

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>

The Proposal

The proposed development consists of both types A and E of the aboved categorised development. A proposed extension to the existing toilet block will result in a 360 sqm increase in commercial floorspace (Type A development). The other elements of the proposal comprise the introduction of an outdoor high ropes course, the development of a disused wet play area, and car park, access, and highways improvements (Type E development).

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)**

The land that encompasses the proposed wet play area was previously used for leisure and recreation activity. The former Splashlands complex has been disused and inaccessible to the public since 1999. The site remains vacant and derelict today. The proposed development will be built on the existing footprint of the previous development and bring the space back to full public access.

The proposed outdoor high ropes course will occupy an area of Stanborough Park which presently consists of a hard-surface basketball court and an area of open green space. The site presently provides opportunities for formal and informal recreation to residents and visitors. The provision of such unique recreational facilities will attract visitors as well as local residents, and ensure the continued use of the area for recreation.

The proposal includes improvements to the existing car park, access, and highways. This element of the proposal aims to improve the amenities already existing on the site, and does not propose the development of any green field land.

2. Avoid the loss of urban open spaces and designated sites for nature conservation, and damage to the Historic Environment. **(A,B,D,E,)**

There will be no loss of urban open space or nature conservation areas. There will be no damage to the historic environment.

3. Make use of any derelict, under-used, or vacant land or buildings. **(A,B,D,E)**

The proposed development will bring back into the public realm a space that has been vacant, derelict, and inaccessible to the public since 1999.

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 proposed development will be constructed using sustainable, robust materials and designed to maximise the lifespan of the buildings and surrounding landscape.

5. Avoid areas of high quality agricultural land and floodplains. **(A,B,D,E)**

The proposed development will not affect agricultural land.

The proposed development falls within the floodplain, but has been designed using guidance from the Environment Agency and the recommendations of a flood risk assessment, to ensure its compatibility with the surrounding environment.

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

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 proposed development is located in Stanborough Park. The nearest residential properties to the site are buffered to the south west by the A1 motorway and to the north east by an open expanse of parkland. Potential noise from the proposed development is not considered to be of significance. Any noise produced by the development is likely to be overwhelmed by the nearby A1 motorway, noise from which can be heard distinctly on the site at present. The proposal is not expected to increase noise from traffic.

2. Minimize light pollution, e.g. design of buildings, and lighting schemes, avoiding use of floodlighting. **(A,B,D,E,F)**

As there is little residential use in the immediate surrounding area, the limited lighting proposed for the scheme is unlikely to impact on residential amenity. No floodlighting will be used in the proposed development.

3. Minimize odours from buildings and plant. **(A,B,D,E)**

The only possible odours arising from the proposed development would be from the cafe. Such an impact will be dealt with by the use of extractor fans from the kitchen.

Management of Water Resources

4. Use local sources for the water supply and disposal of waste if possible. **(A,B,E)**

The proposal will use local sources for its water supply and waste disposal.

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 will be allowed to drain naturally, using soakways and sustainable urban drainage systems (SUDS).

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 will be allowed to drain naturally using SUDS. Please refer to Flood Risk Assessment for further information.

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)**

The proposed new development will provide energy efficiency and water saving details.

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)**

The orientation of the building has been dictated by the existing layout of the site. However the proposed building will be energy efficient and reduce greenhouse gas emissions wherever possible.

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 proposed building will be energy efficient.

10. Reduce green house gas emissions through building design, e.g. use of condensing boilers. **(A,B,C,D)**

The proposed building will reduce greenhouse gas emissions wherever possible.

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)**

N/A

12. Encourage energy efficient modes of transport e.g. cycling, walking, and buses. **(A,B,D)**

The proposed development will create new routes and enhance those existing, improving access to the site for pedestrians, cyclists, and public transport.

Waste Management

12a. Follow the Waste Strategy Hierarchy of Minimization, Re-use, recovery, and disposal as a last resort. **(A,B,D,E)**

Materials on site will be reused wherever possible during construction.

13. Maximize facilities on site to help with recycling, including home composting. **(A,B)**

The site operators will be encouraged and guided by the Management Plan (produced after the development of the scheme) to recycle waste produced by the cafe proprietors and customers.

14. Include facilities for separation and storage of different types of waste for collection. **(A,B,D)**

See above.

15. Include public facilities for recycling of waste and consider the need for access by various disposal contractors. **(A,B)**

See above.

Habitats and Species

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

<p>(A,B,D,E)</p> <p><i>Habitat surveys undertaken on site have provided guidance for preserving habitats and biodiversity on the site. Following the recommendations of these surveys, no loss of habitat will be incurred. Habitats will instead be enhanced through the use of new planting, preservation of existing habitats, and ongoing estate management.</i></p>
<p>16a. Contribute to the priorities and targets set out in the Local BAP (Biodiversity Action Plan). (A,B,D,E)</p> <p><i>See above.</i></p>
<p>17. Protect designated sites and other sites/features of nature conservation importance, including SSSIs, and County Wildlife Sites. (A,B,D,E)</p> <p><i>N/A</i></p>
<p>18. Conserve protected species where found. (A,B,D,E)</p> <p><i>No protected species were found on site.</i></p>
<p>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)</p> <p><i>See No. 16.</i></p>
<p>20. Provide for the ongoing management of habitats where applicable (A,D,E)</p> <p><i>See No. 16.</i></p>
<p>21. Ensure that waste products do not harm wildlife. (A,B,D)</p> <p><i>The operators of the proposed development will ensure that any waste products potentially harmful to wildlife (if any) are safely and responsibly disposed of.</i></p>
<p>22. Encourage use of timber from sustainable managed sources. (A,B,D,E,F)</p> <p><i>Building materials will be secured from sustainable sources.</i></p>

Community Provision and Equity

<p>23. Involve the local community in the development of proposals. (A,B)</p> <p><i>A number of consultation exercises have taken place during the proposal design process. Please refer to the Design & Access Statement for full details of the public consultation process.</i></p>
<p>23a Contribute to the provision of education facilities where appropriate. (A)</p> <p><i>The proposals include an educational play facility and a teaching room for school and community use.</i></p>
<p>24. Provide affordable housing, or commuted payment for affordable/ social housing where appropriate. (A)</p> <p><i>N/A</i></p>
<p>25. Provide appropriate health and childcare facilities where appropriate to satisfy local demand. (A)</p> <p><i>N/A</i></p>

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

The proposed development is replacing a lost recreation and leisure facility for use by the public, enhancing a currently derelict site, and providing play facilities where there is at present a deficiency.

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

The scheme will provide new recreation and leisure facilities to enhance and encourage use of an existing open space.

28. Improve and maintain access to existing open space. **(A,B)**

The proposed scheme will improve and maintain access to existing Stanborough Park for all park users.

29. Improve community, cultural and social facilities e.g. community centres, public art. **(A)**

The proposed development will offer opportunities for social interaction, education and training, and access to cultural events that can take place in the recreation facilities and/or teaching room.

Accessibility

30. Improve or enable convenient access to employment centres, shops, recreation and community facilities and schools. **(A,B)**

The proposal includes Phase II improvements to the car park, access arrangements, and highways.

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)**

New and enhanced pedestrian and cycle paths are included in Phase II of the development proposal.

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

The proposal will be fully DDA compliant.

33. Give public transport priority over private transport modes. **(A,B)**

Enhanced pedestrian routes will make it more attractive to travel to the development by public transport. These improvements will be included in Phase II of the development.

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)**

The proposal will maintain and enhance facilities for cyclists in order to improve cyclist experience.

35. Meet the requirements for the preparation and implementation of a Green Transport Plan. **(A)**

A Green Transport Plan has been prepared and will be implemented in due course.

36. Minimize car parking e.g. appropriate levels/standards of parking, car free neighborhoods, park and ride. **(A,B,D,E)**

The proposal fully maintains the existing provision of car parking on site, and enhances other modes of

transport to and from the site. These improvements will be included in Phase II of the development.

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 facility is expected to create 12 part time jobs for local residents. These are outlined below.

Position	Jobs Created (FTE)
Cafe worker	5 part time
Wet play area worker	3 part time seasonal
High ropes course worker	3 part time
Facility management	1 part time
Total	12 part time (6)

38. Demonstrate how the proposal will add to the generation of income in the local area. **(A,B,D)**

Income in the local area will be generated by the development of the high ropes course, the wet play area, the cafe and the use and hire of the teaching room. The teaching room will be accessible to independent groups, local community, and other businesses to hire for events or training opportunities.

39. Promote socially and environmentally responsible business practice e.g. waste minimization, office recycling, energy saving schemes and noise reduction. **(A,B,D)**

Under the terms of the lease agreement between Welwyn Hatfield Council (the landowner) and the site operator and subsequent sublease holders for cafe operation, energy efficiency, recycling, and the sale of fair trade goods will be encouraged. The building will be built using energy efficient design, and recycling and appropriate waste disposal facilities will be provided.

40. Add to diversity of the local economy. **(A,B,D)**

Currently no business opportunities exist on site and the development of a high ropes course, a wet play area, a cafe and a teaching room will provide new opportunities for the area.

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 proposals will be designed using Secure by Design guidance to maximise safety on site.

42. Segregate vehicles from all other modes of transport wherever possible. **(A,B,E)**

The proposed enhancements to pedestrian and cycle access will ensure the separation of vehicles from other modes of transport wherever possible.

43. Store potentially hazardous materials safely. **(A,B,D)**

The proposals comply with safe storage of any potentially hazardous materials.

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 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)**

A number of ground condition surveys have taken place. The recommendations put forward by these documents have been taken into account in order to mitigate flood risk and loss of habitat while ensuring energy efficiency and sustainable use of materials.

Minimization of Pollution

2. Include a site investigation to identify areas of soil contamination and take correct measures for decontamination. **(A,B,D,E)**

Soil contamination surveys have been undertaken and are included in the full planning application package.

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)**

Site supervision and CDM compliance will be strictly adhered to during the construction period. The main contractor will have a track record of sensitive/considerate development.

4. Minimize air and dust pollution during construction. **(A,B,D,E)**

See above.

5. Prevent pollution of ground and surface water. **(A,B,D,E)**

See above.

6. Minimize odours from buildings and plant. **(A,B,D,E)**

See above.

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)**

Where possible materials will be reused, recycled, and disposed of at local sites to minimise transport. An ongoing WRAP spreadsheet will be developed and kept during construction and completion.

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)**

See above.

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)**

The proposal is compliant.

Habitats and Species

9. Ensure the protection of trees, hedgerows and other plants during construction. **(A,B,D,E)**

Trees, hedgerows, and other plants will be protected during construction.

10. Preserve wildlife habitats on site during construction either in situ or by translocation. **(A,B,D,E)**

Surveys and studies undertaken have recommended actions to preserve, protect, and retain trees, hedgerows, and habitats during and after the construction period.

Health and Safety

11. Use clean, hazard-free technologies for plant and building operation and maintenance. **(A,B,D,E)**

The proposal is compliant.

12. Store potentially hazardous materials safely. **(A,B,D,E)**

The proposal is compliant.

13. Avoid unsafe building materials e.g. asbestos, lead paints, organ chlorides.(A,B,D)

The proposal is compliant.

14. Encourage liaison with the local community as part of a 'Considerate Contractor' approach to the construction phase. **(A,B,D,E)**

The lead consultant will ensure the main contractor to the development will comply with the 'Considerate Contractor' approach.

Site Address: **Stanborough Park**

Details of person responsible for completing the checklist

Name: **Max Plotnek**

Relationship to proposal: **Applicant Agent**

Date: **19 December 2012**