centrally within the site.** You should be aware that the mapping is drawn to set distance buffers/boundaries, based on how the crow flies, and in some cases they may cross a site. For example, the front of a site may be within 800m of a bus stop, but the rear of the site may not. You can make any additional comments through the CIF Form.*

NB: Our mapping is based on the best information available to us and data is periodically updated and reviewed. Any errors or issues with the data can be reported to us. Or flagged in your accompanying justification.

Using the Excel worksheet tabs

10.24 The CIF requires users to navigate a series of tabs, each based on a theme.



10.25 Information accompanying each tab is provided below.

CIF SECTION 1: Sustainable Locations and Transport Access

Why is this important?

10.26 Planning can support a shift in transport and travel behavior to reduce private car usage and carbon emissions, improve air quality, promote active travel and encourage health improvement opportunities. The Council will give positive weight to those development proposals that have good connections to local transport, services and amenities and support '20-minute neighbourhoods'.

10.27 Your responses should indicate whether the development proposal is within a good walking distance of transport services, key services and existing retail centres (designated as town, district or local).

10.28 Walkable neighborhoods are typically characterized by having a range of facilities within 10 minutes comfortable walking distance, which is typically taken to be a distance of 800 metres, measured as the crow flies. Ideally, this should be calculated from the centre of the site. However, the Manual for Streets guidance states this is not an upper limit and walking provides the greatest potential to replace short car trips, particularly those under 2km. Developments should consider how they support sustainable, and active, travel between new developments and supporting services/amenities.

Which policies / guidance are of key relevance?

- CP3: Health and wellbeing
- CP5: Climate Change
- CP9: Transport and Accessibility
- CP11: Town Centres and Commercial Development
- DM1: Health
- DM16: Green and Blue Infrastructure
- DM29: Transport and Accessibility
- DM34: District and Local Centres
- Planning Advisory Note: Air Quality (July 2018)
- Blackburn with Darwen Borough Council Parking Standards (April 2014)
- Manual for Streets, gov.uk

How to answer the questions (in Excel)

10.29 Your response boxes are shown in yellow.

10.30 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.

10.31 Where a question is not relevant, please choose ‘not applicable’ from the list.

10.32 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable, for example, frequency of bus services to the site. Comments in this section will be used when considering your application. For example, if the development is not within 800m of a rail station, but is within 1000m of a rail station (15-20 minute walk) , or within short distance of a connecting bus route, then you can explain why you consider this is still sustainable.

10.33 For each question, you should also detail any evidence documents where further information / evidence may be found.

10.34 Some types of development may answer ‘not applicable’ to some or all questions. These may include developments which generate minimal employment or visitor travel. If you answer ‘Not applicable’ you should briefly explain why

What information should you use?

10.35 Use the online CIF mapping to help you complete the following questions:

- Whether the development is within 800 metres of a bus stop
- Whether the development is within 800 metres of a rail station
- Whether the development is within 800 metres of a retail centre (defined by Policy DM34 as town, district or local centres)
- Whether the development is within 800 metres of a primary school
- Whether the development is within 800 metres of a GP / Doctor surgery

10.36 Information to answer the other questions may be sourced from the following:

- Planning Statement
- Design and Access Statement
- Transport Assessment / Statement
- Travel Plans

Things to consider in design / through the CIF

10.37 Through your planning application, you should consider:

- Whether the proposal is within walking distance (800m) of a bus stop or rail station
- Whether the proposal includes the creation of new, or enhancement of existing, bus stops
- Whether the proposal is within easy travel distance of an existing or proposed cycle route
- Does the submitted documentation identify local transport modes and describe whether active travel routes are safe, well-lit and that surfaces are appropriate all year round?
- Does it identify whether bus stops are well sheltered from wind and rain and provide service information?
- Whether the public transport modes and local services can be accessed safely, and routes are accessible to all?
- Does the proposed development introduce new public transport modes or local services?
- Whether the proposal is within 800m of key services and amenities?
- Whether any new services are proposed through the creation of the development, eg. shop, GP
- Has a Travel Plan been submitted? Does it identify sustainable modes of transport within or in close proximity to the site?
- Whether the public transport modes and local services can be accessed safely, and routes are accessible to all?
- Does the Transport Statement/Assessment identify the frequency and extent of public transport?
- Whether the proposal contributes to the enhancement of sustainable transport in any way (e.g. through S106 contributions, or design etc.)?
- Are there any proposals for the use of car club schemes?
- Whether the proposed cycle parking/storage is covered?
- Whether the proposals go above and beyond the minimum policy requirements? If so, provide detail.

How will your development be assessed through the RAG?

10.38 The concept of a 20-minute neighbourhood is an ambition of the Council which is supported through the Local Plan. It aims to allow people to meet their daily needs within a 20-minute walk - widely accepted to be an 800 metre distance. By encouraging new development to be located as closely as possible to services and amenities, well-connected by public transport services or active travel opportunities, we can help promote sustainable and active travel and discourage the use of private vehicles. This helps improve health opportunities, reduce vehicle emissions and improve air quality whilst supporting sustainable communities. Policy DM34 defines retail centres as town, district or local centres.

10.39 By encouraging new development to be located as closely as possible to existing public transport services or active travel opportunities, or supporting the creation of new opportunities, we can help promote sustainable and active travel and discourage the use of private vehicles. Policy CP9 requires new developments likely to generate significant numbers of car journeys to provide a travel plan, setting out the measures that will be taken to reduce reliance on the use of private car for journeys to/from the site, and be supported by a transport statement or transport assessment.

10.40 To reduce private vehicle usage, and promote sustainable and active travel, it is important that the supporting infrastructure is in place to encourage behavioral shift. Policy DM29 requires new development to consider all highway users, public transport, active travel and parking provision - including electric vehicle charging points and cycle parking.

CIF Questions			Options / RAG Assessment Colour				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Bus services	1.1 MAP	Is the proposed development within 800 metres of an existing bus stop?		Yes	No		Not applicable
	1.2	Is the creation of new or enhancement of existing bus stops proposed through the development?		Yes	No		Not applicable
Rail services	1.3 MAP	Is the proposed development within 800 metres of an existing rail station?		Yes	No		Not applicable
Cycling	1.4 MAP	Is the proposed development within 800 metres of an existing/proposed cycle path or route?		Yes	No		Not applicable
	1.5	Is the creation of new, or enhancement of existing, cycle		Yes	No		Not applicable

		paths proposed through the development?					
Services & Amenities	1.6 MAP	Is the proposed development within 800m of a retail centre (town, district or local centre)		Yes	No		Not applicable
	1.7. MAP	Is the proposed development within 800m of a primary school		Yes	No		Not applicable
	1.8 MAP	Is the proposed development within 800m of a GP		Yes	No		Not applicable
	1.9	Does the proposed development introduce any new services? For example, local retail, GPs, schools.		Yes	No		Not applicable
General Transport	1.10	Will the proposal contribute to the enhancement of sustainable transport in any way (e.g. through S106 contributions or design)?		Yes	No		Not applicable
	1.11	If required, has a Travel Plan been provided?		Yes		No	Not applicable
	1.12	If required, has a Transport Assessment / Statement provided?		Yes		No	Not applicable
Electric vehicle charging points (EVs / EVCPs)	1.13	Does the proposed development provide appropriate provision for EVCPS in line with the appropriate parking standards?*	More points than standards require	Points in line with standards		Less points than standards require	Not applicable

Cycle parking	1.14	Does the proposed development provide an appropriate level of cycle parking, as specified in the latest Parking Standards?	More than standards require	In line with standards		Less than standards require	Not applicable

* Parking standards are as relevant Building Regulation Standards, and detailed through the BwD Air Quality Planning Advisory Note.

Note on Mapping Sources

Q.1.1 – Bus stop data, Blackburn with Darwen Borough Council
Q1.3 – Rail station data, Blackburn with Darwen Borough Council
Q1.4 – Cycle route data, Blackburn with Darwen Borough Council
Q1.6, 1.7, 1.8 – Services and Amenities data, Blackburn with Darwen Borough Council

CIF SECTION 2: The Natural Environment

Why is this important?

10.41 The Climate Emergency and the Nature Emergency are closely intertwined, and nature is also a critical ally in the fight against climate change. Addressing climate change and biodiversity need to be considered together, and Nature-based solutions (NBS) can help us both reduce carbon emissions and allow nature to prosper. Addressing nature alongside climate change, can bring environmental, social and economic benefits.

Which policies / guidance are of key relevance?

- CP5: Climate Change
- CP6: The Natural Environment
- DM2: Protecting living and working environments
- DM16: Green and Blue Infrastructure
- DM17: Trees and Woodland
- Biodiversity Net Gain Planning Advisory Note (forthcoming)
- Tree and Woodland Strategy (forthcoming)
- Planning Advisory Note: Air Quality (July 2018)

How to answer the questions (in Excel)

10.42 Your response boxes are shown in yellow.

10.43 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.

10.44 Where a question is not relevant, please choose 'not applicable' from the list.

10.45 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable. Comments in this section will be used when considering your application. For example, if the proposed development results in the loss of trees, but the tree replacement ratio falls below the policy requirement of 3:1 (3 trees replaced for every one tree lost), then you should explain why this is the case. If the development is to be located on carbon rich (peat) soils, then you should outline any mitigation / restoration / enhancement measures that are being proposed.

10.46 For each question, you should also detail any evidence documents where further information / evidence may be found.

What information should you use?

10.47 Use our online CIF mapping to help you complete the following questions:

- Whether the site is located on carbon rich (peat) soils
- Whether the proposed development is located on high quality agricultural land (Grade 1,2, or 3a)
- Whether the site is located in an Air Quality Management Area

10.48 Information to answer the other questions may be sourced from the following:

- Planning Statement
- Design and Access Statement
- Biodiversity Metrics
- Biodiversity Statement
- Tree Surveys
- Landscaping Assessments / Proposals

Things to consider in design / through the CIF

10.49 Through your planning application, you should consider:

- Whether the proposals achieve the required minimum 10% BNG?
- Whether BNG can be accommodated on-site or off-site in strategically significant areas close to the development site?
- Whether any habitats are protected by statutory designations?
- Whether the loss of habitat is avoidable through design considerations?
- Whether the proposals can achieve a Building with Nature Design Award?
- Whether additional design features have been considered to support wildlife - eg nest boxes?
- Whether design has considered impacts of lighting on nocturnal species?
- Whether there are any urban spaces where greening measures could be added?
- Whether drought resistant plants form part of landscaping?
- How to minimise the use of pesticide, weedkiller and fertiliser
- Whether the proposals go above and beyond the minimum policy requirements? If so, provide detail.
- Whether the development can be accommodated without the loss of trees?
- The level of tree planting proposed; are lost trees being replaced at a ratio of 3:1?
- Whether the trees proposed are suitable in terms of the species proposed (both in terms of growth in maturity and native species)?

- Whether alternative sites/designs have been investigated where development is located on carbon rich soils such as peat?
- Where carbon rich soils are disturbed/damaged, has a Peatland Management Plan been submitted? Are there any peatland restoration works proposed?
- Is the proposal located in an AQMA?
- Has the development considered how to reduce emissions?

How will your development be assessed through the RAG?

10.50 The Environment Act 2021 & Policy CP6(1) requires all development (other than that exempted) to achieve a minimum 10% net gain in biodiversity. Ideally, this should be delivered on the same site as the development (on-site), but, where this is not possible, the habitat gains may be delivered on a different site (off-site). You should use a qualified and experienced ecologist, from the earliest stages of your development proposal, to assessing the biodiversity baseline and integrate BNG into the design of your development. It is a legal requirement that relevant schemes achieve a minimum of 10% BNG. Many BNG interventions can also be used to address the climate emergency, including tree planting and sustainable urban drainage systems.

10.51 Policy CP6 requires all developments to conserve and enhance biodiversity, whilst Policy DM27 requires development to consider nature in their design. In accordance with DM27, all developments should include nature-friendly features, even where BNG is not mandated. Design features of new developments should be used to provide the roosting, nesting, foraging and movement that our native species need to survive.

10.52 Policy CP6(5) encourages major developments to achieve the Building with Nature Design Award. The Building with Nature Design Award is an accreditation tool that can help evidence your development has considered nature and blue/green infrastructure and they are well designed and integrated into the proposal.

10.53 The Council encourage tree planting as a key tool against climate change - as they store carbon, provide shading and cooling from warming temperatures, provide habitat, improve drainage and provide a range of other benefits including for our health. Policy DM17 requires that all development incorporates existing trees and hedgerows into the design of schemes, and promotes an increase in tree cover where it does not threaten other vulnerable habitats. Policy DM17(3) requires that any trees which are removed are replaced at a minimum 3:1 ratio (3 trees planted for each 1 removed).

10.54 Soil typically stores a lot of carbon, and its disturbance (movement, digging up etc) releases carbon and other greenhouse gases into the atmosphere. It is therefore important that we use soils to store as much carbon as possible.

10.55 Policy CP6(3) requires development to safeguard the best agricultural land, and avoid disturbance of soils, especially those with high environmental (carbon) value), as well as to conserve soil resources.

10.56 Air quality significantly impacts people's life and lifespan. In the UK, between 28,000 and 36,000 deaths a year are attributed to exposure to air pollution. Air pollution is closely linked to carbon emissions - for example, vehicle exhaust fumes or burning of carbon fuels, including domestic wood burners. These emission gases then get trapped in the atmosphere, in turn warming the planet. Reducing pollution to improve air quality can save lives, reduce the health-care impact on the NHS, and improve our communities. Policy CP6(5) requires all development to have a neutral or positive impact on air and water quality.

CIF Questions			Options / RAG Assessment Colour				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Biodiversity	2.1	Is your development required to provide BNG?	Yes / No				
	2.2	Does the proposed development provide a minimum of 10% biodiversity net gains?	Yes – More than 10%	Yes – 10%		No	Not applicable
	2.3	Is BNG to be provided on site, off-site, or a combination of the two? Or national credits?	On site	On & Off site OR Off-site	National Credits	Unknown / No details provided	Not applicable
	2.4	Are other design features included, for example bird boxes, swift bricks, bat boxes, hedgehog highways or ponds?		Yes		No	
	2.5	If a major residential scheme, does the proposed	Yes - Building with nature	Yes - other accredited	No		Not applicable – commercial scheme

		development achieve a Building with Nature Design Award?	award accredited				
Trees & Woodlands	2.6	Does the proposed development result in the loss of trees on site?					
	2.7	If Yes, How many trees are to be lost?					
	2.8	Does the proposed development include new tree planting?					
	2.9	If Yes, how many trees are to be planted?					
	2.10	Net change (auto-calculated)					
	2.11	Ratio (auto-calculated, policy requires min 3:1 = 0.33)		>0.33		<0.33	
Soils	2.12 MAP	Is the site allocated on carbon rich (peat) soils?		No	Yes		
	2.13.	If Yes, is there mitigation of restoration / enhancement proposed?		Yes		No	Not applicable
	2.14 MAP	is the proposed development located on high quality agricultural land (Grade 1,2,3a)		No	Yes - Grade 3b / 4 / 5	Yes – Grade 1 / 2/ 3a	
Air Quality	2.15. MAP	Is the proposed development located in an AQMA?		No	Yes		
	2.16.	If Yes, is any mitigation of air quality proposed?		Yes		No	Not applicable

Note on Mapping Sources

Q.2.12 – Peat coverage, UK Soil Observatory (bgs.ac.uk)

Q2.14 - Agricultural land, Natural England Open Data Geoportal (arcgis.com)

Q2.15 – Air Quality Management Area data, Blackburn with Darwen Borough Council

CIF SECTION 3: Water, Flooding and Drainage

Why is this important?

10.57 Changing weather patterns are expected to bring wetter weather, with the potential for flooding, and drier weather, with the potential for drought. It is increasingly important to responsibly manage water as a vital and precious resource. Managing water at a local level, for example harvesting and storing rain water, can help alleviate flood and drought and reduce carbon emissions. Rivers, streams, canals, reservoirs, watercourses etc. are also an essential part of green/blue infrastructure, acting as habitat and corridors for wildlife, providing active travel and leisure opportunities, and helping cool surrounding air in a warming climate. There can be a range of opportunities to link new developments to blue infrastructure, for example by improving cycle and pedestrian links to canals and river ways.

10.58 Some intervention measures, like Sustainable Urban Drainage Solutions, and Natural Flood Management techniques, can help provide 'green' methods of draining, storing and processing water. They can also help provide habitats, recreational spaces and make our environment more attractive to live in. Further guidance on flooding and drainage design considerations can be found in the 'Part 1' guidance section.

Which policies / guidance are of key relevance?

- CP5: Climate Change
- CP6: The Natural Environment
- DM3: Housing mix, standards & densities
- DM13: Flooding/SuDS
- DM15: Protection and enhancement of wildlife habitats
- DM16: Green and Blue Infrastructure
- DM27: Design in new developments
- DM28: Development affecting watercourses, bodies and catchment land
- Drainage Planning Guidance, BwDBC, 2020
- Local Flood Risk Management Strategy for Lancashire 2021-2027, BwDBC & Partners
- Preparing a Flood Risk Assessment: Standing Advice, Environment Agency and DEFRA

How to answer the questions (in Excel)

10.59 Your response boxes are shown in yellow.

10.60 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.

10.61 Where a question is not relevant, please choose 'not applicable' from the list.

10.62 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable. Comments in this section will be used when considering your application. For example, if the proposed development is likely to result in an increased flood risk, but no mitigation is proposed, then you should explain why this is the case.

10.63 For each question, you should also detail any evidence documents where further information / evidence may be found.

What information should you use?

10.64 Use our online CIF mapping tool to help you complete the following questions:

- Whether the site is in an area of identified flood risk (This is defined as within the Environment Agency's designated Flood Zone 2 or 3 areas.)

10.65 Information to answer the other questions may be sourced from the following:

- Planning Statement
- Design and Access Statement
- Flood Risk Assessment
- Drainage Assessment

Things to consider in design / through the CIF

10.66 Through your planning application, you should consider:

- Whether the development in in the Environment Agency designated Flood Zone 2 or Flood Zone 3, and at risk of fluvial flooding?
- Whether the site is at risk of pluvial or surface water flooding?
- Whether the site is at risk of reservoir flooding?
- Whether a Flood Risk Assessment is required, and is provided with the application?
- What mitigation measures are proposed?
- What level and type of SUDS have been proposed?
- Whether the SUDS proposals contribute to the enhancement of green infrastructure and biodiversity?

- Whether green roofs, water butts and permeable surfaces have been considered in the design development to mitigate the impacts of potential flood risk?
- What alternative methods have been included in the proposals?
- Whether the development is expected to have a negative impact on water quality?
- If so, how does the development steer pollutants away from sensitive areas?
- How has green infrastructure been used to minimise pollutants entering the water system?
- Whether any monitoring processes are in place?
- Will the residential development achieve a water efficiency of 110 litres per person per day?
- Whether the proposals go above and beyond the minimum policy requirements? If so, provide detail.
- Whether the development is expected to have a negative impact on blue infrastructure? If so, is mitigation proposed? Negative impacts could include loss of ponds, culverting of watercourses, development without buffers to a watercourse etc.

How will your development be assessed through the RAG?

10.67 Policy DM13(1)&(2) require development to demonstrate it is safe from all types of flooding and will not exacerbate flood risk. Policy DM28(1) does not permit development within floodplains (Flood Zones 2/3) unless specific conditions are met. Policy DM13 requires all development to consider the risk of pluvial (rainfall) and surface water flooding and demonstrate that it will not exacerbate flood risk.

10.68 Policy DM13(4) requires surface water to be managed as close to its source as possible and drained using SuDS, unless there is clear, demonstrated evidence that this would be inappropriate. It also requires natural flood management techniques to be prioritized wherever possible.

10.69 The discharge of water, to natural or man-made drainage systems, can carry pollutants which can worsen water quality. Some drainage solutions, like permeable surfacing, or landscaping / planting, can help filter pollutants. Policy CP6(5) expects developments not to have a negative impact on water quality.

10.70 Under DM3(2), all new residential dwellings are required to provide a water efficiency of 110 litres per person per day as a minimum.

CIF Questions			Options / RAG Assessment Colour				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Fluvial Flood Risk	3.1 MAP	Is the site located within the Environment Agency's designated Flood Zone 2 or 3 areas?		No	Yes – Part of site in Flood Zone 2 / 3	Yes – All or Majority in Flood Zone 2 / 3	
	3.2	Is the site at other risk of fluvial flooding (e.g. river, stream)?		No	Yes		
	3.3	If Yes to Q3.1 or 3.2, is mitigation proposed?		Yes - Mitigation is proposed		No - No mitigation proposed	Not applicable
Other Flood Risk	3.4	Is the site at risk of pluvial (rainfall) or surface water flooding?		No	Yes		
	3.5	Is the site at risk of sewer flooding?		No	Yes		
	3.6	Is the site at risk of groundwater flooding?		No	Yes		
	3.7	Is the site at risk of reservoir flooding?		No	Yes		
	3.8	If Yes to Q3.4, Q3.5, Q3.6 or Q3.7 , has the risk been mitigated to provide a flood resilient design?		Yes - Mitigation is proposed		No - No mitigation proposed	Not applicable
	3.9	If a Flood Risk Assessment is required, has one been undertaken and provided with this application?		Yes		No	Not required
Natural Drainage	3.109	Does the proposed development include Sustainable drainage (SuDS) or Natural Flood Management (NFM)?		Yes	No		
	3.11.	Have any of the following SuDS / NFM techniques					

		been included in the design?					
		Greywater / Rainwater recycling		Yes			No
		Rain Gardens		Yes			No
		Bio-retention pits / landscaping		Yes			No
		Soakaways		Yes			No
		Swales		Yes			No
		Attenuation ponds		Yes			No
		Green roofs / walls		Yes			No
		Water butts		Yes			No
		Permeable surfaces		Yes			No
		Other (please state)					
Blue Inf.	3.12	Is the development expected to have a negative impact on blue infrastructure?		No		Yes	
	3.13	If Yes, have mitigation measures been proposed?		Yes		No	Not applicable
Water Quality	3.14	Is the development expected to have a negative impact on water quality?		No		Yes	
	3.15	If Yes, have mitigation measures been proposed?		Yes		No	Not applicable
Water Efficiency	3.16	If this is a residential development, will each unit achieve a water efficiency of 110 litres per person per day?		Yes		No	Not applicable – commercial only

Note on Mapping Sources

Q.3.1 – Environment Agency Flood Zone 2 and Flood Zone 3

CIF SECTION 4: Energy Efficiency

Why is this important?

10.71 Energy efficiency, clean energy and renewable and low carbon energy schemes have a key role to play in promoting more sustainable forms of development, improving energy efficiency and reducing the production of greenhouse gases. This brings additional benefits, such as reduced fuel bills for households, particularly against a backdrop of rising energy prices. Improving energy efficiency can therefore help tackle issues like fuel poverty and help to rebalance climate inequalities.

Which policies / guidance are of key relevance?

- CP3: Health and Wellbeing
- CP5: Climate Change
- DM12: Clean and Green Energy
- DM27: Design in new developments

How to answer the questions (in Excel)

10.72 Your response boxes are shown in yellow.

10.73 Each question has a primary response box, in most cases containing a drop down list of set responses. Select the answer from the drop down box. This will form the basis for the RAG Assessment, which is automatically determined based on your response.

10.74 Where a question is not relevant, please choose ‘not applicable’ from the list.

10.75 For each question, you can enter additional / supporting comments. Use this box to provide any accompanying justifications or explanations that you feel will help demonstrate why the development is sustainable. Comments in this section will be used when considering your application. For example, if the development has considered enhanced energy efficiency measures, but has discounted them, perhaps for viability, you should explain what has been considered and why it has been discounted.

10.76 For each question, you should also detail any evidence documents where further information / evidence may be found. For example, if enhanced energy efficiency measures have been considered, this can be detailed through an Energy Statement, and so reference made to the statement in this section

What information should you use?

10.77 Use our online CIF mapping to help you complete the following questions:

- Whether the site is in an identified wind/district heat opportunity area

10.78 Information to answer the other questions may be sourced from the following:

- Planning Statement
- Design and Access Statement
- Energy Statement

Things to consider in design / through the CIF

10.79 Through your planning application, you should consider:

- The contribution the proposals make towards achieving local and national carbon reduction targets?
- Whether the proposals include the use of low carbon building materials/technologies?
- Whether the development design has accounted for the potential benefits and risks of solar gain, and the potential to maximise daylighting within the building?
- Whether low carbon heat sources include space heating and domestic hot water heated by low carbon heat sources such as: heat pumps, solar thermal water heating, connection to a low carbon district heating network, waste heat or biomass sources. The suitability of these sources will vary for differing scales and types of development.
- If there are any opportunities for the proposed development to include a variety of renewable energy generation sources, including solar photovoltaics, wind turbines, combined heat and power
- Whether the applicant demonstrates design for future low carbon heat sources? For example, including low temperature heat distribution design, connection to an existing district heating scheme, building a new district heating scheme for the development?
- If the proposal includes a new District Heating system, does this include connections to facilitate future expansion and/or interconnection of district heating coverage?
- Whether accreditation has been considered, sought or obtained to demonstrate the development is of sustainable design?

How will your development be assessed through the RAG?

10.80 Policy DM12(1) requires all new residential dwelling and major commercial development to consider the energy hierarchy though design. The hierarchy encourages a reduction in the energy demands of new development (to use less energy, to supply energy efficiently, and to use low carbon or renewable energy).This should be detailed through this section of the CIF. Supporting details may be provided through an Energy Statement or Design and Access Statement. Developments will be afforded positive weight in if they can demonstrate they have considered energy efficiency, including the energy hierarchy, and low carbon / renewable energy, in their design.

10.81 The Council are ambitious to achieve carbon neutrality by 2030, which requires the rapid reduction of the consumption of fossil fuels. This includes that for heating, lighting and running our homes. Policy DM12(2) encourages enhanced emissions reductions, with energy efficiency measures above current Building Regulation Standards, and the incorporation of renewable or low carbon energy infrastructure. Major applications, proposing enhanced emissions, should be accompanied by an Energy Statement.

10.82 Heat networks provide opportunities for sustainable heating of new properties and developments within the borough. Policy DM12(2(ii)) encourages the connection of developments to a heat network within an area already served by a heat network or which is connection-ready within an area proposed for a heat network development.

10.83 For commercial developments, Policy DM12(3) requires all commercial developments proposing more than 2500sqm to achieve BREEAM Good as a minimum standard. For all other residential, commercial and infrastructure developments, Policy CP3 encourages the receipt of accreditation (HQM, BREEAM or CEEQUAL) that can demonstrate the development is of strong, sustainable design.

CIF Questions			Responses / RAG Assessments				
			Exceeds policy requirements	Meets policy requirements	Meets policy requirements / guidance	Fails policy requirement	N/A
Energy Hierarchy & "Fabric First" approach	4.1	Has the proposed development considered the energy hierarchy?		Yes & Evidenced in Energy Statement (or D&A)	Yes - confirmed through CIF only	No	Not applicable
	4.2	Have any of the following been considered through design?					
		Orientation		Yes	No		

		Layout		Yes	No		
		Shading		Yes	No		
		Ventilation		Yes	No		
		Materials		Yes	No		
		Glazing / daylight		Yes	No		
		Thermal Mass		Yes	No		
		Other		Yes	No		
Energy Efficiency and Renewable or Low Carbon Energy	4.3	Does the proposed development provide energy efficiency measures above Building Regulations?	Above Building Regulation Standards	Meets Building Regulations Standards			
	4.4	Does the proposed development include any renewable or low carbon energy generation?	Yes		No		
	4.5	If Yes, What type of energy will be provided?					
		Solar	Yes				
		Wind	Yes				
		Air source heat pump	Yes				
		Ground source heat pump	Yes				
		Heat network	Yes				
		Other					
Heat Network	4.6 MAP	Is the proposed development in area marked as a district heat network?	Yes / No				
	4.7	Is the proposed development connected, or can be connected, to a district heat network?	Yes - connection secured	Yes - connection ready	No connection		Not applicable
Accreditation	4.8	If residential development, has any accreditation been achieved?	Yes				No
		If 'other', please state					
	4.9	If commercial development above 2500sqm, has any accreditation been achieved?	Yes - BREEAM Outstanding, Excellent or Very Good	Yes - BREEAM Good	Yes - BREEAM Pass / Other	No	Not applicable
		If 'other', please state					

Note on Mapping Sources

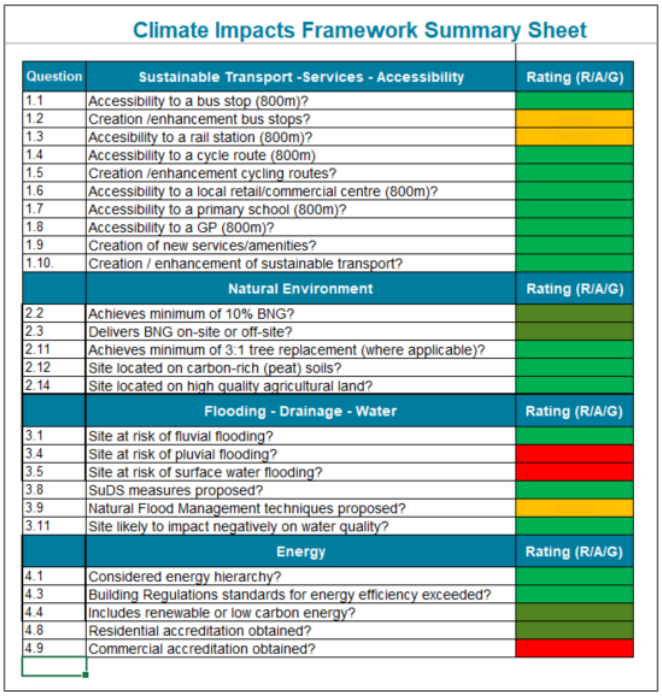
Q4.6 – District Heating, Blackburn with Darwen Borough Council

CIF SECTION 5: Completing and submitting the CIF

10.84 The CIF will then automate the production of a summary sheet, and it will be this table that will be included in officer reports as a visual summary of how well the policy performs against climate change policies. However, all the answers you provide will be considered by the planning officer in their determination.

10.85 Once the CIF questions are completed, you should enter your application details, save the spreadsheet and send it to: planning@blackburn.gov.uk where it will be checked over before being sent for validation of the planning application. The applicant must also save a copy of the spreadsheet as a pdf and submit it alongside the excel version as part of the planning application.

10.86 Where, through discussions with the LPA, performance against the CIF changes, this will be updated by the officer and an updated copy of the CIF saved onto the publicly-available planning system prior to determination.



Climate Impacts Framework Summary Sheet

Question	Sustainable Transport -Services - Accessibility	Rating (R/A/G)
1.1	Accessibility to a bus stop (800m)?	
1.2	Creation /enhancement bus stops?	
1.3	Accesibility to a rail station (800m)?	
1.4	Accessibility to a cycle route (800m)	
1.5	Creation /enhancement cycling routes?	
1.6	Accessibility to a local retail/commercial centre (800m)?	
1.7	Accessibility to a primary school (800m)?	
1.8	Accessibility to a GP (800m)?	
1.9	Creation of new services/amenities?	
1.10.	Creation / enhancement of sustainable transport?	
	Natural Environment	**Rating (R/A/G)**
2.2	Achieves minimum of 10% BNG?	
2.3	Delivers BNG on-site or off-site?	
2.11	Achieves minimum of 3:1 tree replacement (where applicable)?	
2.12	Site located on carbon-rich (peat) soils?	
2.14	Site located on high quality agricultural land?	
	Flooding - Drainage - Water	**Rating (R/A/G)**
3.1	Site at risk of fluvial flooding?	
3.4	Site at risk of pluvial flooding?	
3.5	Site at risk of surface water flooding?	
3.8	SuDS measures proposed?	
3.9	Natural Flood Management techniques proposed?	
3.11	Site likely to impact negatively on water quality?	
	Energy	**Rating (R/A/G)**
4.1	Considered energy hierarchy?	
4.3	Building Regulations standards for energy efficiency exceeded?	
4.4	Includes renewable or low carbon energy?	
4.8	Residential accreditation obtained?	
4.9	Commercial accreditation obtained?	

10.87 Once the SPD is adopted, the Council may make minor changes to the Excel tool and mapping, from time to time, to correct any technical issues which may be identified through its use or to make improvements to its functionality. The Council will maintain version control and make the most up-to-date assessment tool available from their website. Any changes are expected to be minor and will be unlikely to have a significant impact on the results of your CIF assessment. Where any changes have a significant impact on your assessment, post-submission, you will be advised. Changes made to the CIF tool will be non-material and will not change the policies of the Local Plan or the scope or guidance of the SPD document.

APPENDICES

Appendix A: Glossary

Active Design: A combination of 10 principles established by Sport England and Public Health England, that promote activity, health and stronger communities through the way towns, cities and neighbourhoods are designed and built.

Air Quality Management Area (AQMA): An area that a local authority has designated for action where the national air quality objectives cannot/are not being met.

Ancient or Veteran Tree: A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life:stage.

Ancient Woodland: An area that has been wooded continuously since at least 1600 AD. It includes ancient semi:natural woodland and plantations on ancient woodland sites (PAWS).

Arboricultural Impact Assessment: A report produced by a certified/qualified arborist that lists the impacts of a potential construction project on any trees on or adjacent to the construction site.

Archaeological Desk Based Assessment: A programme of assessment of the known or potential **archaeological** resource within a specified area or site on land.

Area Based In-setting: A mechanism that focuses carbon saving projects into the geographic boundary of a local authority to help direct the benefits of those projects into the same area.

Air Quality Management Area (AQMA): Each Local Authority must assess and review the air quality in its area. Where it considers air quality objectives will not be reached, it must declare an AQMA, and then put together a plan to improve the air quality – a Local Air Quality Action Plan.

Best and Most Versatile (BMV) Agricultural Land: Agricultural land is graded based on its quality – with grade 1 being the highest quality and most fertile land. BMV describes land which is grade 1, 2, or 3a.

Biodiversity: The variety of plant and animal species in a defined area.

Biodiversity Net Gain (BNG): Increase in the quality and/or quantity of habitats in comparison to the original condition or baseline i.e. enhancement over and above the level required to mitigate or compensate for detrimental impact, or which is otherwise prescribed or committed to happen (e.g. as part of pre-existing planning consent).

Biological Heritage Site (BHS): Local wildlife sites in Lancashire that are identified using a set of published guidelines.

Blue Infrastructure: Infrastructure relating to aquatic habitats such as rivers, ponds or canals.

Borough: Blackburn with Darwen Borough Council area.

Brownfield Site: A site that has previously been developed or occupied by a permanent structure which is available for redevelopment but does not include garden land. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Buffer Zone: An area of land on which development is not permitted in order to maintain adequate distance between sensitive areas and potentially harmful development.

Building Research Establishment Environmental Assessment Methodology (BREEAM): An assessment tool that evaluates the procurement, design, construction and operation of a development against a range of targets based on performance benchmarks.

Carbon Neutral: Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities.

Carbon Rich Soils: These are soils which are rich in carbon – namely peat. These act as carbon sinks to store carbon, but if disturbed release that carbon into the atmosphere.

CEEQUAL: The assessment for improving sustainability in civil engineering and public realm projects.

Circular Economy: The traditional linear economy takes resources, makes things, consumes things and then throws them away. A circular economy, things are made and consumed to minimise use of resources, cut waste and reduce carbon emissions. At the end of a product's life, the materials are re-used, repaired, refurbished and/or recycled.

Climate Change Mitigation: Action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.

Climate Emergency: A situation in which urgent action is required to reduce or halt climate change and avoid potentially irreversible environmental damage resulting from it.

Community Facilities: A building or site owned by a government agency or non-profit organisation or religious institution or philanthropic institution that is used as a meeting place for entertainment or education or social activities by the general public on a regular or occasional basis and includes a church hall or a public hall.

Conservation Area: An area, usually part of a settlement, designated by a local planning authority for preservation or enhancement because of its special architectural or historic interest under the Planning (Listed Buildings and Conservation Areas) Act, 1990.

Council: Blackburn with Darwen Borough Council.

Countryside: Land outside the defined settlement boundaries of towns and villages.

Decarbonisation: Reduce the amount of gaseous carbon compounds released in or as a result of an environment or process.

DEFRA: Department for Environment Food and Agriculture.

Design Code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.

Design Guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority

Designated Heritage Asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Developer Contribution: see Planning Obligation.

Developable: To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.

Development Plan: This includes adopted Local Plans and neighbourhood plans that have been made, together with any regional special policies that remain in force, as defined in section 38 of the Planning and Compulsory Purchase Act 2004.

Ecosystem: A dynamic complex of plant, animal and micro-organism communities, and their non-living environment interacting as a functional unit.

Energy Performance Gap: The gap between the energy consumption a building is expected to produce at design code, and the energy consumption a building produces once in use. Often use can be significantly higher than the calculations made at design stage.

Environment Agency: Government organisation which seeks to protect and improve the quality of air, land and water by the regulation of emissions, pollutants and other potentially harmful activities.

Environmental impact assessment (EIA): A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Embodied Carbon: Carbon emissions made during the construction of a building, rather than when it is in use.

Fabric First: Focuses on using the choice of building materials (including insulation, windows) to improve the energy efficiency of buildings.

Fabric U-Values: Measures how effective a building fabric is as an insulator (how much heat moves from warm to cold zones). Building Regulations Part L sets out limiting u-values for building fabric.

Fluvial (or river) Flooding: Occurs when the water level in a river or stream rises and overflows the surrounding banks and into neighbouring land.

Foul Water: Wastewater which comprises or includes: Waste from a sanitary convenience, bidet or appliance used for washing receptacles for foul waste; or Water which has been used for food preparation, cooking or washing.

Geodiversity: The range of rocks, fossils, minerals, soils and landforms.

Green Belt: Designated areas of open land and countryside protected by a policy the fundamental aim of which is to prevent urban sprawl by keeping the land permanently open. Review of green belt boundaries is undertaken as part of the production of local plans where green belt exists.

Green Infrastructure: A network of multi-functional urban and rural green and blue (water) spaces and other environmental features such as parks, public open spaces, playing fields, sports pitches, woodlands, and allotments. The provision of Green Infrastructure can deliver a wide range of environmental and quality of life benefits for local communities close to where people live and work.

Greenfield: Land that has not been previously developed (other than agricultural or forestry uses) or where development has previously taken place, but the land has reverted to a natural state and the remains of permanent structures or fixed surface structures have blended into the landscape in the process of time.

Greenhouse Gas: A gas that contributes to the greenhouse effect by absorbing infrared radiation.

Green Roof: Also known as an ecoroof, living roof, or vegetated roof, is one that is either partially or completely covered in vegetation on top of the human made roofing structure

Grey Infrastructure: Refers to man-made infrastructure like roads and pavements, which tend not to be permeable and so increase surface water run-off. Switching to permeable materials or adopting green infrastructure (e.g. landscaping) can help improve drainage**.**

Groundwater: Water held in water bearing rocks and pores and fissures underground. Groundwater not only sustains the flow of water in rivers but is also an essential source of water for public supply, industry and agriculture.

Habitat: The living place of an organism or a distinct community of plants and animals, having physical or biotic characteristics.

Habitats Site: Any site which would be included within the definition at regulation 8 of the Conservation of Habitats and Species Regulations 2017 for the purpose of those regulations, including candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant Marine Sites.

Health Impact Assessment (HIA): A process that uses data sources and analytic methods and input from stakeholders to determine the potential effects of a proposed policy, plan, program, or project on the health of a population.

Heat Networks: Supply heat from a central source to consumers via a network of underground pipes carrying hot water. The central heat source can be provided from various technologies, including biomass, biogas, combined heat and power (CHP), heat pumps or solar thermal arrays. Heat is brought into each building through a ‘heat exchanger. They work best in high-density built-up areas.

Heritage Assessment: A report that is submitted as part of planning applications for listed building consents or conservation areas.

Heritage Asset : A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic Environment Record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographical area for public benefit and use.

Home Quality Mark (HQM): Provides impartial information from independent experts on a new home’s quality and sustainability. It clearly indicates to householders’ high standards for running costs, health and wellbeing benefits, and environmental footprint associated with living in the home.

Infrastructure: The system of communications and utility services (transport, water, sewerage, sewage disposal, land drainage, gas and electricity, waste disposal and telecommunications) which serves developments. It can also refer to community facilities, for example, schools, education, public transport and green infrastructure.

Land Contamination: Any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that significant harm is being caused or there is a significant possibility of such harm being caused.

Listed Building: A building that has been place on the Statutory List of Buildings of Special Architectural or Historic Interest.

Local Nature Recovery Strategies (LNRS): A new system of spatial strategies for nature under the Environment Act, covering the whole of England. Locally led by an appropriate "responsible authority", these will identify the opportunities and priorities for enhancing biodiversity and supporting wider objectives such as mitigating or adapting to climate change in an area.

Local Nature Reserve (LNR): Places with wildlife or geological features that or special interest locally.

Local Plan: A plan that includes policies and proposals for the future development of the local area, prepared by the local planning authority in consultation with the community and stakeholders. Once adopted the Blackburn with Darwen Local Plan 2021-2037 will legally form part of the Development Plan for the District, replacing the Local Plan Part 1: Core Strategy (adopted January 2011) and the Local Plan Part 2: Site Allocations and Development Management Policies (adopted December 2015).

Major Development: For housing, development where 10 or more homes will be provided, or the site has an area of 0.5hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more.

Minor Development: Refers to types of applications for development as follows: 1:9 dwellings (unless floorspace exceeds 1000square metres) under 0.5 hectare, office/light industrial, general industrial and retail uses up to 999 square metres / under 1 hectare.

National Planning Policy Framework (NPPF): Revised in July 2021, this document sets out the Government's planning policies for England. It provides a framework within which local councils and neighbourhood forums can produce their own distinctive local and neighbourhood plans, which reflects the needs and priorities of their communities.

National Planning Practice Guidance: Online guidance from government that expands upon the provisions in the National Planning Policy Framework.

Natural Capital: The elements or assets of nature that directly and indirectly produce value or benefit to people, which may include ecosystems, species, freshwater, land, minerals, the air and oceans.

Nature Recovery Networks (NRN): An expanding, increasingly connected, network of wildliferich habitats supporting species recovery, alongside wider benefits such as carbon capture, water quality improvements, natural flood risk management and recreation. It includes the existing network of protected sites and other wildlife rich habitats as well as and landscape or catchment scale recovery areas where there is coordinated action for species and habitats.

Onshore Wind Generation: A source of renewable energy, and unlike many other power generation plants, this one doesn't consume water. The onshore wind turbines have minimal maintenance costs.

Open Space: All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.

Passive House / PassivHaus: A set of design principles to attain high levels of energy efficiency whilst creating comfortable indoor living spaces.

Planning Obligation: A legal agreement entered under Section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. (See also Section 106 below)

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.

Renewable and Low Carbon Energy: Includes energy for heating and cooling as well as generating electricity. Renewable energy covers those energy flows that occur naturally and repeatedly in the environment – from the wind, the fall of water, the movement of the oceans, from the sun and also from biomass and deep geothermal heat. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Rural Exception Sites: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Safeguarded Land: Land identified in the Plan that will be protected to meet the longer-term development requirements of the Borough and will not be granted planning permission for permanent use during the Plan period.

Section 106 Agreement: A legally binding agreement or planning obligation with a landowner in association with the granting of planning permission, this mechanism is used to make a development proposal acceptable in planning terms that would otherwise not be acceptable, focused on site-specific mitigation of the impact of development. They can involve the provision of facilities or contributions toward infrastructure.

Section 278 Agreement: A legally binding agreement between the Local Highway Authority and the developer to ensure that the work to be carried out on the highway is completed to the standards and satisfaction of the Local Highway Authority.

Settlement Boundaries: A dividing line, or boundary between areas of built/urban development (the settlement) and non-urban or rural development (the open countryside).

Site of Special Scientific Interest (SSSI): Sites designated to protect their wildlife or geology including those designated under the Wildlife and Countryside Act 1981.

Space Heating: Energy required to heat the internal spaces within a building.

Statement of Community Involvement (SCI): A document setting out standards to be achieved by the local authority in involving the community in the preparation, alteration and continuing review of all local plan documents and in significant development control decisions. It also sets out how the local planning authority intends to achieve those standards.

Strategic Flood Risk Assessment (SFRA): The aim of the assessment is to map all forms of flood risk and use this as an evidence base to locate new development primarily in low flood risk areas (Zone 1). Areas of 'low' (zone 1), 'medium' (zone 2) and 'high' (zone 3) risk are mapped using data collected from many sources.

Strategic Policy: Policies and site allocations which address strategic priorities.

Supplementary Planning Document (SPD): Supplementary planning documents add further detail to the policies in the Local Plan. They can also provide further guidance for development on specific sites, or on issues and are capable of being a material consideration in planning decisions.

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs or growth that achieves economic, environmental and social progress. The National Planning Policy Framework places a requirement on local planning authorities to positively seek opportunities

to meet the development needs of their area and guide development to the most sustainable locations.

Thermal Bridge: Heat flows from hot areas to cold areas. A thermal bridge is an area which has higher thermal conductivity than surrounding areas, allowing more warm air to escape. This results in greater loss of heat from the dwelling and ‘cold spots’. Thermal bridges can account for 20-30% of heat loss in a typical new build home**.**

Thermal Mass: The material inside a building that can help reduce temperature changes during the day. This helps to reduce the heating and cooling demands of the building, improving energy efficiency.

Transport Assessment: A comprehensive and systematic process that sets out transport issues relating to a proposed development. It identifies measures required to improve accessibility and safety for all modes of travel, particularly for alternatives to the car such as walking, cycling and public transport, and measures that will be needed deal with the anticipated transport impacts of the development.

Transport Statement: A simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.

Travel Plan: A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives and is regularly reviewed.

Urban Sprawl: The spreading of urban development.

Use Class: Refers to a classification of land uses into groups in the ‘Use Classes Order’ for the purposes of town planning.

Waterways: A river, canal, or other route for travel by water.

Appendix B: Useful Links

Planning Policy

- National Planning Policy Framework, MHCLG 2023
- Planning Practice Guidance, MHCLG
- National Design Guidance, MHCLG, 2021

Local Policy

- Climate Emergency Action Plan (CEAP), BwDBC, 2023
- Local Plan 2021-2037, BwDBC, 2023

Transport and services

- 20 minute Neighbourhoods, TCPA, 2021
- Active Design, Sport England 2023
- Manual for Streets, CLG & DfT, 2007
- Parking Standards SPD, BwDBC, 2014
- BwD Local Cycling and Walking Infrastructure Plan (LCWIP)
- BwD Air Quality Planning Advisory Note (PAN)
- Travel Plans, Transport Assessments and Statements (Gov.uk)

Nature

- Biodiversity in new developments: creating wildlife-friendly communities (NHBC Foundation / RSPB)
- Building with Nature (Standards Framework)
- Nature tool.com
- Biodiversity Net Gain Principles and Guidance, CIEEM
- Green Infrastructure and Ecological Networks SPD
- Tree and Woodland Strategy (TAWS), BwD BC 2023 (Emerging)
- Biodiversity Net Gain Planning Advisory Note, BwDBC 2023 (Emerging)
- Climate Change and Natural Capital Study 2021

Water and Flooding

- Drainage Planning Guidance, BwDBC, 2020
- Local Flood Risk Management Strategy for Lancashire 2021-2027, BwDBC & Partners:
- Preparing a Flood Risk Assessment: Standing Advice, Environment Agency and DEFRA
- SFRA Level 1, BwDBC, 2020
- SFRA Level 2, BwDBC, 2021
- Flood Zone 2 & 3 Mapping, Environment Agency
- Susdrain.org,

- livingroofs.org, Living Roofs.org (bi-solar)

Energy Efficiency

- Climate Change SPD, Cheltenham.gov.uk, 2022
- Passivhaus Trust
- BREEAM, BRE Group
- Home Quality Mark, BRE Group
- CEEQUAL, BRE Group
- Blackburn with Darwen Heat Mapping and Masterplanning, BwDBC, 2019
- Blackburn with Darwen Heat Decarbonisation Plan (2023)

Photos

- Photos provided from Pexels.com, with contributions from Markus Spiske, Cottonbro Studio, Pixabay, Aamir Dukanwala, Rodolfo Clix, Artem Podrez, Exaterina Bolovtsova, Anete Lusina.

- National Design Guidance (as stated)
- NHBC Foundation / RSPB (from Biodiversity in new developments)
- All other © Blackburn with Darwen Borough Council

Appendix C: Relevant Policies

Local Plan Policy \ CIF 'Theme'	Sustainable Transport, Services & Amenities	Nature and Biodiversity	Flood risk and SuDS	Water Efficiency	Layout, Orientation and Design	Overheating and ventilation	Energy efficiency	Renewables	Embodied Carbon	Air Quality
CP3: Health and Wellbeing	●	●				●				
CP5: Climate Change	●	●	●		●	●	●	●	●	
CP6: The Natural Environment		●	●		●					
CP9: Transport and Accessibility	●									
CP11: Town Centres and Commercial Development	●									
DM2: Protecting Living and Working Environments					●					●
DM3: Housing mix, standards and densities				●						
DM12: Clean and Green Energy						●	●	●	●	
DM13: Flooding/SuDS			●							
DM16: Green and Blue Infrastructure		●	●							
DM17: Trees and Woodland		●								
DM27: Design in New Developments	●	●			●	●	●	●		●
DM28: Development affecting watercourse, bodies and catchment land		●	●							
DM29: Transport and Accessibility	●									
DM34: District and Local Centres	●									

Appendix D: CIF Assessment (Paper Form)

The Climate Impact Framework Assessment Tool

The Climate Impact Framework Assessment Tool has been designed to be both a design tool and an assessment tool, which operates through Excel. By answering questions through the Excel-based CIF, you will be able to see how your development performs against the climate-based Local Plan policies, and make any necessary changes to your design in advance of submitting your planning application. It then also allows the Council to assess how well the development considers the climate emergency – a key requirement set by Policy CP5 of the Local Plan. The responses you provide through the CIF will be used in the determination of your planning application.

If you have access to Excel, you should complete the CIF using Excel. This is available from www.blackburn.gov.uk/CIF.

However, we understand that not everyone has access to Excel, and so in these cases, the form below should be completed to support the validation of you application. However, you will not be able to see how your development performs against the Local Plan policies. To complete the form, and understand how we will assess your development against the Plan, you should refer to the guidance provided in the accompanying CIF SPD document. You can also provide additional supporting comments and information through this form.

To help complete some of the questions, the Council has prepared an online mapping tool. These are indicated below by the 'MAP' link. You should access the online mapping, available from the Council website, to complete these questions. See the SPD for guidance on how to use the mapping.

This CIF is a local validation requirement and your planning application will not be processed until this completed form is received by the LPA.

YOUR DETAILS

Planning portal number (if known)	
Planning Application (if known)	
Application site address	
Proposed development description	
Applicant Name	
Agent Name	
Completed by (Applicant/Agent/LPA)	
Date of completion	

SECTION ONE: SUSTAINABLE LOCATION, AMENITIES AND TRANSPORT

		Your response	Additional comments	Supporting documents
Bus Services				
1.1 MAP	Is the proposed development within 800m of an existing bus stop?	☐ Yes ☐ No ☐ Not applicable		
1.2	Is the creation of new, or the enhancement of existing, bus stops proposed through the development?	☐ Yes ☐ No ☐ Not applicable		
Rail Services				
1.3 MAP	Is the proposed development within 800m of an existing rail station?	☐ Yes ☐ No ☐ Not applicable		
Cycling				
1.4 MAP	Is the proposed development within 800m of an existing/proposed cycle path or route?	☐ Yes ☐ No ☐ Not applicable		
1.5	Is the creation of new, or the enhancement of existing, cycle paths proposed through the development?	☐ Yes ☐ No ☐ Not applicable		
Services & Amenities				
1.6 MAP	Is the proposed development within 800m of a retail centre (town, district or local centre)	☐ Yes ☐ No ☐ Not applicable		
1.7 MAP	Is the proposed development within 800m of a primary school?	☐ Yes ☐ No ☐ Not applicable		
1.8 MAP	Is the proposed development within 800m of a GP?	☐ Yes ☐ No ☐ Not applicable		
1.9	Does the proposed development introduce any new services? For example, local retail, GPs, schools	☐ Yes ☐ No ☐ Not applicable		

		Your response	Additional comments	Supporting documents
General Transport				
1.10	Will the proposal contribute to the enhancement of sustainable transport in any way? (eg through S106 contributions or design)	☐ Yes ☐ No ☐ Not applicable		
1.11	If required, has a Travel Plan been provided (Policy CP9(2))	☐ Yes ☐ No ☐ Not applicable		
1.12	If required, is a Transport Assessment/Statement provided?	☐ Yes ☐ No ☐ Not applicable		
Electric Vehicles, Cycle parking, Car Share				
1.13	Does the proposed development provide appropriate provision for electric vehicle charging points in line with the appropriate parking standards?	☐ More points than standards ☐ Points in line with standards ☐ Less points than standards require☐ Not applicable		
1.14	Does the proposed development provide an appropriate level of cycle parking, as specified in the latest parking standards?	☐ More than standards require ☐ In line with standards ☐ Less than standards require ☐ Not applicable		

SECTION TWO: NATURAL ENVIRONMENT

		Your response	Additional comments	Supporting documents
Biodiversity				
2.1	Is the development liable for BNG?	☐ Yes ☐ No		
2.2	Does the proposed development provide a minimum of 10% biodiversity net gain?	☐ Yes – more than 10% ☐ Yes – 10% ☐ No		

		Your response	Additional comments	Supporting documents
		☐ Not applicable		
2.3	Is BNG to be provided on-site, off-site, or a combination of the two? Or by national credits?	☐ On-site ☐ On / Off-site ☐ Off-site ☐ National Credits ☐ Not applicable		
Wildlife friendly design				
2.4	Are other wildlife friendly design features included, for example bird boxes, swift bricks, bat boxes, hedgehog highways or ponds?	☐ Yes ☐ No		
2.5	If a major residential scheme, does the proposed development achieve a Building with Nature (BwN) Design Award, or other accreditation?	☐ Yes – BwN ☐ Yes – Other (please state) ☐ No		
Trees				
2.6	Does the proposed development result in the loss of trees on site?	☐ Yes ☐ No		
2.7	If Yes, how many trees are to be lost?	*Enter number*		
2.8	Does the proposed development include new tree planting?	☐ Yes ☐ No		
2.9	If Yes, how many trees are to be planted?	*Enter number*		
2.10	Net change (Q2.8 subtract Q2.5)			
2.11	Ratio	*This will be calculated by the LPA*		
Soils				
2.12 MAP	Is the site allocated on carbon rich (peat) soils?	☐ Yes ☐ No		

		Your response	Additional comments	Supporting documents
2.13	If Yes, is there mitigation or restoration/ enhancement proposed?	☐ Yes ☐ No ☐ Not applicable		
2.14 MAP	Is the proposed development located on high quality agricultural land (Grade 1,2,3a)?	☐ Yes – Grade 1,2,3a ☐ Yes – Grade 3b,4,5 ☐ No		
Air Quality				
2.15 MAP	Is the proposed development located in an AQMA?	☐ Yes ☐ No		
2.16	If Yes, is any mitigation of air quality proposed?	☐ Yes ☐ No ☐ Not applicable		

SECTION THREE: WATER, FLOODING AND DRAINAGE

		Your response	Additional comments	Supporting documents
Flood Risk				
3.1 MAP	Is the site within the Environment Agency's designated Flood Zone 2 or 3 areas?	☐ Yes – Part of site in FZ2 or FZ3 ☐ Yes – All or majority of site in FZ2 or FZ3 ☐ No		
3.2	Is the site at other risk of flooding from fluvial (river/stream) flooding?	☐ Yes ☐ No		
3.3	If Yes to Q3.1 or Q3.2, is mitigation proposed?	☐ Yes ☐ No ☐ Not applicable		
3.4	Is the site at risk of pluvial (rainfall) or surface water flooding?	☐ Yes ☐ No		
3.5	Is the site at risk of sewer flooding?	☐ Yes ☐ No		
3.6	Is the site at risk of groundwater flooding?	☐ Yes ☐ No		

		Your response	Additional comments	Supporting documents
3.7	Is the site at risk of reservoir flooding?	☐ Yes ☐ No		
3.8	If Yes to Q3.4, Q3.5, Q3.6 or Q3.7, is mitigation proposed?	☐ Yes ☐ No ☐ Not applicable		
3.9	If a Flood Risk Assessment is required, has one been undertaken and provided with this application?	☐ Yes ☐ No ☐ Not required		
Drainage				
3.10	Does the proposed development include Sustainable Urban Drainage Systems (SuDS) or Natural Flood Management (NFM)?	☐ Yes ☐ No		
3.11	Have any of the following NFM techniques been included in the design?	☐ Grey /Rainwater recycling ☐ Rain Gardens ☐ Bio-retention tree puts / landscaping ☐ Soakaways ☐ Swales ☐ Attenuation ponds ☐ Green roofs / walls ☐ Water butts ☐ Permeable surfaces ☐ Other (please state)		
Blue Infrastructure				
3.12	Is the development expected to have a negative impact on blue infrastructure?	☐ Yes ☐ No		

		Your response	Additional comments	Supporting documents
3.13	If Yes, have mitigation measures been proposed?	☐ Yes ☐ No ☐ Not applicable		
Water Quality				
3.14	Is the development expected to have a negative impact on water quality?	☐ Yes ☐ No		
3.15	If Yes, have mitigation measures been proposed?	☐ Yes ☐ No ☐ Not applicable		
Water Efficiency				
3.16	If this is a residential development, will each unit achieve a water efficiency of 110 litres per person per day?	☐ Yes ☐ No ☐ Not applicable – commercial only		

SECTION FOUR: ENERGY EFFICIENCY

		Your response	Additional comments	Supporting documents
Energy Hierarchy & 'Fabric First'				
4.1	Has the proposed development considered the energy hierarchy?	☐ Yes – evidenced in an Energy Statement of Design & Access Statement ☐ Yes – confirmed through this CIF only ☐ No ☐ Not applicable		
4.2	Have any of the following been considered through design?	☐ Orientation ☐ Layout ☐ Shading ☐ Ventilation ☐ Materials ☐ Glazing/daylight ☐ Thermal Mass ☐ Other (please state)		

		Your response	Additional comments	Supporting documents
Energy efficiency, renewable and low carbon energy and reducing carbon emissions,				
4.3	Does the proposed development provide energy efficiency measures above Building Regulations?	☐ Yes – above Building Regulation Standards ☐ No – meets Building Regulation Standards		
4.4	Does the proposed development include any renewable or low carbon energy generation?	☐ Yes ☐ No		
4.5	If Yes, what type of energy will be provided?	☐ Solar PV ☐ Wind ☐ Air source heat pump ☐ Ground source heat pump ☐ Heat Network ☐ Other (please state		
Heat Networks				
4.6 MAP	Is the proposed development in an area marked as a District Heat Network?	☐ Yes ☐ No		
4.7	Is the proposed development connected, or can be connected, to a District Heat Network?	☐ Yes – connection secured ☐ Yes – connection ready ☐ No- No connection		
Residential Accreditation				
4.8	If residential development, has any	☐ Yes ☐ No		

		Your response	Additional comments	Supporting documents
	accreditation been achieved?			
Commercial Accreditation				
4.9	If commercial development, above 2500sqm,, has any accreditation been achieved?	☐ Yes – BREEAM Outstanding ☐ Yes – BREEAM Excellent ☐ Yes – BREEAM Very Good ☐ Yes – BREEAM Good ☐ Yes – BREEAM Other (please state) ☐ No		