

Sustainability Statement

Client: Russell's South Heywood (Commercial) Ltd

Site: South Heywood Plot 3 Commercial

Date: 5 October 2022

Ref: 1104

Contact: Andy Graves

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1.0 Executive Summary

This Sustainability Statement has been prepared by Complete Sustainability Solutions on behalf of Russell's South Heywood (Commercial) Ltd to support an outline planning application for the proposed development at South Heywood Plot 3 Commercial (SHP3).

The sustainability statement shows how the proposed development addresses the relevant national and local policy in terms of environmental consideration for future developments. It shows clearly how the developer and its design team have taken practicable measures with a view to meeting both national and local level in terms of sustainable development.

With regards to Energy Usage the structure and philosophy of the report has been based upon utilising best practice methodology and adheres to the "Be Lean, Be Clean and Be Green" hierarchy as follows:

Energy Efficient Measures (Be Lean – Use Less Energy)

To maximise the energy efficiency of the development and reduce the energy demand, the development will benefit from the following:

- High specification building fabric with U values that will improve on Part L2 standard values
- Low air leakage rates

Energy Efficient Systems (Be Clean – Supply Energy Efficiently)

- Dedicated LED low energy efficient light fittings within all areas
- Highly efficient ventilation

Renewable Technologies (Be Green – Use Renewable Energy)

- The development will be ready for PV

In relation to the planning documents and policies outlined above, the development is required to achieve compliance with Part L2 of the Building Regulations and the development will target an EPC rating of A.

2.0 Introduction

Complete Sustainability Solutions have been commissioned by Russell's South Heywood (Commercial) Ltd to carry out a sustainability statement to assist with an outline planning application for SHP 3. The site is located in Heywood which is within the Metropolitan Borough of Rochdale. The is approximately 3 miles south of Rochdale and 7 miles North of Manchester in North West England.

3.0 Policy Context

Within this section of the report we will review both local and national policy, establishing key principles that can be taken forward and applied across the development.

3.1 Policy Context – National

National Planning Policy Framework February 2021 (As Amended)

As stated in Paragraph 8 the key aim of the NPFF is achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low

carbon economy.

3.2 Local Policy

The following policies taken from Rochdales Core Strategy (2016) are applicable to this development:

Policy G1 - Tackling and adapting to climate change We will address climate change and ensure growth does not increase CO2 emissions by:

- Locating growth in areas which are likely to minimise the need for travel and which are well served by public transport, services and infrastructure;
- Expecting all development and regeneration schemes to be well connected to surrounding areas and facilities by sustainable means of transport (Policy T2);
- Encouraging and promoting renewable energy developments, including standalone and community developments, that do not, by virtue of their scale, siting, construction or operation, cause harm to the local area, its character and environmental assets and adjoining uses, which cannot be satisfactorily mitigated (Policy G3);
- Promoting the efficient re-use of buildings, especially those of heritage value, and the recycling of construction waste;
- Ensuring that development does not cause unacceptable harm to the borough's peatlands and woodlands, and encouraging their restoration and responsible management;
- Promoting sustainable waste management through the operation of policies in the Core Strategy and Greater Manchester Joint Waste Plan;
- Making the best use of open space to contribute to climate change mitigation and adaptation; and

Securing planning obligations for energy infrastructure and climate change adaptation measures.

New developments will be expected to:

- a. Be zero carbon in line with national targets and definitions;

- b. Adhere to the 'energy hierarchy' as outlined in policy G2, being designed in such a way that ensures that buildings require the minimum amount of energy to function over their lifetime;
- c. Reduce CO2 emissions through the use of renewable and low carbon decentralised energy technologies and networks. This will be through both on-site provision in new developments and through connection to local networks;
- d. Address the impacts of climate change by incorporating comprehensive adaptation measures, including:
- 1) suitable measures, such as urban greening, for tackling the 'urban heat island' effect;
 - 2) where possible, the opening up of covered and culverted sections of waterways and provision of new water features, to help cooling and provide biodiversity, landscape and flood prevention benefits;
 - 3) the incorporation of appropriate water conservation and management measures, such as Sustainable Drainage Systems (SuDS), including ensuring that the rate of run-off on 'greenfield' sites is not increased and on 'brownfield' sites is significantly reduced, and avoiding the use of impermeable surfaces;
 - 4) the retention of existing trees wherever possible and the taking of all appropriate opportunities to plant trees and other suitable vegetation on site; and
 - 5) the incorporation of 'green roofs' wherever possible, such as with flat roofs.

G2 - Energy and new development

All new development will be expected to adhere to the following energy hierarchy to the extent that policy G2 reflects national policy, targets and requirements for that type of development:

1. Demand Reduction – Achieve the maximum possible reduction in demand for energy through building design (i.e. the use of passive systems). At the design stage of new developments, every effort should be made to ensure that buildings use as little energy as possible throughout their lifetimes, using siting, orientation, layout, construction and landscaping to optimise use of natural passive systems such as solar gain and natural lighting, shading, ventilation and cooling to minimise heating,

cooling and lighting demands. Green roofs and green walls should be incorporated into developments wherever feasible.

2. Energy efficiency and low / zero carbon technologies and networks – Design to maximize energy efficiency, and use on-site or linked low or zero carbon technologies or Rochdale Core Strategy Adopted October 2016 rochdale.gov.uk 90 direct connection to a low or zero carbon heat source (not necessarily on-site).

3. 'Allowable solutions' – use wider energy efficiency / CO2 reduction measures, which could include developer contributions, to compensate for 'residual emissions' not addressed by 1 or 2 above

G3 - Renewable and low carbon energy developments

The Council will promote renewable, low and zero carbon energy generating developments, including wind power, biomass, Combined Heat and Power (CHP), hydro and heat pumps in order to help meet CO2 reduction targets and contribute towards energy security for Greater Manchester and the North West. Any proposal and associated infrastructure must avoid harm to the health and safety of the public, including through nuisance or adverse impact on highway safety by conflict with or undue distraction to road users. Any harm to the following must be minimised and appropriately mitigated:

- The visual character and quality of the landscape or townscape and the physical record of the historic and cultural evolution of the landscape;
- The setting of heritage assets including Scheduled Ancient Monuments, Conservation Areas and Listed Buildings;
- Local residents and their amenity;
- Biodiversity including protected species, statutory and locally designated sites and important habitats, and geodiversity;
- The value of the borough's peatlands as an ecological and hydrological resource and as a carbon sink;
- The value of the surrounding area for relaxation and recreation;
- Water quality;

- Land which is used for water catchment purposes and which is critical to the delivery of water supply; and
- Highway safety.

Any proposal must demonstrate the best use of location, topography, siting, design and colour to minimise its visual and other impacts, including any cumulative impacts. Any ancillary structures and access roads should employ sensitive design and the use of local materials to respect the character and appearance of the setting. The visual impact of infrastructure associated with renewable energy developments should be satisfactorily addressed, including by routing power lines underground wherever possible. All proposals should seek to minimise the length of cable connection in order to reduce the visual impact of such structures when sited above ground. It must be demonstrated that the proposal will not result in electro-magnetic interference with local television reception and specialist radio communication networks. All the above issues, where relevant, will have to be addressed in a detailed statement of environmental effects submitted with the application. Planning permission will be subject to a condition that if a wind turbine generator, or other redundant plant or infrastructure, is not producing electricity for six months or more, it shall be removed and the site fully restored to a use and condition appropriate to its surroundings in accordance with this plan. In the case of wind power developments, in addition to the above criteria the following will also apply. Planning permission will only be granted if:

- The development site is in an area identified as suitable for wind energy development in Rochdale Core Strategy Adopted October 2016 rochdale.gov.uk 92 a Local or Neighbourhood Plan; and
- Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.

4.0 Review of Sustainability Options

Below is a list of sustainability options which Russells LDP will look to include within the development where practicable to do so:

Carbon and Energy Efficiency

The scheme will target Net Zero Carbon in Construction and achieve an EPC rating of A. This will be achieving using good practice U values and achieving an air leakage rate of 2.5 m³/hr/m². The scheme will be also ready for PV and the amount specified will ensure an EPC A rating is achieved.

Intelligent LED lighting and controls will be installed throughout the development.

BREEAM 2018 'Excellent' Rating.

The BREEAM assessment will also include for Passive Design Analysis, Low/Zero Carbon Feasibility study, daylighting, and overheating analysis.

Water Efficiency

Low spray taps and dual flush WCs will be specified.

The scheme will provide Rainwater Harvesting to assist with no potable water usage and the irrigation of soft landscaped areas.

A leak detection system will also be installed.

Management

The scheme will be registered under the Considerate Constructors Scheme and a resource management plan will be undertaken.

All utility supplies will be sub metered and a connected building management system will be installed and seasonal commissioning will be completed.

The scheme will provide electric car charging to 5% of spaces and an additional 20% of spaces will be future proofed for car charging.

Acoustic Performance

The building will be capable of providing an appropriate acoustic environment to provide comfort for building users.

Materials

100% recycled and recyclable carpets will be installed where applicable and VOC free paint will be used throughout and wherever practicable materials will be responsibly sourced.

Daylighting

A daylighting assessment will be carried out as part of the BREEAM assessment and occupied areas will achieve an average daylight factor of 2%.

A minimum of 15% Roof lights coverage of internal warehouse GIA and clear cladding to dock Marshall areas to improve daylighting.

Ecology

An ecological assessment will be carried out and ecological ponds and regionally sourced plants will be implemented where applicable.

Beehives, bird boxes and hedgehog boxes will be installed on the landscaped areas surrounding the new development.

Transport

The development will aim to encourage the provision of and improve access to local amenities and to sustainable means of transport, i.e. public transport and other alternative transport solutions for building users. The aim is to reward locations and solutions that support reductions in car journeys and, therefore, congestion and CO₂ emissions over the life of the building.

Flood Risk and Surface Water Run Off

A flood risk and drainage assessment will be carried out to avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.

4.1 Be Lean, Be Clean, Be Green.

With regards to Energy Usage the structure and philosophy of the report has been based upon utilising best practice methodology and adheres to the “Be Lean, Be Clean and Be Green” hierarchy as follows:

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In relation to the planning documents and policies outlined above, the development is required to achieve compliance with Part L2 of the Building Regulations and the development will target an EPC rating of A.

5.0 Conclusion

This report has assessed the proposed development at SHP through the following of the energy hierarchy and addressing all aspects of a sustainable development relevant to climate change and sustainability policies including targets both locally and nationally.

The policies have been reviewed to ensure the SHP will comply with all relevant criteria where practicable to offer an energy efficient and sustainable new development that will also be future proofed.