

# **WinACC criteria for evaluating proposals for development**

## **1) Development Location, Density & Orientation.**

- (a) Give preference to development on suitable brownfield sites in sustainable locations i.e. closer to public transport, infrastructure and essential services.
- (b) Use land efficiently with average densities in towns and larger settlements similar to that of historic city suburbs such as Hyde.
- (c) Orient and position roads & buildings to maximise the use of natural daylight, passive solar heating and integrated renewable technologies.

## **2) Building Design**

- (a) Design all buildings for long-term adaptability – long life, loose fit, low energy - or to be dismantlable for recycling.
- (b) Design domestic property with a “fabric first” approach, and achieve Code for Sustainable Homes level 5 on energy, 4 on water, with immediate effect.
- (c) Design non-residential Property to meet BREEAM Excellent standard.

## **3) Embedded Carbon & Materials Selection**

- (a) Minimise the use of new materials with high embedded carbon content.
- (b) Favour the use of renewable materials which lock in carbon such as sustainably sourced timber.
- (c) Favour the use of recycled materials to minimise embedded carbon.
- (d) Do not demolish sound, usable structures with large embedded carbon, unless the development delivers a better carbon footprint across the life of the building.

## **4) Energy Generation, Supply & Export**

- (a) In order to minimise emissions, design buildings to maximise the use of renewable technologies appropriate to the size and scale of the development, such as solar thermal systems, solar PV, heat pumps, CHP, biomass boilers. District heating networks are normally preferable to individual domestic heating being both more cost-effective, and easier to adapt to changing renewable heat technologies.
- (b) Unregulated emissions from any development should be fully off-set in the course of a year by the use of renewable energy measures such as solar PV, large wind turbines, renewable district heating, CHP or tri-generation schemes.
- (c) Offsetting via ‘Allowable Solutions’ is only acceptable after sustainable energy schemes have been maximised.
- (d) Favour mixed use developments which can optimise the complementary use of local renewable energy measures such as sharing day-time and night -time energy uses, or linking heating and refrigeration.

## **5) Transport & Civic Amenities**

- (a) Locate and design all development to maximise the use of walking, cycling and public transport and minimise the need for private car journeys, with good connectivity both within the development, and between the

development and neighbouring areas, with links to the city centre, station etc.

- (b) In major housing developments, include anticipated civic amenities (e.g., education, medical, dental, retail, employment, recreation) within the development, thus minimising the need to travel.
- (c) Locate and design of all housing development sites to reduce the need for travel and to provide good accessibility to essential services (e.g., education, medical, retail, employment, recreation) by walking, cycling and public transport.
- (d) Measures must be provided and funded to offset (for example by subsidy of public transport provision) the traffic impacts of development on the strategic and local road networks, including ensuring that the intention to reduce traffic levels and emissions, is not prejudiced and that key junctions in or near urban areas are not overloaded.

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