SUSTAINABILITY CHECKLIST

University of Hertfordshire, de Havilland Campus, Mosquito Way, Hatfield - Installation of historic de Havilland Beacon, associated external works and landscaping

Policy SD1 of the District Plan expects all applicants to demonstrate that their development will be consistent with the principles of sustainable development. Supplementary Design Guidance for Welwyn Hatfield includes a sustainability checklist which is to be submitted with an application, and which identifies the factors to be addressed in making development sustainable.

The External Alterations to the Ground Floor of the Hutton Building, College Lane Campus, College Lane , Hatfield, Hertfordshire comprising Installation of Door, Ramp and Railings and 3 No. Windows falls into the category of 'small scale development' (B) - less than 235 sq. metres of floorspace.

A) SITING AND LAND USE

1. Use previously developed land as opposed to a green field site.

The site is previous developed land.

2. Avoid the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment.

The development will not result in the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment.

3. Make use of any derelict, under-used, or vacant land or buildings.

The development will facilitate efficient use of an existing campus site.

4. Encourage a maximum lifespan for the development with the use of durable construction unless there are extenuating circumstances requiring more flexibility.

The proposals will re-use an existing structure.

5. Avoid areas of high quality agricultural land and floodplains.

The site is not high quality agricultural land or floodplains.

5a Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan.

The site does not have identified mineral resources.

B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

Minimisation of Pollution

1. Minimise noise, e.g. building design, use of quieter technology, operating hours and traffic reduction.

No noise will be created.

2. Minimise light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting.

Proposed lighting will be careful controlled to minimise distractions and pollution.

3. Minimise odours from buildings and plant.

The proposals will not result in an increase in odours (no new plant).

Management of Water Resources

4. Use local sources for the water supply and disposal of waste if possible.

No water supply or disposals required by development.

5. Prevent pollution of ground and surface water and enhance water quality where possible e.g. renew sewers, waterway maintenance, reed beds for waste water treatment.

The proposals will not therefore impact upon ground or surface water.

6. Protect the hydrology of the site and the surrounding areas e.g. use permeable surfaces for car parks, provide swells, and open water areas, minimise road length, avoid water run-off into water courses.

The proposals will not impact upon hydrology.

7. Minimise water consumption through the use of water efficient fixtures and fittings, reed bed systems, ponds, rainwater storage and recovery and grey water re-use.

Development does not include installation of water consumption fixtures and fittings.

Energy Efficiency

8. Maximise passive solar gain by considering the siting and microclimate of the individual buildings e.g. making best use of the sun, avoiding overshadowing, size and orientation of windows, use of earth sheltering.

The development has very low power requirements (architectural lighting only)

9. Minimise heat loss and maximise energy efficiency through building design e.g. using sources of renewable energy, solar panels, insulation, using lobbies and conservatories as buffer zones, draught proofing, localised temperature controls, weather-breaking planting.

Not applicable to this development as it is a monument.

10. Reduce green house gas emissions through building design, e.g. use of condensing boilers.

No new plant is required as part of the development.

11. (Not Applicable)

12. Encourage energy efficient modes of transport e.g. cycling walking and buses.

The application site will be full accessible by walking, cycling and public transport.

Waste Management

12a Follow the Waste Strategy Hierarchy of Minimisation, Re-use, recovery, and disposal as a last resort.

Not applicable to this development as it is a monument.

13. Maximise facilities on site to help with recycling, including home composting.

Not applicable to this development as it is a monument.

14. Include facilities for separation and storage of different types of waste for collection.

Not applicable to this development as it is a monument.

15. Include public facilities for recycling of waste and consider the need for access by various disposal contractors.

Not applicable to this development as it is a monument.

Habitats and Species

16. Ensure that there will be no overall net loss of biodiversity i.e. the quantity and variety of species.

The development is for an area that has no existing biodiversity value, the development will not therefore have any impacts upon biodiversity.

16a. Contribute to the priorities and targets set out in the Local BAP (Biodiversity Action Plan).

The development is for an area that has no existing biodiversity value, the development will not therefore have any impacts upon biodiversity.

17. Protect designated sites and other sites/features of nature conservation importance, including SSSIs, and County Wildlife Sites.

The development will not impact upon designated sites and other sites/features of nature conservation importance.

18. Conserve protected species where found.

The development is for a monument and the site has no protected species, the development does not therefore present opportunities for conserving protected species.

19. Make positive provision to nature conservation e.g. nature reserves, naturally shaped watercourses, native planting to encourage wildlife, or other wildlife- friendly landscape features.

The development is for monument only and does not therefore present opportunities for nature conservation provision.

20. (Not Applicable)

21. Ensure that waste products do not harm wildlife.

Not applicable to this development as it is a monument.

22. Encourage use of timber from sustainably managed sources.

No timber will be used in the development.

Community Provision and Equity

23. Involve the local community in the development of proposals.

Local stakeholders have been involved in preparing the scheme.

23a (Not Applicable)

24. (Not Applicable)

25. (Not Applicable)

26. (Not Applicable)

27. (Not Applicable)

28. Improve and maintain access to existing open space.

The development will not impact upon access to existing open space.

29. (Not Applicable)

Accessibility

30. Improve or enable convenient access to employment centre's, shops, recreation and community facilities

The development will not impact upon accessibility to employment centres

31. Maximise access for the pedestrian/cyclist to & within the development & give priority to footpaths and cycle ways over private transport methods

The improved footpath will improve accessibility.

32. Improve access to building for everyone (wheelchair users, people with young children and disabled people)

The improved footpath will improve accessibility.

33. Give public transport priority over private transport modes

The applications site will be fully accessible by public transport, the development will not impact upon accessibility.

34. Improve facilities and conditions for cycling especially safety aspects e.g. secure covered cycle storage, cycle paths, signals and lanes

The proposals do not present an opportunity for improving cycling facilities or conditions.

35. (Not Applicable)

36. Minimize car parking e.g. appropriate levels/standards of parking, car free neighbourhoods, park and ride

The proposals include no proposals for car parking.

Contribution to the Economy

36. Increase job opportunities for local people e.g. training courses, inward investment, and small business units

Proposals for monument only which will not directly increase job opportunities.

37. Demonstrate how the proposal will add to the generation of income in the local area

Proposals for monument only which will not directly generate income.

38. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction

The University is socially and environmentally responsible.

39. Add to diversity of the local economy

Proposals for monument only which will not increase economic diversity.

Health and Safety

41. Minimise opportunities for crime through the layout of buildings and spaces e.g. natural surveillance of paths overlooking of paths, appropriate landscaping and mixed uses.

Not applicable to scheme.

42. Segregate vehicles from all other modes of transport wherever possible.

Not applicable to scheme.

43. Store potentially hazardous materials safely.

Not applicable to scheme.

C) CONSTRUCTION PERIOD

Energy Efficiency

1. Demonstrate how the energy costs of developing the site will be minimised in terms of extraction, manufacture, transport, use and disposal in construction e.g. minimise changes in site levels during construction, avoid use of aluminium.

Reuse of an existing structure is inherently sustainable and minimise energy costs.

Minimisation of Pollution

2. Include a site investigation to identify areas of soil contamination and take correct measures for decontamination.

No risk of contamination on site

3. Minimise noise levels and light pollution during the building processes e.g. use of quieter technology, restriction of operating hours and traffic reduction.

Detailed construction methodology to be finalised by contractor. Construction will be programmed to minimise disturbance to staff and students.

4. Minimise air and dust pollution during construction.

Detailed construction methodology to be finalised by contractor. Measures will be taken to minimise air and dust pollution but details are still to be finalised.

5. Prevent pollution of ground and surface water.

Detailed construction methodology to be finalised by contractor. Measures will be taken to prevent pollution of ground and surface water (risks are extremely low).

6. Minimise odours from buildings and plant.

Detailed construction methodology to be finalised by contractor. No odours are expected from plant or buildings during construction.

Waste Management

7. Identify the volumes and type of waste generated during development through construction and occupation and take measures to minimise, reuse and recycle waste.

No waste water is expected to be generated during construction.

8. Encourage the use of renewable recycled, recyclable and durable products e.g. building materials, salvage material for re-use/ recycling, use demolition materials for hardcore and aggregate.

Materials will be recycled and re-used wherever possible.

8a. Promote the use of local materials first, followed by low embodied energy materials, and finally high embodied energy imported materials.

Habitats and Species

9. Ensure the protection of trees, hedgerows and other plants during construction.

No trees or hedgerows will be affected during construction period.

10. Preserve wildlife habitats on site during construction either in situ or by translocation.

No wildlife habitats will be affected during construction period.

Health and Safety

11. Use clean hazard-free technologies for plant and building operation and maintenance.

Plant, building operation and maintenance issues are to be finalised. The use of clean hazard-free technologies will be encouraged.

12. Store potentially hazardous materials safely.

Operation on site will comply fully with health and safety regulations.

13. Avoid unsafe building materials e.g. asbestos, lead paints, organochlorides.

Operation on site will comply fully with health and safety regulations.

14. Encourage liaison with the local community as part of a 'Considerate Contractor' approach to the construction phase.

The University has ongoing discussion with the local community.