

Sustainability Statement

Proposed Starbucks, J36, M1, Rockingham, Barnsley

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Disclaimer

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This report is made on behalf of E.V. Waddington Ltd. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

Summary

Peak Sustainability Ltd have been commissioned by E.V. Waddington Ltd to carry out a review of sustainability and to provide detailed proposals for reducing the environmental impact of their proposed new Starbucks Drive Thru at J36, M1, Rockingham, Barnsley.

The primary aim of the report is to establish a number of environmental management proposals which are to be presented to Barnsley Metropolitan Borough Council in order to satisfy condition 9 of the Grant of Planning Permission (Application No. 2018/0745). The planning condition states the following:

"The proposed development shall achieve BREEAM standard of 'Very Good' or equivalent. Upon completion of the development, an energy performance certificate shall be provided to the Local Planning Authority demonstrating that the required standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

Reason: In the interest of sustainable development, in accordance with Core Strategy Policy CSP2".

The above condition relates directly to Barnsley Metropolitan Borough Councils Local Development Framework Core Strategy policy CSP2 Details of the proposed actions/mitigation measures are summarised as follows:

Management:

- The contractor will have a sustainable timber policy.
- The contractor will ensure that onsite activities are undertaken in accordance with best practice.
- The project teams will ensure that information about the scheme is passed on to the occupier.

Health & Wellbeing

- The development will provide a high level of natural daylighting and a view out.
- The site layout and external lighting will enable safe and simple access around the site for all users.
- The design team will consult with the local Police ALO with regards to crime and security issues.

Energy:

The project team have considered the energy hierarchy as follows:

- Energy Reduction: Using a 'Fabric First' approach by increasing insulation and reducing air infiltration.
- Energy Efficiency: Lighting is to be LEDs, efficient HVAC systems and metering of utilities.
- Sustainable / Low Emission Energy: The building has to achieve a 15% reduction in carbon emissions as result of using renewable / low carbon energy sources.

Transport:

- The site will include Cycle storage for use by staff and customers.
- The site will include an EV charging point for charging of electric vehicles.
- The site will be connected to offsite cyclist and pedestrian routes, so far as they exist.

Water:

- The buildings water supply will be metered.
- The external landscaping will be designed to avoid the requirement for mains fed irrigation systems.

Materials:

- The materials will be hardwearing and have a long design life.
- The building will be of 'lightweight' construction to reduce the embodied impact of materials.
- Materials will be responsibly sourced.

Waste:

- Reduce: The contractor will use off-site fabrication and fabric and Just In Time (JIT) principles.
- Reuse: Excavated soils will be re-used on site and the use of recycled aggregate will be considered.
- Recycle: The developer will employ a waste management contractor to segregate construction waste.

Land Use & Ecology:

- The clearance of the site will take place outside of the bird nesting season.
- The contractor will appoint an in-house 'biodiversity' champion to oversee site activities.
- A landscape management plan will be developed covering at least 5 years.

Pollution:

- Light Pollution: The external lighting will meet relevant guidance on night time light pollution.
- Air Pollution: The development will provide facilities for alternative modes of travel.
- Flooding and Surface Water: The development will attenuate surface water on site.

Company Profile

Peak Sustainability is an independent consultancy dedicated to providing energy efficiency and sustainability advice to the construction industry.

Our specialist team provide advice to architects, engineers and developers to find practical and financially viable ways of improving environmental performance within the built environment.

Peak Sustainability's key objective is to assist clients in ensuring that sustainability is incorporated into their development whilst maintaining practical and financial viability.

Peak Sustainability offers the following core services:

Reviews, Audits & Appraisals

- **Energy Efficiency Audits**
- **Renewable Energy Feasibility Reports (BREEAM Compliant)**
- **Sustainability Appraisals and Statements**
- **Design Reviews**
- **Planning Statements**

Tenders and Funding

Peak Sustainability's consultants can provide sustainability advice and information at early design stage to help design teams/contractors with their funding and/or tender submissions.

BREEAM New Construction 2018

- **Commercial Schemes:**
 - Industrial
 - Offices
 - Retail
- **Public Schemes:**
 - Education (including Education)
 - Higher Education
 - Healthcare
 - Prisons
 - Courts
- **Other: Buildings:**
 - Visitors Centres
 - Holiday Villages
 - Bespoke public and/or commercial buildings not covered by the above schemes

Introduction

The proposed development comprises an A3 café and 'drive thru' facility which to be constructed along with associated access and parking on a contained site which is bounded by the A6195 (Dearne Valley Parkway) and Sheffield Road and is close to Junction 36 of the M1 motorway.

The development is to be occupied by Starbucks Coffee and has been designed in accordance with their particular specification requirements. The development is to be constructed in two phases with the building shell and fit-out being completed under separate contracts and using different project teams.

Planning permission was granted by Barnsley Metropolitan Borough Council on 14th June 2018.

Site Details

The site is currently undeveloped, but has previously been used as a construction compound and site offices by contractors working on the surrounding road infrastructure. Access to the site is by way of a spur road from the roundabout, which has been constructed to allow development of the site and neighbouring land.

The site is located approximately 400m walking distance from the nearest settlement (Hoyland) and whilst there are footpaths which connect the site to Hoyland, pedestrians would need make an uncontrolled crossing of the busy Sheffield Road in order to access the development. The footpaths are designated as shared footway and cycle ways. It is therefore intended that the development will be primarily accessed by motorists either from the local area or using the M1 motorway.



Figure 1: Site Plan

Development Details

The building has been designed in accordance with Starbucks franchise identity and will generally be as follows:

- A single storey mono-pitch steel frame which rises from 3.1m to 4.3m in height along its NW & SE elevations
- Measure 10m by 18m and have a gross internal floor area of approximately 168m²
- The external walls will comprise of powder coated steel composite cladding panels, with feature areas of timber and brick slip cladding. There is also a significant amount of glazed curtain walling present on the scheme.
- The roof will comprise of a single ply membrane on 120mm of panel insulation which is to be fixed to softwood rafters.
- There are no upper floors associated with this development. The design of the ground floor is to be confirmed by the structural engineer.
- The development is currently being built as a shell with the final heating, ventilation, lighting and water services strategies to be confirmed by the 'fit-out' team.

Planning Policy Review

The following sections review the relevant documents and policies identified by Barnsley Metropolitan Borough Council in their Grant of Planning (Ref: Application No. 2018/0745, 14th June 2018).

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that development should be in accordance with the approved Development Plan. The Development Plan for this site is the Barnsley Metropolitan Borough Council Statutory Development Plan.

The National Planning Policy Framework (NPPF) is also of relevance together with the Grant of Planning Permission (Application No. 2018/0745).

National Planning Policy

The National Planning Policy Framework (NPPF) provides details of national planning policy for England and Wales.

- Paragraph 10 of the National Planning Policy Framework (NPPF) explains that at the heart of the Framework is the presumption in favour of sustainable development
- Paragraph 8 of the NPPF identifies the three dimensions to sustainable development as economic, social and environmental.

Barnsley MBC Statutory Development Plan

Barnsley Metropolitan Borough Council is in the process of developing and adopting a new Local Plan. In the interim period, the authority is using a Statutory Development Plan to make planning decisions until the Local Plan is adopted. The Statutory Development Plan is made up of a number of key documents including the Core Strategy, which sets out long term strategic policies for Barnsley's development.

Barnsley MBC Core Strategy

Barnsley Metropolitan Borough Council's Core Strategy was adopted in September 2011 and is the principal document of the Local Development Framework (LDF). The Core Strategy sets out the key elements of the planning framework for Barnsley, and the approach to its long term physical development to achieve the Council's vision of what sort of place Barnsley wants to become.

The document reflects the council's hopes and aims for the people who live, work, run businesses and enjoy leisure in Barnsley. It is the spatial expression of the Sustainable Community Strategy.

Policy CSP 1: Climate Change

Policy CSP 1 of the core strategy states that:

"Development will be expected to:

- *reduce and mitigate the impact of growth on the environment and carbon emissions*
- *ensure existing and new communities are resilient to climate change*
- *harness the opportunities that growth, and its associated energy demands, brings to increase the efficient use of resources through sustainable construction techniques and the use of renewable energy*

We will take action to adapt to climate change by:

- *Giving preference to development of previously developed land in sustainable locations*
- *Locating and designing development to reduce the risk of flooding*
- *Promoting the use of sustainable drainage systems*
- *Promoting investment in Green Infrastructure to promote and encourage biodiversity gain."*

Policy CSP 2: Sustainable Construction

Policy CSP 2 of the core strategy states that:

“Development will be expected to demonstrate how it minimises resource and energy consumption, compared to the minimum target under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change. All new dwellings will be expected to achieve at least a level 3 rating under the Code for Sustainable Homes or equivalent. This requirement will rise over the plan period and by 2013 new dwellings should achieve at least level 4, rising to level 6 by 2016. All non-residential development will be expected to achieve at least BREEAM standard of ‘very good’ or equivalent.”

Policy CSP 3: Sustainable Drainage Systems (SuDS)

Policy CSP 3 of the core strategy states that:

“All development will be expected to use Sustainable drainage systems (SuDS).

Only in exceptional circumstances, where it can be demonstrated that all types of SuDS are impractical, will other drainage management systems be permitted.

Planning applications must include an assessment to show that SuDS will work and be maintained. Measures should be taken to avoid water contamination and safeguard groundwater supply.

Developers will be required to contribute to the maintenance of SuDS.”

Policy CSP 5: Including Renewable Energy in Developments

Policy CSP 5 of the core strategy states that:

“All development (either new build or conversion) of 10 or more dwellings or 1000sqm of non-residential floor space will be expected to incorporate decentralised, renewable or low carbon energy sources and other appropriate design measures sufficient to reduce the development's carbon dioxide emissions by at least 15% for applications submitted up to 2015, rising to 20% for applications submitted thereafter subject to such measures being practicable and not unacceptably prejudicing the viability of the development.

Where it is not appropriate to incorporate such provisions within the development, an off-site scheme, or contribution to such may be acceptable.”

Policy CSP 25: New Development and Sustainable Travel

Policy CSP 25 of the core strategy states that:

“New development will be expected to:

- *Be located and designed to reduce the need to travel,*
- *Be accessible to public transport and meet the needs of pedestrians and cyclists provide at least the minimum levels of parking for cycles, motorbikes, scooters, mopeds and disabled people, and should not provide more than the maximum number of car parking spaces set out in a Supplementary Planning Document*
- *Provide a transport statement or assessment in line with the thresholds and guidance set out in Department for Transport 'Guidance on Transport Assessments' as published March 2007 (or any subsequent version)*
- *Provide a travel plan statement or a travel plan in accordance with the thresholds and Guidance set out in Department for Transport 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process' as published April 2009 (or any subsequent version).*
- *Travel plans will be secured through a planning obligation or a planning condition*

Where levels of accessibility through public transport, cycling and walking are unacceptable, we will expect developers to take action or make financial contributions in accordance with policy CSP 42.

If it is not possible or appropriate for the minimum amount of parking for cycles motorbikes, scooters and mopeds to be met on site, the developer must provide, or contribute towards, off-site parking, or improve or provide other forms of travel.”

Grant of Planning Permission – Planning Conditions

Condition 6:

Condition 6 of the Grant of Planning permission states that:

"Prior to commencement of development, details of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

Reason: *In the interest of sustainable development, in accordance with Core Strategy policy CSP5."*

Condition 8:

Condition 8 of the Grant of Planning permission states that:

"Upon commencement of development details of measures to facilitate the provision of one EV charging point and provision of cycle parking for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: *In order to ensure compliance Core Strategy Policy CSP25 and 42"*

Condition 9:

Condition 9 of the Grant of Planning permission states that:

"The proposed development shall achieve BREEAM standard of 'very good' or equivalent. Upon completion of the development, an energy performance certificate shall be provided to the Local Planning Authority demonstrating that the required standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

Reason: *In the interest of sustainable development, in accordance with Core Strategy Policy CSP2."*

Commitment to Sustainability:

Developer Commitment:

The developer is committed to delivering a development that adheres to the key principles of sustainability and which meets Barnsley MBC's sustainable development policies.

The project team aim, where possible, to deliver a scheme that maximises operational energy and water efficiency, minimises resource use through careful use of materials and construction methods.

BREEAM

Building Research Establishment Environmental Assessment Method.

BREEAM is the world's foremost environmental assessment method and rating system for buildings, with 565,000 buildings with certified BREEAM assessment ratings and over 2.75 million registered for assessment since it was first launched in 1990.

BREEAM sets the standard for best practice in sustainable building design, construction and operation and has become one of the most comprehensive and widely recognised measures of a building's environmental performance.

A BREEAM assessment uses recognised measures of performance, which are set against established benchmarks, to evaluate a building's specification, design, construction and use. The measures used represent a broad range of categories and criteria from energy to ecology. They include aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes

The Applicability of BREEAM to the Proposed Development

Barnsley MBC's Core Strategy Policy CSP2 and Condition 9 of the Grant of Planning state that the development will be expected to achieve at least BREEAM standard 'Very Good' or equivalent. In the case of this development, this would mean assessing the scheme using the current BREEAM New Construction 2018 methodology.

BREEAM New Construction 2018 uses a standard methodology and range of credit issues for all types of buildings. The credits are then filtered, depending on the buildings, functions, size, complexity and level of fit-out (i.e. shell, shell & core and fully fitted) in order to tailor BREEAM to the needs of the specific development.

Unfortunately, whilst this filtering process does help tailor the credit issues to the specific development, in the case of smaller, simpler developments, this can mean that the assessment ends up comprising of a smaller number of core credits which offer less flexibility than for larger more complex schemes.

The proposed scheme comprises a small standalone retail unit that is to be constructed in accordance with a national franchise identity and in 2 phases (Shell and Fit-out) by different project teams. The site is classified as 'Greenfield' and is located away from the population centre. Based on this information, the filtering process has removed a significant number of credits and has left the project team with far fewer options to consider in terms of the buildings servicing needs and performance requirements and placed additional stress (although no additional options) on the transport, land use & ecology and materials requirements.

Unfortunately, as detailed above, the development, due to its design and site constraints, cannot perform well in the transport, land use & ecology and materials sections of BREEAM and, as these sections equate to 55% of the total value of the assessment, this will make achieving a formal BREEAM rating of 'Very Good' impractical on this development.

Although achieving a formal BREEAM rating is not feasible, the developer is keen, where possible, to work in accordance with the principles of BREEAM and develop a bespoke Sustainability Statement. This will ensure that key sustainability indicators are acknowledged and all factors are considered to ensure maximum benefit is delivered.

The aim of the sustainability statement is to make sure that the sustainability performance of the site is maximised and that the principles of Barnsley MBC's core policies are achieved.

Sustainability Statement:

This section of the report details where/how the proposed development is currently meeting the relevant sustainability objectives and provides recommendations as to how its performance could be further improved.

The statement covers the main issues detailed in BREEAM and highlighted in Barnsley's Core Strategy. These can be defined as:

- Management
- Health & Wellbeing
- Energy & Carbon Emissions
- Transport & Travel
- Water
- Materials
- Waste
- Land Use & Ecology
- Pollution

The statement also considers the sustainability policies of the developer and future occupiers.

Management

The developer, E.V. Waddington has been working alongside the future occupier, Starbucks, to ensure that sustainability has been developed through all stages of the project, from conception, design and through to construction.

The scheme is limited the actions that can be implemented in terms of the 'project design and brief' due to the prescribed nature of the proposed design and limited scope of the development, but, where feasible, the project team will ensure that the construction and handover of the development is completed as sustainably as possible. The following recommendations have been made:

- The contractor will have a sustainable timber policy and will ensure that all timber and timber-based products used in the development meets the UK government's definition of 'legally harvested and traded timber'.
- The contractor will ensure that onsite activities are undertaken in accordance with best practice (see BREEAM Issue Man 03); this includes implementing pollution prevention measures, ensuring responsible construction management and the monitoring site impacts.
- The project teams (shell and fit-out) will work together to ensure that information about the scheme is passed on to the occupier in the form of aftercare support, building user training and provision of relevant building user information.

Health & Wellbeing

The ability of the project team to affect the design of the development has been constrained by the national brand identity requirements of the proposed occupier. However, the design does meet a number of sustainability requirements as follows:

- The development includes significant areas of glazing that will provide a high level of natural daylighting and a view out.
- The layout of the site and external lighting provision has been specifically designed to enable safe and simple access around the site for all users.
- The design team will consult with the local Police ALO to ensure that any security needs are considered and addressed.
- The site provides an outdoor seating area which can be used by customers and staff.

The internal environment (lighting, ventilation and thermal comfort) are to be developed at the fit-out stage. It is recommended that the design of these systems should be in accordance with current best practice and consider the wellbeing of both staff and customers.

Energy

The project team have considered energy efficiency and the potential for including low carbon technologies on the scheme (Core Policy CSP5).

In accordance with the energy hierarchy the project team have considered proposals to reduce the energy requirements of the development before moving towards meeting a requirement through renewables.

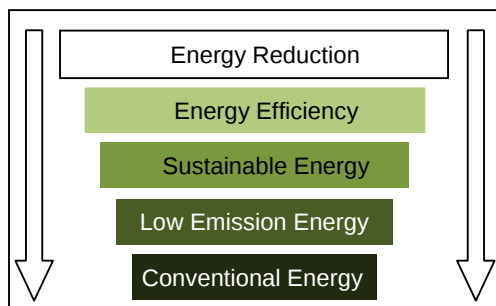


Figure 2: Energy Hierarchy

Energy Reduction:

Reducing energy as part of a 'Fabric First' approach enables the baseload energy requirements of the development to be reduced and has, by far, the biggest impact on reducing the carbon footprint of the development.

The energy requirements of the development will be reduced through the following passive means:

- The occupiers shell specification requires that the building will be highly insulated and achieve elemental U-Values that are significantly better than the minimum requirements of Part L 2016. This will reduce the heating load of the development.
- The development will include significant areas of glazed façade which will allow a high level of daylighting in internal spaces which will reduce the demand for artificial lighting.
- The development is required by the occupier to achieve an air leakage of no greater than 5.0m³/hour/m².

Energy Efficiency:

Energy efficiency is highlighted throughout local and national policy as being of upmost importance for the long-term sustainability of a development. The provision of energy efficient, low carbon buildings is a key component of the BREEAM criteria.

The development will utilise the following energy efficiency measures:

- External and internal lighting is to be provided via energy efficient LEDs and controlled to avoid unnecessary operation
- The heating ventilation and cooling systems will be selected by the fit-out team, but will be required to meet the efficiency requirements of Part L.
- The building utilities will be metered to ensure that records for energy usage can be collected and analysed in order to set and review energy targets.

Sustainable and Low Emission Energy:

Achieving a reduction in carbon emissions through renewable or low carbon energy sources is covered under condition 6 of the Grant of Planning Permission and is a key part of Barnsley MBC's Core Policy CSP 5.

The development has to achieve a 15% reduction in carbon emissions through the provision of renewable or low carbon technology. The final proposals as to how this will be achieved will be dealt with in a separate document, but the proposals are likely to include the provision of air source heat pumps (ASHP's) to meet the buildings space heating requirements.

Transport

The site is located approximately 400m walking distance from the nearest settlement (Hoyland) and whilst there are footpaths which connect the site to Hoyland, pedestrians would need make an uncontrolled crossing of the busy Sheffield Road in order to access the development. The footpaths are designated as shared footway and cycle ways. It is therefore intended that the development will be primarily accessed by motorists either from the local area or using the M1 motorway.

The particular constraints of the site mean that whilst the impact of sustainable transport initiatives is limited, there are still a number of measures that can be considered. These include the following:

- Cycle storage is to be provided on site for staff and customers.
- An EV charging point will be provided for charging of electric vehicles.
- The site will be connected to offsite cyclist and pedestrian routes, so far as they exist
- The site layout has been designed to allow for efficient access and egress by both customers and service vehicles.

The above measures are in accordance with condition 8 of the Grant of Planning Permission and are a key part of Barnsley MBC's Core Policies CSP25 and CSP42.

Water

The majority of the buildings water use will relate directly to the commercial operations of the development and, as a result, the bulk of the water efficiency measures relate to the fit-out of the unit rather than the construction of the main shell development. However, where possible the developer is keen to ensure that water efficiency is considered at every opportunity.

The development will utilise the following water efficiency measures:

- The buildings water supply will be metered to ensure that records for water usage can be collected and analysed in order to set and review water consumption targets.
- The external landscaping will be designed to rely on natural precipitation and avoid the requirement for mains fed irrigation systems.

It is recommended that the fit-out team consider the water efficiency and control of sanitary and other water consuming fittings within the development. This could include the specification of low flush WC's, low flow taps and flow control devices which switch off the water supply when not in use. The fit-out team should also consider the feasibility of including a leak detection system on the mains supplies to the building.

Materials

The ability of the project team to affect the design of the development has been constrained by the national brand identity requirements of the proposed occupier. However, the design does meet a number of sustainability objectives as follows:

- The materials used in the development are designed to be hardwearing and have a long design life which will reduce the need for maintenance and replacement.
- The 'lightweight' construction (i.e. steel frame and cladded non-structural façade) of the development reduces the embodied impact of the building fabric.
- The building is to be constructed from materials sourced from suppliers who can verify their commitment to the responsible sourcing and manufacture of materials.

The developer will encourage the fit-out team to consider the materials they use in terms of both embodied impact and responsible sourcing.

Waste

In 2014 the UK generated 202.8 million tonnes of waste. Construction, demolition and excavation (CDE) was responsible for 59% of this waste. The UK construction industry has come a long way in the last decade with nearly 90% of non-hazardous materials now being recovered. There are still improvements that can be made, with the key area being materials efficiency:

The developer is keen to reduce the amount of waste that is produced as a result of the construction process as this not only has significant environmental benefits, but also has significant financial benefits both in terms of savings on materials and waste disposal. The developer will implement a resource management plan which will follow the sustainable development principles of **Reduce, Reuse, and Recycle**.

Reduce:

The developer proposes to reduce the amount of waste that is produced through careful design and construction practices. Where possible, this will include the following:

- Off-site fabrication of the building frame and fabric, this will reduce the amount of on site cutting of materials and will reduce the number of off cuts and mistakes.
- Just in Time (JIT) ordering of materials. This will help avoid over ordering of materials and help prevent damage caused by prolonged storage on site.

Reuse:

The developer proposes to re-use materials where possible. This will include the following:

- Excavated soils will, where appropriate, be re-used on site for landscaping purposes.
- The use of recycled aggregate in the building subbase and roadways will be considered.
- The developer will employ a waste management contractor to sort waste and segregate materials for reuse.

Recycle:

The developer will employ a waste management contractor to sort waste and, where materials are present that cannot be directly re-used, ensure that these are sent for recycling.

In addition to the above, a dedicated waste storage area is to be provided for the operational waste of the development. This area will be designed so that it can be segregated to allow the separate storage of general and recyclable waste streams.

Land Use & Ecology

The site is currently undeveloped, but has previously been used as a construction compound and site offices by contractors working on the surrounding road infrastructure. The site is of a limited size and bounded on 3 sides by busy roads.

As it stands, there is no specific requirement to appoint an ecologist as the site can be defined as having a relatively low ecological value and does not contain any specific ecological features (as defined by BREEAM issue LE 02-01). Despite its limited ecological value and the fact that the proposed scheme will result in the development of a large area of the site, the developer is keen to ensure that good ecological principles are considered wherever possible

The project team and appointed contractor will consider the following:

- The clearance of the site will take place outside of the bird nesting season.
- The contractor will appoint an in-house 'biodiversity' champion to oversee site activities and ensure that any necessary action is taken with regards to ecological protection.
- The landscaping scheme will utilise native and/or ecologically important planting to encourage biodiversity on site.
- Plants and soils will be sourced sustainably from reputable suppliers.
- A landscape management plan will be developed covering at least 5 years and which will take into account managing the soft-landscaping for the benefit of biodiversity.

The above measures are in accordance with conditions 4 & 5 of the Grant of Planning Permission and are a key part of Barnsley MBC's Core Policy CSP36.

Pollution

The site is located away from the built area of Hoyland and between 2 busy highways. Despite this, it is important that the principles of minimising noise, light and air pollution are considered by the project team. The development proposals consider the following:

Light Pollution:

The design of the external lighting will be in accordance with the relevant guidance on night time light pollution and will be appropriately controlled to avoid unnecessary of hours use.

Noise Pollution:

The development is located well away from any noise sensitive developments and adjacent to 2 busy roads. It is not anticipated that the development will therefore have any significant noise impact.

Air Pollution:

The development will use electrically powered air source heat pumps to provide space heating to the development. This will avoid the production of local NOx emissions associated with the use of gas boilers. The development will also provide EV charging points and cyclist facilities to promote the use of low emission forms of transport.

Flooding and Surface Water:

According to the Environment Agency's Flood Map, the site is located in flood zone 1 and therefore has a low risk of flooding. In terms of surface water run-off, the developer has confirmed that this will be managed through onsite attenuation and water pollution controlled through the installation of a petrol interceptor.

The above measures are in accordance with condition 12 of the Grant of Planning Permission and are a key part of Barnsley MBC's Core Policies CSP 3 and CSP26.

Conclusions

The sustainability statement confirms that, the developer, E.V. Waddington, is committed to delivering a scheme that, despite its limitations, meets the sustainability goals of Barnsley MBC's Core Policies and the specific conditions detailed in the Grant of Planning Permission. The statement confirms where the proposed outline design already considers best practice and also makes suggestions as to how additional measures could be implemented to further improve the sustainability of the development.

The issues covered by the sustainability statement are in accordance with the principles of BREEAM, and, whilst it is acknowledged that, due to site constraints and the scale/type of development, the scheme cannot realistically achieve a formal BREEAM rating, it is the intention of the project team to adhere to the principles of this standard wherever possible.

The following is a summary of how the development will meet the principles of sustainable development:

Management:

- The contractor will have a sustainable timber policy.
- The contractor will ensure that onsite activities are undertaken in accordance with best practice.
- The project teams will ensure that information about the scheme is passed on to the occupier.

Health & Wellbeing

- The development will provide a high level of natural daylighting and a view out.
- The site layout and external lighting will enable safe and simple access around the site for all users.
- The design team will consult with the local Police ALO with regards to crime and security issues.

Energy:

The project team have considered the energy hierarchy as follows:

- Energy Reduction: Using a 'Fabric First' approach by increasing insulation and reducing air infiltration.
- Energy Efficiency: Lighting is to be LEDs, efficient HVAC systems and metering of utilities.
- Sustainable and Low Emission Energy: The development has to achieve a 15% reduction in carbon emissions through the provision of renewable or low carbon technology.

Transport:

- The site will include cycle storage for use by staff and customers.
- The site will include an EV charging point for charging of electric vehicles.
- The site will be connected to offsite cyclist and pedestrian routes, so far as they exist.

Water:

- The buildings water supply will be metered.
- The external landscaping will be designed to avoid the requirement for mains fed irrigation systems.

Materials:

- The materials will be hardwearing and have a long design life.
- The building will be of 'lightweight' construction to reduce the embodied impact of materials.
- Materials will be responsibly sourced.

Waste:

The developer will implement a resource management plan which will be based on the following:

- Reduce: The contractor will use off-site fabrication and Just In Time (JIT) principles.
- Reuse: Excavated soils will be re-used on site and the use of recycled aggregate will be considered.
- Recycle: The developer will employ a waste management contractor to segregate waste.

Land Use & Ecology:

- The clearance of the site will take place outside of the bird nesting season.
- The contractor will appoint an in-house 'biodiversity' champion to oversee site activities.
- A landscape management plan will be developed covering at least 5 years.

Pollution:

The construction of the development will consider the following:

- Light Pollution: The external lighting will meet relevant guidance on night time light pollution.
- Air Pollution: The development will provide facilities for alternative modes of travel.
- Flooding and Surface Water: The development will attenuate surface water on site.

The above requirements show that project team has considered all aspects of sustainable development when preparing the sustainability statement.

Condition 9 of the Grant of Planning Permission:

The developer appointed Peak Sustainability Ltd to review the performance of the proposed scheme against the current BREEAM New Construction 2018 guidance.

Based on the information that was available at the time, the assessor has confirmed that the development cannot meet the requirements of a BREEAM 'Very Good' rating and that, in their opinion; this is due to the nature of the scheme and specific restrictions relating to the site.

The BREEAM assessor has therefore recommended that the project team should propose to meet the aims of condition 9 of the Grant of Planning Permission, through the provision of a bespoke sustainability statement. This recommendation has been made based on the precedents set by previous similar schemes and to provide a pragmatic solution to meeting the aims of the planning condition.

