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)**	✓