WELWYN HATFIELD BOROUGH COUNCIL

SUSTAINABILITY CHECKLIST

The overall aim of the Plan (Welwyn Hatfield District Plan) is to secure sustainable development in the district. Therefore, Policy SD1 of the District Plan expects all applicants to demonstrate that their development will be consistent with the principles of sustainable development and the objectives and policies of the Plan, by submitting a statement with their application assessing the proposals against a checklist of sustainability criteria. This Guidance contains that checklist.

The checklist identifies the factors that should be addressed in making development sustainable. It is split into three sections, with criteria dealing with:

a) the citing of the proposal and the existing land use;
b) the impact and use of the development once it is built;
c) the operation of the site during the construction period.

Whilst a number of the criteria relate to the way development is designed or laid out, the checklist does not address aesthetic design issues. Applicants are required to submit a separate statement on urban design, showing how their development satisfies the design principles and standards in the Plan.

Not all the criteria are applicable to all forms of development. Larger scale development will be expected to address most of the criteria within their statement, smaller scale development only some of them. The capital letters in bold alongside each criterion indicate the types of development to which the criterion applies, according to the key below. Householder developments, namely extensions or alterations to dwellings, have a more limited impact on sustainability and hence only a few of the criteria apply. To make the completion of the statement more straightforward for this type of application, a separate 'Householder Checklist' is available.

Key to Types of Development

A	*Large scale*	Residential - more than 5 houses Commercial - more than 235 sq. meters of floor space
B	*Small Scale*	Residential - 5 houses or less Commercial - 235 sq. meters of floor space or less
C	*Householder development*	
D	*Change of use of land or of buildings, or conversions*	
E	*Non building, such as car parking, landscaping, engineering operations*	
F	*Advertisements and Telecommunications*	

The completed Checklist should be returned with your completed planning application further guidance on sustainable development can be found at http://www.hertsdirect.org/scholearn/aboutstatesch/assetsteward/Sustainability

A) SITING AND LAND USE

How will the development satisfy the following criteria?

1. Use previously developed land as opposed to a green field site.**(A,B,D,E)**	✓
2. Avoid the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment. **(A,B,D,E,)**	
3. Make use of any derelict, under-used, or vacant land or buildings.**(A,B,D,E)**	
4. Encourage a maximum lifespan for the development with the use of durable construction unless there are extenuating circumstances requiring more flexibility. **(A,B,D)**	
5. Avoid areas of high quality agricultural land and floodplains. **(A,B,D,E)**	
5a Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan. **(A,B,D,E)**	

B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

How will the development satisfy the following criteria?

Minimisation of Pollution

1. Minimize noise, e.g. building design, use of quieter technology, operating hours and traffic reduction. **(A,B,D,E,F)**	✓
2. Minimize light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting. **(A,B,D,E,F)**	
3. Minimize odours from buildings and plant. **(A,B,D,E)**	

Management of Water Resources

4. Use local sources for the water supply and disposal of waste if possible.**(A,B,E)**	✓
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. **(A,B,D,E)**	
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, minimize road length, avoid water run-off into water courses. **(A,B,D,E)**	
7. Minimize water consumption through the use of water efficient fixtures and fittings, reed bed systems, ponds, rainwater storage and recovery and grey water re-use. **(A,B,C,D,E)**	

Energy Efficiency

8. Maximize passive solar gain by considering the citing and microclimate of the individual buildings e.g. making best use of the sun, avoiding overshadowing, size & orientation of windows, use of earth sheltering. **(A,B,C)**	
9. Minimize heat loss and maximize energy efficiency through building design e.g. using sources of renewable energy, solar panels, insulation, using lobbies and conservatories as buffer zones, draught proofing, localized temperature controls, weather-breaking planting. **(A,B)**	
10. Reduce green house gas emissions through building design, e.g. use of condensing boilers. **(A,B,C,D)**	✓
11. Generate power efficiently from a local source e.g. combined heat and power plant, heat/methane recovery from waste and other forms of renewable energy. **(A)**	
12. Encourage energy efficient modes of transport e.g. cycling walking and buses. **(A,B,D)**	

Waste Management

12a. Follow the Waste Strategy Hierarchy of Minimization, Re-use, recovery, and disposal as a last resort. **(A,B,D,E)**	
13. Maximize facilities on site to help with recycling, including home composting. **(A,B)**	
14. Include facilities for separation and storage of different types of waste for collection. **(A,B,D)**	✓
15. Include public facilities for recycling of waste and consider the need for access by various disposal contractors. **(A,B)**	

Habitats and Species

16. Ensure that there will be no overall net loss of biodiversity i.e. the quantity and variety of species. **(A,B,D,E)**	✓
16a. Contribute to the priorities and targets set out in the Local BAP (Biodiversity Action Plan). **(A,B,D,E)**	
17. Protect designated sites and other sites/features of nature conservation importance, including SSSIs, and County Wildlife Sites. **(A,B,D,E)**	
18. Conserve protected species where found.**(A,B,D,E)**	
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. **(A,B,D,E)**	
20. Provide for the ongoing management of habitats where applicable **(A,D,E)**	
21. Ensure that waste products do not harm wildlife. **(A,B,D)**	
22. Encourage use of timber from sustainable managed sources. **(A,B,D,E,F)**	

Community Provision and Equity

23. Involve the local community in the development of proposals.(A,B)	
23a Contribute to the provision of education facilities where appropriate.(A)	
24. Provide affordable housing, or commuted payment for affordable/ social housing where appropriate. (A)	
25. Provide appropriate health and childcare facilities where appropriate to satisfy local demand. (A)	
26. Improve leisure and recreational facilities e.g. recreation grounds, playing fields, children's play areas. (A)	
27. Make positive provision for open spaces e.g. provide parks, village greens, and commuted sums for future maintenance. (A)	
28. Improve and maintain access to existing open space. (A,B)	
29. Improve community, cultural and social facilities e.g. community centre's, public art. (A)	

Accessibility

30. Improve or enable convenient access to employment centre's, shops, recreation and community facilities and schools. (A,B)	
31. Maximize access for the pedestrian/cyclist to & within the development & give priority to footpaths and cycle ways over private transport modes. (A,B,D)	✓
32. Improve access to buildings for everyone (wheelchair users, people with young children and disabled people). (A,B,D)	
33. Give public transport priority over private transport modes. (A,B)	
34. Improve facilities and conditions for cycling especially safety aspects e.g. secure covered cycle storage, cycle paths, signals and lanes. (A,B,D,E)	
35. Meet the requirements for the preparation and implementation of a Green Transport Plan. (A)	
36. Minimize car parking e.g. appropriate levels/standards of parking, car free neighborhoods, park and ride. (A,B,D,E)	

Contribution to the Economy

37. Increase job opportunities for local people e.g. training courses, inward investment, and small business units. (A,B,D)	
38. Demonstrate how the proposal will add to the generation of income in the local area. (A,B,D)	
39. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction. (A,B,D)	
40. Add to diversity of the local economy. (A,B,D)	✓

Health and Safety

41. Minimize opportunities for crime through the layout of buildings and spaces e.g. natural surveillance of paths overlooking of paths, appropriate landscaping and mixed uses. **(A,B,D)**	✓
42. Segregate vehicles from all other modes of transport wherever possible. **(A,B,E)**	
43. Store potentially hazardous materials safely. **(A,B,D)**	

C) CONSTRUCTION PERIOD

How will the development satisfy the following criteria?

Energy Efficiency

1. Demonstrate how the energy costs of developing the site will be minimized in terms of extraction, manufacture, transport, use and disposal in construction e.g. minimize changes in site levels during construction, avoid use of aluminium. **(A)**	

Minimization of Pollution

2. Include a site investigation to identify areas of soil contamination and take correct measures for decontamination. **(A,B,D,E)**	
3. Minimize noise levels and light pollution during the building processes e.g. use of quieter technology, restriction of operating hours and traffic reduction. **(A,B,D,E)**	
4. Minimize air and dust pollution during construction. **(A,B,D,E)**	✓
5. Prevent pollution of ground and surface water. **(A,B,D,E)**	✓
6. Minimize odours from buildings and plant. **(A,B,D,E)**	✓

Waste Management

7. Identify the volumes and type of waste generated during development through construction and occupation and take measures to minimize, reuse and recycle waste. **(A,B)**	
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. **(A,B,D,E)**	✓
8a. Promote the use of local materials first, followed by low embodied energy materials, and finally high embodied energy imported materials **(A,B,C,D,E)**	

Habitats and Species

9. Ensure the protection of trees, hedgerows and other plants during construction. **(A,B,D,E)**	✓
10. Preserve wildlife habitats on site during construction either in situ or by translocation. **(A,B,D,E)**	

Health and Safety

11. Use clean hazard-free technologies for plant and building operation and maintenance. **(A,B,D,E)**	✓
12. Store potentially hazardous materials safely. **(A,B,D,E)**	✓
13. Avoid unsafe building materials e.g. asbestos, lead paints, organ chlorides.(A,B,D)	
14. Encourage liaison with the local community as part of a 'Considerate Contractor' approach to the construction phase. **(A,B,D,E)**	