Gateway 36 Phase 1

Unit 1 Sustainability Statement

December 2015

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1. Introduction

1.1 Site Information

The development seeks reserved matters approval for two restaurants and drive thru facility (use Classes A3/A5) at Unit 1 (see figure 1).The unit will be subdivided internally and (subject to contract) will be let as a whole to a national franchise operator who will operate two separate high-street franchise brands within the building. It is envisaged that one half of the building (including the drive-thru) will be a KFC franchise with the franchise identity for the remaining restaurant area to be confirmed shortly.

The Unit 1 site forms part of a wider development site known as "Gateway 36 –Phase 1". Planning permission was granted in January 2015 for: *formation of access roadway and associated infrastructure (full). Outline planning permission for a phased, mixed use development comprising employment uses (B1bc/B8 with ancillary office B1a), hotel (C1) and/or car showroom/garage (sui generis/B2) and food and drink (A3, A4, A5) with associated infrastructure* (ref.2014/1055)[1]. The Gateway 36 – Phase 1 site is situated to the east of Junction 36 of the M1 in the Hoyland area of Barnsley. The Unit 1 site is situated adjacent to the main entrance to the Gateway 36 –Phase 1 site (see plan ref: 11462C-100).

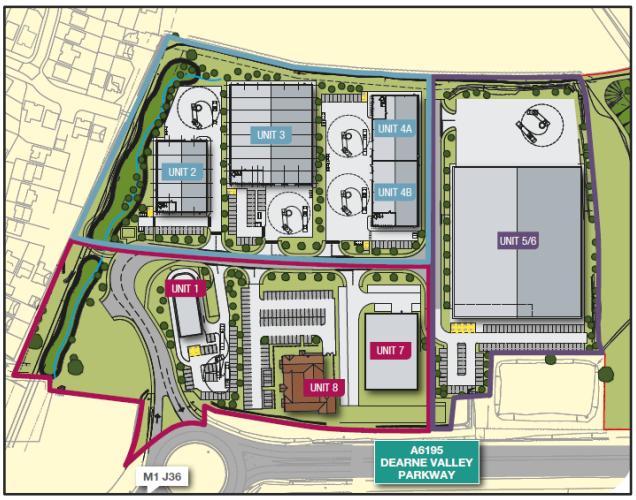

Figure 1 - Gateway 36 – Phase 1: Unit Location Plan.

The development site is located approximately five miles south of Barnsley between Rockingham and Birdwell alongside the Dearne Valley Parkway. It is anticipated that this will be the first phase of a wider employment development scheme in this area.

1.2 Planning Policy

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 Core Strategy and Unitary Development Plan. The National Planning Policy Framework (NPPF) is also of relevance together with the Hybrid Planning Permission for Gateway 36 – Phase 1 (ref: 2014/1055).
The Council are currently consulting upon the draft Local Plan for Barnsley (Additional Consultation).

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

[1] This consent is the subject of a Section 73 planning application to vary conditions related to floorspace and parameters (application ref: 2015/1118). The application is currently being considered by Barnsley Council. The amendments will not affect this reserved matters submission as it is below the thresholds identified in condition 6 of the current outline consent.

has established a “presumption in favour of sustainable development”.

Paragraph 95 of the NPPF states that “when setting any local requirement for a building’s sustainability, do so in a way consistent with the Government’s zero carbon buildings policy and adopt nationally described standards.”

National Planning Practice Guidance (NPPG)
The NPPG states that “if considering policies on local requirements for the sustainability of other (non - residential) buildings, local planning authorities will wish to consider if there are nationally described standards and the impact on viability of development”.

Barnsley Unitary Development Plan (UDP)

Barnsley UDP has mostly been superseded by the Core Strategy (adopted 2011). There are no specific saved policies related to sustainability or carbon reduction.

Barnsley Core Strategy

Policy CSP1: states development is expected to (inter-alia) 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.

Policy CSP2: 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. All non-residential development will be expected to achieve at least BREEAM standard of ‘very good’ or equivalent.”

Policy CSP3: states that all development is expected to use Sustainable Drainage Systems to control surface water run-off.

Policy CSP5: states all non-residential floor space of 1,000m2 will be expected to incorporate decentralised, renewable or low carbon energy sources to reduce carbon emissions by 15% up to 2015 and 20% for applications submitted thereafter.

Hybrid Planning Permission - Planning Conditions

This reserved matters planning application must be in conformity with the Hybrid Planning Permission for Gateway 36 – Phase 1 (Ref: 2014/1055). There are two conditions related to sustainability attached to this planning permission:-

Condition 27: states that applications for reserved matters shall include details to reduce the developments carbon dioxide emissions by at least 15% using decentralised, renewable, or low carbon energy sources or appropriate design measures.

Condition 28: states that all buildings within the proposed development shall achieve a 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.

2. Background

The developer is committed to constructing the shell and core of a building that aims to maximise energy efficiency, minimise resource, material use and waste where possible. This is to be delivered in terms of the type of development, and its local surroundings.

2.1 The Applicability of BREEAM

BREEAM is one of the most widely used environmental and sustainability assessment methods that can be applied to buildings and assets. In Barnsley MBC’s Core Strategy Policy CSP2 states that all non-residential development will be expected to achieve at least BREEAM standard very good or equivalent.

Similarly, condition 28 of the Hybrid Planning Permission for “Gateway 36 – Phase 1” states that all buildings within the proposed development shall achieve a BREEAM Standard of ‘Very Good’ or equivalent.

Given the nature of this development (shell and core), Haworth Estates have opted to deliver a bespoke Sustainability Statement to identify the sustainability credentials and outline how it has been delivered through from design to leasing.

Rather than following the BREEAM model whereby credits are earned and traded to deliver an assessment score, we propose to ensure that key sustainability indicators are acknowledged and all factors are considered within a bespoke Sustainability Statement to ensure maximum benefit is delivered. This ensures that we can maximise sustainability performance at the site.

3. Sustainability Statement

In this section of the report, the aim is to outline what is included within a localised, bespoke Sustainability Statement for the shell units included in this particular development.

The statement will incorporate all the main areas highlighted within a BREEAM assessment, in Barnsley's Core Strategy and also considering the sustainability policies of the developers and future occupiers where known. These can be defined as:

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

3.1 Management

Harworth Estates have been working alongside the future occupiers to ensure that sustainability has been developed through all stages of the project, from conception, design and through to construction. A range of measures have been incorporated to ensure the management of the build is as sustainable as possible:

- Contractors involved in the development will be registered to the **Considerate Constructors Scheme** (CCS). The CCS takes into account a large number of sustainability and environmental factors including managing environmental issues, minimising waste and resources, minimising the impact of pollution and protecting the ecology, wildlife and water courses.

- All timber to be used within the build is to be **FSC certified** to ensure all wood is sustainability sourced and managed.

- A **Building User Guide** will be created for the tenants that will contain building user information to assist in effectively operating the property.

3.2 Health & Wellbeing

Throughout the development the health and wellbeing (H&W) of all staff, contractors and customers has been considered and has been factored into the management and design of the build.

- For all H&W aspects relating to access see Section 3.4 Transport and Travel.

- The property will have fitted the relevant fire alarm systems in place to ensure safe evacuation of the building in emergency situations.

- The property has been designed to allow for good daylighting levels

- Many aspects of the operational aspects of H&W will be attributed to the internal fit out and operating company.

3.3 Energy & Carbon Emissions

Harworth Estates have considered the potential for increased energy efficiency of the build, the potential for installation of renewable and low carbon technologies and the wider carbon savings that can be demonstrated (against Local Policy CSP5). The planned reduction in carbon reduction and installation of renewable technology is included despite the property falling beneath the 1,000m^2 threshold for the policy to come into force. Harworth Estates are aiming to match this target to increase the sustainability of the build.

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. Whilst internal fixtures and fittings are not amongst the remit of the planning application, where they have been made available they are included within this sustainability statement. The developer has followed a "fabric first approach" to maximising efficiency. This has been supplemented by the installation of renewable technology as appropriate. This has been achieved by:

- Maximising fabric U-values and insulation throughout the building. The building is line and in some cases out performs all 2013 Building Regulations around u-values.

- All external lighting installed is LED. They have been designed to meet BREAM standards on external lighting and operating hours are controlled to prevent operation out of hours. All internal lighting is part of the fit-out and not included within this planning application.

- Both units are **individually metered**, to ensure that energy usage can be accurately monitored and billed.

Renewable and low carbon technology is being installed on the property. Harworth Estates are committed to installing low carbon technology where appropriate on its developments to reduce carbon emissions.

In addition to the fabric first efficiency measures, the installation of **a 13kWp solar photovoltaic system** has been proposed on the roof of both units. This installation is estimated to reduce overall operational CO2 emissions and energy consumption by 15.4%. This exceeds the 15% carbon reduction requirement set by Barnsley MBC in planning policy CSP5.

Approximately two solar thermal heating panels are to be installed as the primary hot water source for the building, delivering a source of low carbon hot water to the property.

Table 1 highlights a summary of the buildings anticipated CO2 emissions and forecast improvements against the Part L 2013 baseline figure.

	Proposed Specification Part L2a 2013 Total Carbon Emissions (kgCO2/m2/Year)Baseline	**Total Carbon Emissions with added PV (kgCO2/m2/Year)**	**Amount of PV (kWp)**	**% Reduction in CO2 Emissions**
Total	178.2	150.7	13	15.43

Table 1: Target CO2 reductions for Units 1a and 1b

Therefore the approach of firstly, ensuring that the building fabric is as efficient as possible and secondly, supplementing this with renewable and low carbon technology will ensure that energy use and carbon emissions is minimised. This is whilst ensuring the building remains cost effective throughout its operation.

(Sources: Dearne Valley Parkway 15% Carbon Reduction Report)

3.4 Transport & Travel

The wider Phase 1 Gateway 36 development planning application included a full Transport Assessment which developed how a restaurant and café (A3) or drinking establishment (A4) on Unit 1 would be integrated into the local highway network and to ensure it is accessible by public transport, bicycle and on foot.
All the following measures are aimed to promote access via sustainable transport methods:

- The development is to include **four cycle** racks at the front of the property. The storage is designed to allow for up to eight bicycles. The safest possible access route has also been designed for cyclists.

- The site is positioned to allow **good access via public transport**. The nearest bus stop for example is approximately 400m from the site entrance*.

- The site is also located **close to a number of residential developments** in Birdwell and Hoyland and are within walking distance, as well serving the wider Gateway 36 site. Therefore the development would act as an amenity for the surrounding area, reducing the need to travel.

- The design of the site allows for the **separation of pedestrians and cyclists from moving vehicles** with dedicated crossings install to ensure ease of access.

- **Vehicle movement assessments** have also been undertaken to demonstrate the safe movement of a number of different types and sizes of vehicle.

(Sources: KFC Dearne Valley – Proposed Site Plan ref: 11462C-103 Rev H*)*

3.5 Water

The site has been designed to ensure that water usage from the site has been minimised through design. The majority of the water usage on site would be consumed post-occupancy and therefore would follow the tenant fit-out. Design features to ensure water efficiency from the shell and core include:

- Both units are metered individually to ensure that each unit can accurately monitor their water consumption and allow for more accurate billing.

- The external landscape has been designed to ensure that all ecology and landscaping should be designed to rely on natural precipitation. This has been achieved by using locally-native species where possible.

In this regard it is anticipated that the fit out will include automatic controls on all taps, low flush toilets and waterless urinals in public areas. This will ensure that water use remains at a minimum.

(Sources: Dearne Valley Parkway 15% Carbon Reduction Report)

3.6 Waste

During and after construction it is key to ensure that effective waste management takes place throughout the development process.

This particular shell and core development has been designed with specific tenants in mind. This ensures that all external fixtures and fittings are appropriate to the future tenants and wastage is reduced.

It is anticipated that site waste management arrangements will be made as part of the development to ensure that waste created as part of the construction process will be sorted

and recycled where possible. This will ensure waste to landfill is minimised and all potentially hazardous wastes are correctly managed.

This Sustainability Statement incorporates waste from the construction processes. All operational waste management will be the responsibility of the tenants.

3.7 Land Use & Ecology

In order to gain planning permission for the wider Phase 1 Gateway 36 development, in December 2014 an Ecological Assessment was commissioned by Harworth Estates to understand the aspirations of the planned developments and its potential ecological impact. The survey has outlined all species that could be affected by the proposed development and a summary of potential mitigation measures.

The survey outlines that the area is currently scrub and grassland. It is understood that restoration of the grassland and the proposed water attenuation feature will deliver higher biodiversity value than what the existing area currently supports. It is believed that this will deliver an enhanced habitat for amphibians, birds, invertebrates, bats and other mammals.

In regards to plot one in particular, the soft landscape is to include a proposed native boundary mix of trees and shrubbery in order to ensure the development fits and contributes to the local ecology of the area.

(Sources: Rockingham 1 – Ecological Survey & Assessment Summary 2014; V1142C_L01 – Landscape Plan A0.)

3.8 Pollution & Flood Risk

The site is located in an area of residential and employment use, particularly should the attentional developments go ahead. It is therefore imperative that noise, air and light pollution are considered priorities for this site.

- The wider development meets planning requirements and building regulations in regards to drainage and surface water run-off.

- External LED lighting has been designed and will be implemented to minimise night time light pollution. Lighting will operate from dusk to a minimum of 1 hour after the store closes to ensure pollution is minimised to other nearby stakeholders.

- In regards to flood risk, a Flood Risk Assessment and Drainage Strategy was commissioned by Harworth Estates for the wider Phase 1 Gateway 36 development. This study shows that the site is in a Flood Zone 1 and as a result is at a low risk of sea and watercourse flooding.

(Sources: Drainage & Flood Risk Statement – Dec 2014; Kingfisher Lighting Scheme PDF)

4 Conclusions

Building on the success of the initial phase, Harworth Estates remain committed to the development of all remaining plots at Gateway 36 in the immediate future in order to make a further strong contribution towards Barnsley and Sheffield City Region's extremely challenging growth and jobs targets in the short-term. Harworth Estates aim to ensure their developments are able to deliver sustainability in accordance with national and local priorities In response to Condition 27 of the outline planning permission, it is proposed that:

- There is a 'fabric first' approach to the design and the construction of the property. This approach will ensure that overall energy efficiency is maximised and demand is reduced. This will ensure that all renewable and low carbon generation compliments the design and allows for effective use of the energy created.

- The installation of 13.4kWp solar photovoltaic panels is proposed for the roof of the new build. Additionally, the building will seek to get the majority of hot water through the installation of solar thermal technology.

- It is predicted that an estimated 15.4% reduction in regulated carbon emissions will be achieved – compared to the 2010 Part L baseline. This is despite the size of the property falling under the 1,000m^2 threshold for carbon reduction.

In response to Condition 28, it is the belief of Harworth Estates that BREEAM is not the most appropriate measure of sustainability on this development. This is based upon the nature of the new development being shell and core only, the restaurants size and scale and our previous experience.

As a result, Harworth Estates proposes a bespoke Sustainability Statement as an alternative to ensure all relevant issues and considerations are included. This statement is focused toward the shell and core development, although considers the operational aspects of the property as appropriate.

To demonstrate local sustainability priorities and the key objectives of BREEAM, the development includes:

- Effective on-site waste management processes during the construction period to encourage re-use and recycling where possible.

- Provision of high quality pedestrian and cycle facilities to encourage staff and other visits to travel via sustainable transport methods. Access has also been designed to be as safe as possible.

- The design and installation of water efficiency measures throughout the build including waterless urinals and the use of low flow fittings.

- Energy efficient external LED lighting and time bound operating periods to reduce light pollution and nuisance.

- Connect to the site wide surface water network that includes sustainable urban drainage which will reduce the risk of surface water flooding and support local biodiversity.

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