

SUSTAINABLE DESIGN & CONSTRUCTION STATEMENT

1.0 Waste and Recycling

During construction all the principals of a "site waste management plan" will be in place to ensure waste is either designed out, reduced as far as possible, materials are re-used if possible, any leftover waste will be recycled where applicable and any non-recyclable waste will be disposed off in a responsible way.

2.0 Construction

The proposed steel frame industrial building will be carried out by a local contractor using local labour and materials, where possible.

High quality materials and workmanship will be provided, and all details will be in compliance with the current Building Regulations. Trip generation for construction vehicles will be reduced as far as possible.

3.0 Flood Risk

The site is not located in an area at risk of flooding. The development will utilise sustainable drainage techniques with surface water soaking naturally into the ground through soft landscaping.

4.0 Development Ratings

This requirement is not applicable.

5.0 Materials

The proposed materials will reflect those already used on the existing dwelling and elsewhere in the local area.

6.0 Energy

This requirement is not applicable.

7.0 Water

This requirement is not applicable.

8.0 Pollution

The development as a steel frame industrial building will create minimal pollution. Under Approved Document Part H, the drainage systems will be designed to prevent any pollution.

9.0 Biodiversity

The footprint of the new steel frame industrial building is small in comparison to the overall site area which benefits from existing soft landscaping areas

10.0 Secure Design

This requirement is not applicable.