

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

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) Proposed site is a vacant patch of previously developed land within an existing development already in the ownership of the applicant. | ✓ |
| 2. Avoid the loss of urban open spaces and, designated sites for nature conservation, and damage to the Historic Environment. (A,B,D,E,) Site is within a private development. | N/A |
| 3. Make use of any derelict, under-used, or vacant land or buildings. (A,B,D,E) The proposed storage facility building is designed to make use of the vacant plot by creating an enclosed space for the storage of packaging materials and equipment for which there is currently no designated area elsewhere on site. | ✓ |
| 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) The development will be constructed to the highest of standards and maintained well throughout its life span to ensure longevity. | ✓ |
| 5. Avoid areas of high quality agricultural land and floodplains. (A,B,D,E) | N/A |
| 5a Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan. (A,B,D,E) | N/A |

B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

C)

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) The only anticipated cause of any noise will be the usage of a small forklift pallet truck for the transportation of goods to and from the proposed building. The operation hours for will be kept within regular working hours: 08:00-18:00. | ✓ |
| 2. Minimize light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting. (A,B,D,E,F) Minimal external operational lighting to be provided and to match existing lighting levels of surrounding industrial facilities. | ✓ |
| 3. Minimize odours from buildings and plant. (A,B,D,E) Facility will not contain, use or be constructed from any odorous materials. | N/A |

Management of Water Resources

| | |
|---|-----|
| 4. Use local sources for the water supply and disposal of waste if possible. (A,B,E) No water supply needed. | N/A |
| 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) Ground and surface water shall discharge into existing adjacent mains sewer. | ✓ |

| | |
|---|-----|
| 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) Ground and surface water shall discharge into existing adjacent mains sewer. | ✓ |
| 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) No water supply is required therefore there will be no extra usage of water as a result of this development. | N/A |

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) Non-occupied building requiring no heating or cooling. | N/A |
| 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) Non-occupied building requiring no heating or cooling. | N/A |
| 10. Reduce green house gas emissions through building design, e.g. use of condensing boilers. (A,B,C,D) Non-occupied building requiring no heating or cooling. | 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. (A) | |
| 12. Encourage energy efficient modes of transport e.g. cycling walking and buses. (A,B,D) Site is part of existing industrial facility and as such will not affect the current transport usage requirements of the development. | N/A |

Waste Management

| | |
|---|-----|
| 12a. Follow the Waste Strategy Hierarchy of Minimization, Re-use, recovery, and disposal as a last resort. (A,B,D,E) The facility is for the storage of new packaging materials and equipment for the creation of new pharmaceuticals products and therefore is not associated with the disposal of waste. Packaging will be subsequently re-used and/or recycled responsibly. | N/A |
| 13. Maximize facilities on site to help with recycling, including home composting. (A,B) Collection for recycling of waste materials is to be processed elsewhere on site. | N/A |
| 14. Include facilities for separation and storage of different types of waste for collection. (A,B,D) Collection for recycling of waste materials is to be processed elsewhere on site. | N/A |
| 15. Include public facilities for recycling of waste and consider the need for access by various disposal contractors. (A) | |

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) There are currently no species of plant or animal inhabiting the site. | N/A |
| 16a. Contribute to the priorities and targets set out in the Local BAP (Biodiversity Action Plan). (A,B,D,E) | N/A |
| 17. Protect designated sites and other sites/features of nature conservation importance, including SSSIs, and County Wildlife Sites. (A,B,D,E) Development is not within or adjacent to any conservation sites. | N/A |
| 18. Conserve protected species where found. (A,B,D,E) No protected species associated with site. | N/A |
| 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) | N/A |
| 20. Provide for the ongoing management of habitats where applicable (A,D,E) | N/A |
| 21. Ensure that waste products do not harm wildlife. (A,B,D) | N/A |
| 22. Encourage use of timber from sustainable managed All packaging materials and pallets are to be constructed only from certified FSC certified timbers. | ✓ |

Community Provision and Equity

| | |
|--|-----|
| 23. Involve the local community in the development of proposals. (A,B) Proposal is well within the bounds of the existing privately owned industrial facility and is unlikely to be seen by the public from outside the boundary of the site. | N/A |
| 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) | N/A |
| 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) | N/A |
| 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) The proposal will not affect the layout of the roadways and pavements currently serving the employees of the facility. | ✓ |

| | |
|---|-----|
| 32. Improve access to buildings for everyone (wheelchair users, people with young children and disabled people). (A,B,D) All access points, entrances and associated ramping/steps will be fully compliant with the building regulations set out in Approved Document M. | ✓ |
| 33. Give public transport priority over private transport modes. (A,B) Not a public site. | N/A |
| 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) No changes will be made to the adequate facilities already provided for cyclists across the site. | N/A |
| 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) | N/A |

Contribution to the Economy

| | |
|--|-----|
| 37. Increase job opportunities for local people e.g. training courses, inward investment, and small business units. (A,B,D) There will be no increase in job opportunities as a result of the proposed development. | ✓ |
| 38. Demonstrate how the proposal will add to the generation of income in the local area. (A,B,D) | N/A |
| 39. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction. (A,B,D) | N/A |
| 40. Add to diversity of the local economy. (A,B,D) | N/A |

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) | N/A |
| 42. Segregate vehicles from all other modes of transport wherever possible. (A,B,E) | N/A |
| 43. Store potentially hazardous materials safely. (A,B,D) No hazardous materials to be stored. | N/A |

D) 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) No contaminated land associated with this site. | N/A |
| 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) These points will be included in the contractor preliminaries at tender stage. | ✓ |
| 4. Minimize air and dust pollution during construction. (A,B,D,E) These points will be included in the contractor preliminaries at tender stage. | ✓ |
| 5. Prevent pollution of ground and surface water. (A,B,D,E) These points will be included in the contractor preliminaries at tender stage. | ✓ |
| 6. Minimize odours from buildings and plant. (A,B,D,E) These points will be included in the contractor preliminaries at tender stage. | ✓ |

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) These points will be included in the contractor preliminaries at tender stage. | ✓ |
| 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) These points will be included in the contractor preliminaries at tender stage. | ✓ |
| 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) These points will be included in the contractor preliminaries at tender stage. | ✓ |

Habitats and Species

| | |
|--|-----|
| 9. Ensure the protection of trees, hedgerows and other plants during construction. (A,B,D,E) There are currently no trees, hedgerows or other plants on site. | N/A |
| 10. Preserve wildlife habitats on site during construction either in situ or by translocation. (A,B,D,E) There are currently no species of plant or animal inhabiting the site. | N/A |

Health and Safety

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

Site Address: Eisai Europe Ltd, Mosquito Way, Hatfield, Hertfordshire, AL10 9SW

Details of person responsible for completing the checklist.

Name: Tom Willig

Relationship to proposal: Agent
e.g. applicant, agent, ecological consultant.

Date: 08/01/2013