
Appendix 4

Sustainability Statement and Checklist

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 site. | N/A |
| 3. Make use of any derelict, under-used, or vacant land or buildings. (A,B,D,E) The proposed extension to the existing EML building is designed to make use of the vacant plot by creating additional accommodation for B1 use. | ✓ |
| 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) The development avoids areas of high quality agricultural land and floodplains | N/A |
| 5a Avoid the possible sterilisation of mineral resources identified in the Adopted Minerals Local Plan. (A,B,D,E) The development avoids areas of mineral resources identified in the Adopted Minerals Local Plan – Hertfordshire County Council, Minerals Local Plan Review 2002-2016, Proposals Map | 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 operation hours will be between 06:00 – 14:00 and 14:00 – 22:00 | ✓ |
| 2. Minimize light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting. (A,B,D,E,F) External lighting will match existing lighting levels of surrounding buildings. | ✓ |
| 3. Minimize odours from buildings and plant. (A,B,D,E) We are not aware that there will be any odours produced by the building so there are no proposed controls. | N/A |

Management of Water Resources

| | |
|---|---|
| <p>4. Use local sources for the water supply and disposal of waste if possible. (A,B,E) The development will utilise the same local sources for water supply as the existing campus. Disposal of waste water will be to the existing source as the existing campus as detail in the Design and Access Statement.</p> | ✓ |
| <p>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) There will be no change to the existing strategy already in place at the site.</p> | ✓ |
| <p>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) No additional parking is applied for in this application. The site ownership already has areas of soft landscaping and tree and shrub planting.</p> | ✓ |
| <p>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) Water efficient fixtures and fittings will be utilised where possible.</p> | ✓ |

Energy Efficiency

| | |
|---|---|
| <p>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) Solar shading will be used on glazing to minimise the effects of heat gain.</p> | ✓ |
| <p>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) The building will comply with current building regulations. Lobby's have been incorporated around the main entrances into the building.</p> | ✓ |
| <p>10. Reduce green house gas emissions through building design, e.g. use of condensing boilers. (A,B,C,D) Re-circulatory air handling systems, heating and ventilation will be utilised saving large amounts of energy. Aim to use of heat recovery system to provide frost protection heating to the follow spaces within the building.</p> | ✓ |
| <p>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) Re-circulatory air handling systems, heating and ventilation will be utilised saving large amounts of energy. Aim to use of heat recovery system to provide frost protection heating to the follow spaces within the building.</p> | ✓ |
| <p>12. Encourage energy efficient modes of transport e.g. cycling walking and buses. (A,B,D) A green travel plan is already implemented at the site. The building will utilise this strategy.</p> | ✓ |

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) The site is a secure site with no unauthorised public access. The building will utilise the existing waste strategy as outlined in the Design and Access Statement. | ✓ |

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) Trees affected by the development will be relocated elsewhere on the site as detailed in the landscape plan for this application. | ✓ |
| 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) 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) Regular maintenance and management of the campus grounds occurs. | N/A |
| 21. Ensure that waste products do not harm wildlife. (A,B,D) All waste is disposed of using a waste management contractor. | N/A |
| 22. Encourage use of timber from sustainable managed The appointed contractor will be encouraged to adopt this approach during the construction of the building. | ✓ |

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 site. | N/A |
| 23a Contribute to the provision of education facilities where appropriate. (A) | N/A |
| 24. Provide affordable housing, or commuted payment for affordable/ social housing where appropriate. (A) | N/A |
| 25. Provide appropriate health and childcare facilities where appropriate to satisfy local demand. (A) | N/A |
| 26. Improve leisure and recreational facilities e.g. recreation grounds, playing fields, children's play areas. (A) | N/A |
| 27. Make positive provision for open spaces e.g. provide parks, village greens, and commuted sums for future maintenance. (A) | N/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) | N/A |

Accessibility

| | |
|--|-----|
| 30. Improve or enable convenient access to employment centre's, shops, recreation and community facilities and schools. (A,B) The building does not affect current access to and from the site. | 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) A green travel plan is in place at the existing campus. | ✓ |
| 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) A green transport plan is already implemented for the existing campus. | ✓ |
| 36. Minimize car parking e.g. appropriate levels/standards of parking, car free neighborhoods, park and ride. (A,B,D,E) The development makes no changes to the existing number of parking spaces. | 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) The development will expand the existing facility which may result in job opportunities being created. | ✓ |
| 38. Demonstrate how the proposal will add to the generation of income in the local area. (A,B,D) Opportunities for more jobs will be created by the building. | ✓ |
| 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) | 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) The campus has a sophisticated security management strategy already in place. Measures have been implemented around the existing campus site to ensure high levels of security. The building has been designed to help promote natural surveillance. | ✓ |
| 42. Segregate vehicles from all other modes of transport wherever possible. (A,B,E) Designated foot paths have already been implemented on the campus site. Vehicles are separated from pedestrian and cycle routes. The building will retain these. | ✓ |
| 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) The development will aim to retain excavated top soil only on site for re-used in landscaping. An investigation is being undertaken to understand the quality of the existing soil and to determine its suitability for use on the existing landscape. | ✓ |
|---|---|

Minimization of Pollution

| | |
|--|---|
| 2. Include a site investigation to identify areas of soil contamination and take correct measures for decontamination. (A,B,D,E) Please see Design and Access Statement for site investigation report. | ✓ |
| 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) The volumes of waste generated are unknown at this stage but will be dealt with through by the use of the existing licensed waste contractor. | ✓ |
| 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) The contractor will be encouraged to use renewable, recycled and durable products. | ✓ |
| 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) Any trees located close to the development site will be protected in their existing location during construction or relocated to ensure there protection/reuse within the clients ownership boundary. Further details are | ✓ |
|---|---|

| | |
|---|---|
| included in the Design and Access Statement. There are no hedgerows or other plants affected by the building that require protection. | |
| 10. Preserve wildlife habitats on site during construction either in situ or by translocation. (A,B,D,E) There are currently no species of animal inhabiting the site. | ✓ |

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: Christopher Seviour

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

Date: 07/06/2013