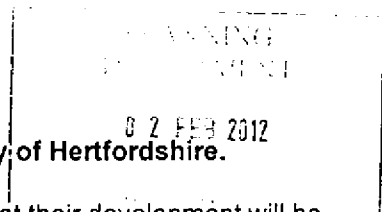


WELWYN HATFEILD SUSTAINABILITY CHECKLIST



Erection of Student Union Office, de Havilland Campus, University of Hertfordshire.

Policy SD1 of the District Plan expects all applicants to demonstrate that their development will be consistent with the principles of sustainable development. Supplementary Design Guidance for Welwyn Hatfield includes a sustainability checklist which is to be submitted with an application, and which identifies the factors to be addressed in making development sustainable.

The erection of the Student Union office at the de Havilland Campus, Hatfield falls into the category of 'small scale development' (B) – Commercial 235 sq. meters of floor space or less.

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.

The development will utilise a small piece of infill land produced by the forms of the existing de Havilland buildings. This piece of land is currently a neglected landscaped space; this constitutes development of a brown field site.

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

The site is an enclosed external space, currently poorly used, the development will not diminish urban open space/designated site for nature conservation or damage the historical environment.

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

Refer to A) 1.

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

The proposed development will use durable materials to maximise the life span of building.

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

The site is not high quality agricultural land or floodplains.

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

The site is not identified in the Adopted Minerals Local Plan.

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B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

How will the development satisfy the following criteria?

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Minimisation of Pollution

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

The site is enclosed by existing university land/properties. The proposed Student Union Office will be in use during the operational hours of the existing de Havilland buildings. Visitor numbers to the campus will not be increased due to the introduction of the Student Union Office. The proposed use will not contribute to overall site noise levels.

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

The proposal does not include any external lighting.

3. Minimise odours from buildings and plant.

The new Student Union Office will not create any additional plant: it will utilise the existing de Havilland plant.

Management of Water Resources

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

The development will connect to the existing water supply and disposal network.

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.

The existing waste water system will be used. No increased run-off will be generated. No alterations are required.

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.

The site is previously developed and as such there will be no significant reduction in permeable surfaces and therefore no impact on drainage and no impact upon hydrology of the site or surrounding area.

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.

Water efficient fixtures and fittings will be used in the development wherever possible.

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.

Not applicable - The site is an infill.

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.

Wherever possible the building design will minimise heat loss and maximise energy efficiency.

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

See B) 9.

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.

Not applicable.

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

The University has an existing campus Travel Plan which covers the de Havilland. The new Student Union Office will not contribute to an increase in the de Havilland campus occupancy levels.

Waste Management

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

The development will be subject to the University of Hertfordshire's Waste and Resource Management Strategy.

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

The University Waste Management Strategy will apply to the development. The new Student Union Office will therefore utilise the existing campus recycling facilities.

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

The University Waste and Resource Management Strategy will apply to the development.

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

The new Student Union Office will utilise the existing campus recycling facilities.

Habitats and Species

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

The proposal will utilise an infill site which is presently a neglected landscaped space. There is not expected to be any loss of biodiversity.

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

It is not considered that the proposal will conflict to the priorities of the Local BAP as the site is of low biodiversity value.

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

The proposed site will have no impact upon site/features of nature conservation importance.

18. Conserve protected species where found.

See B) 16.

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.

The proposed site offers no opportunities for the positive provision of nature conservation features.

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

Not applicable.

21. Ensure that waste products do not harm wildlife.

The operation of the propose development will be carried out in accordance with the University's Waste Strategy, and as such waste products from the developments will not harm wildlife.

22. Encourage use of timber from sustainably managed sources.

Timber used in the development will be FSC certified.

Community Provision and Equity

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

The proposal comprises development/improvements to the University of Hertfordshire's de Havilland campus with no impact upon the wider community, as such community involvement was not considered necessary.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

Not applicable.

28. Improve and maintain access to existing open space.

The development will have no impact upon existing open space.

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

Not applicable

Accessibility

30. Improve or enable convenient access to employment centres, shops, recreation and community facilities and schools.

The proposal will provided a dedicated Student Union Office on the de Havilland campus to directly serve the students and therefore enhancing the student experience.

31. Maximise access for the pedestrian/cyclist to & within the development & give priority to footpaths and cycle ways over private transport methods

The proposal does not provide any opportunities for alterations to footpaths or cycleways.

32. Improve access to buildings for everyone (wheelchair users, people with young children and disabled people).

Level access is provided throughout the new facility including the back office and reception desk. All spaces have been designed to facilitate access by wheelchair users.

33. Give public transport priority over private transport modes.

The development will be subject to the University of Hertfordshire's Green Travel Plan (for de Havilland campus).

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

Given the scale of the proposed development it is unlikely that there will be any additional pressure upon the existing facilities in place for cyclists

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

Not applicable

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

Given the scale of the proposal, there is not additional parking as part of the planning application.

Contribution to the Economy

- 37. Increase job opportunities for local people e.g. training courses, inward investment, and small business units.**

Not applicable given the nature of the development.

- 38. Demonstrate how the proposal will add to the generation of income in the local area.**

Not applicable given the nature of the development.

- 39. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction.**

The development will be subject to the University of Hertfordshire's policies and initiatives.

- 40. Add to diversity of the local economy**

Not applicable given the nature of the development.

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.**

The orientation and location of the development will allow for natural surveillance and the proposed glazed corner allows good visibility when accessing the Street from the Sports Village.

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

Not applicable as no alteration to transport infrastructure is proposed.

- 43. Store potentially hazardous materials safely.**

Provision of secure storage will be made for potentially hazardous materials, i.e. cleaning fluids etc.

C) CONSTRUCTION PERIOD

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.**

Not applicable.

Minimisation of Pollution

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

Contamination of the site is not expected (site was very recently redeveloped and no contamination was identified).

3. Minimise noise levels and light pollution during the building processes e.g. use of quieter technology, restriction of operating hours and traffic reduction.

Detailed construction plans have not yet been finalised. A considerate constructor scheme is presently proposed for the development.

4. Minimise air and dust pollution during construction.

See C) 3.

5. Prevent pollution of ground and surface water.

See C) 3.

6. Minimise odours from buildings and plant.

See C) 3.

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.

The development will be carried out in accordance with the University Waste Management Strategy (which aims to minimise, reuse and recycle waste as far as possible). Materials will be recycled and re-used wherever possible although details are to be finalised.

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.

Materials will be recycled and re-used wherever possible.

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

Local materials and low embodied energy materials will be sourced where possible.

Habitats and Species

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

No trees or hedgerows of value will be affected during construction period.

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

No wildlife habitats will be affected during construction period.

Health and Safety

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

Plant, building operation and maintenance issues are to be finalised. The use of clean hazard-free technologies will be encouraged.

12. Store potentially hazardous materials safely.

Operation on site will comply fully with health and safety regulations.

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

Operation on site will comply fully with health and safety regulations.

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

The University has ongoing discussions with the local community.