

Sustainability Checklist (IDP Policy GP9)

Proposed Independent Living Units and Store at Le Murier School, Baubigny Farm Lane, St. Sampson's. Your Ref: FULL/2018/1296.

The Strategic Land Use Plan sets out expectations that all new development should demonstrate the wise use of natural resources, incorporate appropriate sustainable construction techniques and mitigate, adapt and become more resilient to climate change.

In accordance with this expectation this proposal is for a sustainable development that will make the most effective and efficient use of land, with the prudent use of natural resources, whilst protecting and managing the natural and built environment. These cabins and store will be of timber frame construction. Softwood timber is an inherently sustainable material when ethically sourced (as this timber will be) and the use of energy intensive (to produce) cement will be kept to a minimum. Timber construction is also inherently thermally efficient and these cabins will exceed the requirements of all of the relevant heat loss calculations as noted on the drawings. Constructional efficiency and the quality and sustainability of the materials used will be guaranteed by the manufacturers of these proprietary buildings. Many aspects of sustainable design and construction will be addressed by the requirements of the Building (Guernsey) Regulations, 2012, any subsequent revisions and the associated Guernsey Technical Standards. For example, water efficiency under Part G, drainage and waste disposal under Part H, the conservation of fuel and power under Part L and access under Part M of Schedule 1 to the Building (Guernsey) Regulations, 2012. This proposed development will exceed all of these and this approach will help to reduce the Island's contribution to greenhouse gases. In particular one of the cabins will be full accessible and exceed the requirements of Part M of the Guernsey Technical Standards.

This development has been designed to take into account the use of energy and resources and any adverse impact on the environment that it may have through paying particular regard to the location, orientation and appearance of the buildings, the form of construction, the materials used and its resilience to climate change and flooding.

Consideration has been made with regard to the prudent use of natural resources, including those that enable the supply of renewable energy in accordance with Policy IP1: Renewable Energy Production by means of harnessing renewable energy to be designed into new development as integral building elements, such as building integrated photo-voltaic infrastructure (BIPI), where it forms the primary roof covering of a building (see Policy IP1: Renewable Energy Production) but due to the intermittent occupation of these cabins no proposals for renewable energy are incorporated at this stage.

However, the design, layout and orientation of the buildings, their form of construction and the materials used have been designed to play a key role in delivering a more designed sustainable development and reducing energy demand. The design is for very compact units of accommodation which will by nature of their small size consume less energy than larger units. The method of construction (timber) and location

(arranged with the primary accommodation orientated to the south) will help to achieve a more sustainable development and has been considered at the earliest stages of the design and development process. As noted by the Strategic Land Use Plan, achieving a more sustainable development may require, in some cases, a move away from the traditional design and layout of buildings to enable sustainable construction techniques to be used and to best respond to the effects of the natural environment by minimising negative impacts and maximising positive effects.

The design of this development, and the extent of the impermeable surfaces proposed as part of it, have been kept to a minimum so as to minimise the implications for flood risk management and the management of the surface water run-off resulting from this development. The drainage implications of development have been considered at the early stages of the design process. As the adjacent existing building has just been redeveloped as part of this 'independent living' complex associated with the Le Murier School we are aware that the site is very low lying and that there are existing culverted dourits which run across the site. Therefore the drainage solution that forms part of this development will address and mitigate any unacceptable increase in flood risk. Consideration has been given to incorporating sustainable drainage measures as part of the development process. The soft and hard landscaping will help address drainage and runoff issues positively whilst reinforcing local character and distinctiveness of this area.

Where possible any material removed from the site by excavation will be reused on the site for soft landscaping (in particular earth banks) and therefore we expect very little excavation or demolition waste will have to go to a 'landfill' method of disposal.