

Salmon Harvester Properties Ltd

SUSTAINABILITY BRIEF

“...to meet the needs of the present without compromising the ability of future generations to meet their own needs ...”
(Brundtland Commission)

This Brief sets out the environmental and sustainability requirements of SHPL which reflect the UK Government’s Command Paper “*Securing the Future: delivering UK sustainable development strategy*”.

Design and construction teams are expected to meet all legal and other relevant requirements whilst undertaking design and/or construction activities and should ensure that they are aware of all relevant industry standards and guidance.

DESIGN STANDARDS

SITE AND ITS ENVIRONS

Ecology

Conserve, enhance and create habitat for flora and fauna, particularly protected species that may be found on a site.

Locality

Design a development that contributes towards a pleasant environment for all those using the development and surrounding area.

Flood Risk

Protect the flood plain and ensure that flood risk at the site and elsewhere is not increased as a result of the development.

Heritage

Protect, and enhance wherever possible, existing heritage including historic buildings, conservation areas, archaeology and the historic environment.

Land Use

Make the most efficient use of previously developed land and contribute towards relieving pressure on greenfield areas.

Character and Distinctiveness

Design high quality developments which enhance the local character and distinctiveness of the area in accordance with the local identity, culture and social heritage.

Local Economy

Design developments that contribute towards local economic growth and unlock the growth potentials of the area.

Regeneration

Design developments that encourage the regeneration of the local areas.

Transport

Minimise vehicle journeys associated with the development and improve accessibility to the site by a choice of travel modes.

RESOURCE CONSUMPTION

Energy

Limit the impact of the development upon global climate through the minimisation of carbon dioxide emissions arising from the manufacture of materials, their transportation, installation and construction as well as the energy used once the development is occupied.

Materials

Reduce environmental impacts and enhance benefits to the local economy through careful selection, storage and handling of materials used to construct the development and wherever possible, by the use of recycled materials, materials with a high recycled content, materials from sustainable sources and materials from local sources.

Waste

Facilitate implementation of the waste hierarchy of “reduce, reuse and recycle” during construction and operation.

Water Use

Increase efficiency of water use within the development and minimise water demand.

ENVIRONMENTAL QUALITY

Emissions to Air

Minimise the emission of indoor and external air pollutants associated with the development.

Landscape

Develop intuitive, imaginative, high quality designs which respond positively to their environment and the people who will use them.

Noise and Vibration

Minimise the effect of noise and vibration from operation of the development upon neighbours.

Surface and Ground Water

Ensure that the development does not have a negative effect upon the quality of surface water and enhance the water environment where possible.

END USERS

Access

Ensure the development is fully accessible by all.

Facilities

Design developments that incorporate sufficient facilities to meet the daily requirements of users of, and visitors to, the site.

Comfort, Health and Well-Being

Create buildings and spaces that enhance the comfort, health and well-being of users, occupants and the neighbouring community.

Connectivity

Maintain and enhance linkages with surrounding communities, local facilities and support increased use of surrounding spaces.

Crime & Security

Create spaces where people feel safe and secure, where crime levels are low and where managed security is minimised through good design.

Employment Issues

Create additional jobs and a more diverse range of employment opportunities.

Equal Opportunities and Diversity

Consider measures that promote equality and social cohesiveness

Health & Safety

Provide a safe environment for workers on all construction sites and a safe workplace for all users.

Public Realm

Enhance the provision of high quality public realm within the local area.

Training and Education

Facilitate an increase in training provision and skills base within the local area.

INVOLVEMENT OF STAKEHOLDERS

Generally

Ensure that all stakeholders are given sufficient opportunity to comment on, and input to, the design and construction of the development.

Agencies and Organisations

Ensure consultation is initiated and maintained with all relevant agencies and organisations such as heritage groups, local water providers, Environment Agencies and planning authorities, as appropriate.

Community

Undertake engagement with local communities from early in the design stage to foster close working relationships, to gain a better understanding of the potential impact of the development upon the local community and to improve the development proposals by allowing changes to be made to the draft schemes before planning applications are submitted to local authorities.

Employees

Ensure that the Project Team is fully briefed and has the necessary resources and systems in place.

Users and Occupants

Understand the needs and requirements of potential users and occupiers.

PRE-CONSTRUCTION STANDARDS

Undertake thorough forward planning in order to minimise the impact of the construction phase upon the environment and local communities.

CONSTRUCTION STANDARDS

Effectively manage construction to minimise impact on the surrounding community and environment, ensure that contractors are members of the Considerate Constructors Scheme and that the guidance provided by CIRIA's "*Environmental Good Practice – Site Guide 2005 (C650)*" and any relevant regional guidance and strategies relating to managing construction on site to control environmental impact, are followed.