

WELWYN HATFEILD SUSTAINABILITY CHECKLIST

Extension of Bus Depot compound comprising laying of hard standing, associated drainage and landscaping

The proposed extension to the bus depot compound falls into the category of E: 'Non building, such as car parking, landscaping, engineering operations'

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.

Yes, the site is within the curtilage of the existing bus compound (albeit a landscape area) and is therefore 'previously developed land'.

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

Yes, site not designated.

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

Yes, landscaped area is currently underused.

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

N/A

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

Yes.

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

PLANNING DEPARTMENT
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B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

How will the development satisfy the following criteria?

Minimisation of Pollution

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

Bus depot extension required to support improved bus services which will assist in traffic reduction.

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

No additional lighting proposed

3. Minimise odours from buildings and plant.

No additional buildings or plant proposed.

Management of Water Resources

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

No water supply or disposal proposed.

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.

Extension will use existing ground water drainage arrangements.

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.

Extension will use existing ground water drainage arrangements.

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 will not increase water consumption.

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.

N/A

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.

N/A

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

N/A

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.

N/A

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

N/A

Waste Management

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

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

N/A

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

N/A

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

N/A

Habitats and Species

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

Site is previously developed land of low biodiversity value. Development will no impact upon bio-diversity.

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

Site is previously developed land of low biodiversity value. Development will no impact upon bio-diversity.

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

Site is previously developed land of low biodiversity value. Development will no impact upon bio-diversity (including designated sites).

18. Conserve protected species where found.

Site is previously developed land of low biodiversity value. Development will no impact upon bio-diversity (including 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.

Development provides no opportunities for nature conservation provision.

20. Provide for the ongoing management of habitats where applicable.

Development provides no opportunities for ongoing management of habitats.

21. Ensure that waste products do not harm wildlife.

N/A

22. Encourage use of timber from sustainably managed sources.

No timber will be used in development.

Community Provision and Equity

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

N/A

23a Contribute to the provision of education facilities where appropriate.

N/A

24. Provide affordable housing, or commuted payment for affordable/ social housing where appropriate.

N/A

25. Provide appropriate health and childcare facilities where appropriate to satisfy local demand.

N/A

26. Improve leisure and recreational facilities e.g. recreation grounds, playing fields, children's play areas.

N/A

27. Make positive provision for open spaces e.g. provide parks, village greens, and commuted sums for future maintenance.

N/A

28. Improve and maintain access to existing open space.

N/A

29. Improve community, cultural and social facilities e.g. community centres, public art.

N/A

Accessibility

Question 30 -33

N/A

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

No scope or need for provision of cycle facilities within development.

35. Meet the requirements for the preparation and implementation of a Green Transport Plan.

N/A

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

No additional car parking proposed

Contribution to the Economy

Question 37 – 40

N/A

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.

N/A

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

Buses will be segregated within the development.

43. Store potentially hazardous materials safely.

N/A

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 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.

N/A

Minimisation of Pollution

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

No contamination suspected on any part of the 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.

Noise will be minimised during construction period through appropriate construction methods.

4. Minimise air and dust pollution during construction.

Air and dust pollution will be minimised during construction period through appropriate construction methods.

5. Prevent pollution of ground and surface water.

Ground and surface water pollution will be minimised during construction period through appropriate construction methods.

6. Minimise odours from buildings and plant.

Odours from buildings and plant will be minimised during construction period through appropriate construction methods.

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.

N/A

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.

Renewable recycled, recyclable and durable products will be used where ever possible.

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

Local materials will be used where ever possible.

Habitats and Species

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

Existing hedges and sapplings around the site will be retained.

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

No wildlife habitats on site.

Health and Safety

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

Clean hazard-free technologies for plant and building operation and maintenance will be used where ever possible.

12. Store potentially hazardous materials safely.

No hazardous materials will be used.

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

N/A

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

We will liaise with neighbours prior to commencing development.