

# SUSTAINABILITY CHECKLIST

13 PEARTREE FARM WELWYN GARDEN CITY AL7 3UW

## A) SITING AND LAND USE

1. Site uses previously developed land, no green field areas are involved.
2. No loss of urban open spaces and designated sites for nature conservation or damage to the Historic Environment
3. Development makes use of derelict, under used land and building.
4. The new building is designed for a maximum lifespan with brick construction and tiled roof.
5. The site is not in an area of agricultural land or floodplains.
- 5a No sterilisation of mineral resources will be made.

## B) IMPACT AND FUTURE USE OF THE DEVELOPMENT

### Minimisation of Pollution

1. The building is for B1 use, the first such type in Peartree Farm. With insulated brick construction and double glazing the noise level will be minimized. In fact the premises is likely to be the quietest in Peartree Farm.
2. With window blinds, low energy lighting and no floodlighting the building is designed to minimize light pollution.
3. As a B1 use building odours will be minimised from the property.

### Management of Water Resources

4. The building will be connected to mains water supply and existing drainage system.
5. The building and use of the building will not cause pollution of ground and surface water, sewer pipes will be renewed where necessary.
6. The site will utilise permeable surfaces and as the site slopes away from the access road water run-off will not flow into water courses.
7. Water efficient fixtures and fittings will be used throughout and a system to store and rain rainwater will also installed.

### Energy Efficiency

8. Energy efficient glass will be installed to all windows.
9. Heat loss will be minimized using through efficient installation, temperature controls and draught proofing.
10. A condensing boiler will be used to reduce green house gas emissions.
12. As Peartree Farm is close to rail and bus routes it is expected that employees will use these services. Also, the building will have a designated, secure bicycle store and encouragement will be given to local employees to ride to work.

### Waste Management

- 12a A policy of waste minimization will be followed.
13. On site material recycling facilities will be provided.
14. Different types of waste (paper/plastics/glass/metal) will be stored separately for collection.
15. No public facilities will be provided for recycling of waste. Private contractors will remove the site's limited amount of waste.

### Habitats and Species

16. There will be no loss of biodiversity by the site development.
17. Wherever possible the site will contribute to the Local Biodiversity Plan.
18. Found protected species will be conserved.
19. Only a limited amount of planting will provided on the site.
21. The site's waste products will not harm wildlife.
22. Where possible, timber from sustainable managed sources will be used.
23. The local community is already involved in the development proposals.
28. There are no open spaces close to the site. Access is to the site only.

### Accessibility

30. The site will not affect access to employment centres, shops, recreation and community facilities and schools.
31. The site will have access for on site pedestrians and cyclist.
32. Access for wheelchairs and disabled people will be provided.
33. Use of rail and bus services will be promoted, employees over 60 with a local bus pass will be given a free Senior Rail Card for discounted rail travel.
34. A secure cycle store will be provided and bicycles will be available through Cyclescheme, part of the Government's Green Transport Initiative.
36. Although parking for six vehicles will be provided emphasis will be placed on bicycle, bus and rail travel to the site. Consideration will be given for the introduction of parking priority for vehicles with low Co2 emissions.

### Contribution to the Economy

37. Job opportunities will be available for local people, with computer training courses through IT investment. The site is a small business development.
38. The site will offer employment and income generation not currently available within the business estate.
39. The site will operate an environmentally responsible business.
40. No B1 type business exists in Peartree Farm so the site will add to the diversity of the local economy.

### Health and Safety

41. Opportunities for crime will be limited by natural surveillance of site access and secure locks to windows and doors. Installation of CCTV will be considered if evidence of crime exists.
42. All vehicle parking is located to the north side of the building separate from other modes of transport.
43. Separate, safe and secure storage will be provided for any potentially hazardous materials.

## **C) CONSTRUCTION PERIOD**

### Minimization of Pollution

2. A site inspection revealed no evidence of soil contamination.
3. Construction will be on weekdays only between 8pm to 6pm. Wherever possible noise levels and site traffic movement will be kept to a minimum during this small scale development.
4. Measures to minimize air and dust pollution will be implemented.
5. Action to prevent pollution of ground and surface water will be implemented.
6. Any odours from buildings and plant will be monitored and minimized.

### Waste Management

7. It is estimated that four 7m3 skips will be needed to accommodate the waste generated during development and occupation. The waste will consist of soil (including top soil for reuse elsewhere), unusable timber from existing building, rotten wooden fencing, damaged/unused bricks, plasterboard and materials packaging which cannot be recycled.
8. Materials from the demolition of the existing building will be recycled wherever possible, bricks and concrete will be used as hardcore and aggregate.

### Habitat and Species

9. Trees and plants will be protected during construction – there are no hedgerows on or close to the site.
10. Any wildlife habitats found on the site will be trans-located to other appropriate locations.

### Health and Safety

11. Clean, hazard-free technologies for plant, building operation and maintenance will be used.
12. Any potentially hazardous materials will be stored safely in accordance with the manufacturer's instructions and safety regulations.
13. Unsafe building materials will be avoided. Asbestos, lead paints and chloride based materials will not be used.
14. During the construction period liaison with the local community will be pursued in keeping with the principles of a 'Considerate Contractor'.