

SUSTAINABILITY STATEMENT



PLOT B WINDRUSH, WITNEY

CANMOOR

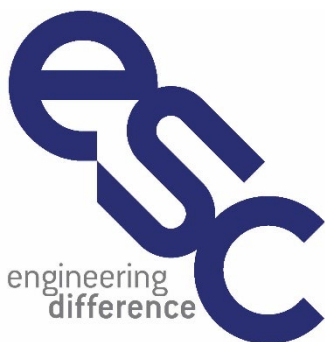
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OUR PROJECT REF: ESS0416

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CONTENTS

EXECUTIVE SUMMARY	3
INTRODUCTION	4
CONTEXT	4
SITE LOCATION	5
PROPOSED DEVELOPMENT	6
POLICY AND LEGISLATION.....	7
NATIONAL	7
LOCAL.....	9
DEVELOPMENT AIMS	10
SUSTAINABILITY OBJECTIVES.....	11
ENERGY	12
WATER	13
FLOODING & DRAINAGE.....	14
POLLUTION	16
WASTE.....	18
TRANSPORT	19
ECOLOGY.....	20
SUSTAINABLE DESIGN	22
MANAGEMENT.....	23
IMPLEMENTATION	24
LOCAL PLANNING REQUIREMENTS.....	24
APPROVED DOCUMENT L2A (2013), BUILDING REGULATIONS	25
BREEAM	26
SUMMARY.....	28
CONCLUSION	29
APPENDIX A	30
BREEAM NC VERSION 6 PRE-ASSESSMENT.....	30

EXECUTIVE SUMMARY

Sustainable development aims to meet the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable development should acknowledge the global megatrends, such as climate change, and manage the consequential risks and maximise potential opportunities.

The Proposed Development aims to mitigate any negative impacts and target opportunities relating to the environment, economy and society so that an intrinsically sustainable building is delivered.

The Proposed Development has established the following aims:

- Meet the challenges of climate change;
- Conserve and enhance the natural environment;
- Promote sustainable transport;
- Prevent and minimise pollution;
- Reduce waste and encourage reuse and recycling;
- Reduce energy use and greenhouse emissions;
- Reduce water consumption;
- Manage flood risk and promote sustainable drainage measures;
- Will make the most efficient use of land and materials.

The aims and objectives will be delivered through the implementation of:

- The policies established in *West Oxfordshire Local Plan 2031*;
- Approved Document Part L2a of the Building Regulations (2013);
- A BREEAM NC Version 6 assessment.

The Proposed Development will mitigate negative impacts and target opportunities relating to the environment, economy and society so that an intrinsically sustainable building is delivered.

INTRODUCTION

CONTEXT

Sustainable development has been defined as development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. Sustainability requires the balance and integration of economic, environmental and social issues.

Through sustainable development, we should be able to make our lives today better without resulting in negative consequences for the future population. The world is currently experiencing a number of global megatrends which pose both risks and opportunities. Sustainable development aims to manage these risks and maximise the opportunities.

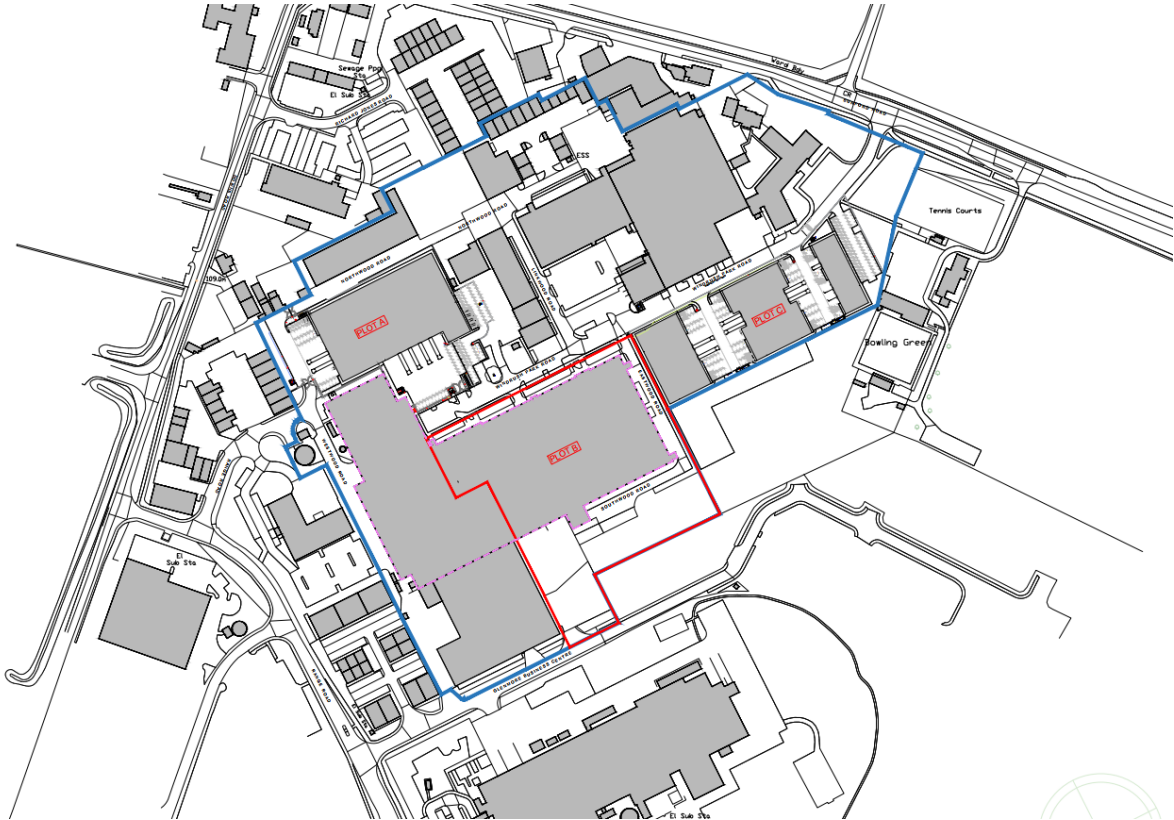
In the UK there are a number of sustainability issues which have driven current policy and legislation including:

- Climate change;
- Ecosystem decline;
- Energy and fuel consumption;
- Material and resource scarcity;
- Pollution;
- Population growth;
- Urbanisation;
- Water scarcity.

The Proposed Development aims to mitigate any negative impacts it might have on the environment, economy and society and minimise and consequential risks whilst maximising efficiencies and opportunities to deliver an intrinsically sustainable building.

SITE LOCATION

The proposed development is located in an existing industrial park at: Plot B, Windrush Park Road, Windrush Industrial Park, Witney, Oxon, OX29. The development is surrounded by industrial units on the north, west and south sides and there is a sports ground and bowls club to the east of the development. There are also residential areas approximately 750m east of the development.



PROPOSED DEVELOPMENT

The proposed development will be comprised of 7 industrial Units within two terraces with a total gross internal floor area of 10,205 sqm (109,850 sqft) GIA, having mixed uses E(g)(iii), B2 & B8, with ancillary offices, service area, together with car, bicycle and motorcycle parking and soft landscaping.



POLICY AND LEGISLATION

NATIONAL

NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) was introduced in March 2012 and was revised on 5th September 2023. The NPPF sets out the Government's planning policies for England and how these are to be applied. It provides a framework within which locally prepared plans for housing and other development can be produced. The framework must be considered when granting planning permission for any new development.

The purpose of the planning system and the NPPS is to help achieve sustainable development by meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF divides sustainable development into three objectives which are both independent and mutually supportive:

- Economic
- Social
- Environmental

These objectives should be delivered through the application and implementation of the NPPF policies. The NPPF aims to drive sustainable development and has been established on the basis of **a presumption in favour of a sustainable development**.

CLIMATE CHANGE ACT 2008

The Climate Change Act 2008 was published on 26th November 2008 to:

- Set a target for the reduction of greenhouse gas emissions by 2050;
- Provide a system of carbon budgeting;
- Establish a Committee on Climate Change;
- Establish trading schemes to limit greenhouse gas emissions and encourage activities to reduce or remove greenhouse gases from the atmosphere;
- Reduce domestic waste and encourage recycling.
- To amend the provisions of the Energy Act 2004 about renewable transport fuel obligations;
- To make provision about carbon emissions reduction targets;

The Act outlines a target to reduce net UK carbon account by at least 80% by 2050, over the 1990 baseline.

TOWN AND COUNTRY PLANNING ACT 1990

The Town and Country Planning Act was published on 24th May 1990 and consolidates several elements relating to town and country planning.

ENERGY ACT 2013

The Energy Act received Royal Assent on 18th December 2013 and makes provision to:

- Set a decarbonisation target;
- Review the electricity market and encourage low carbon electricity generation or secure supply;
- Establish the Office of Nuclear Regulation;
- Protect the government pipe-line and storage system’
- Ensure domestic supplies of gas and electricity and regulation for consumers;
- Establish energy licencing categories;
- Establish principles for offshore transmission of electricity during a commissioning period;
- Review the integration of smoke and carbon monoxide alarms.

PLANNING AND ENERGY ACT 2008

The Act was adopted on 13th November 2008 and enables local planning authorities to set requirements for energy use and energy efficiency in local plans.

ENVIRONMENTAL PROTECTION ACT 1990

The Environmental Protection Act was published on 1st November 1990 and makes provision for a number of environmental issues including:

- Pollution;
- Waste;
- Hazardous substances.

NATURAL ENVIRONMENT AND RURAL COMMUNITIES ACT 2006

The Act was published on 30th March 2006 and makes provision for bodies concerned with the natural environment and rural communities, in connection with wildlife, SSSIs, National Parks and the Broads. The Act establishes laws for rights of way and waterways and provides administrative details for the environment and rural affairs.

BUILDING REGULATIONS

The Building Regulations set out statutory standards developments are to meet. These standards cover measures including energy efficiency, water efficiency, sanitation, fire safety, sound resistance and ventilation.

Part L of the Building Regulations relates to the conservation of fuel and power and energy efficiency. Part L covers energy efficiency and sets out the maximum carbon dioxide occupied buildings are to emit. The current 2021 edition came into effect on 15th June 2022, there have since been some updates published in February 2023.

Part G of the Building Regulations seeks to limit the domestic use of water. The current 2016 edition came into effect on 1st March 2016.

LOCAL

WEST OXFORDSHIRE LOCAL PLAN 2031

The West Oxfordshire Local Plan 2031 sets out the vision for the district in 2031 and guides the delivery of this through providing an overarching framework. The local plan is underpinned by a general presumption of sustainable development and aims to articulate how this can be achieved in West Oxfordshire. The policies that are relevant to improving the sustainability of this development are outlined below:

Policy OS3 refers to the prudent use of natural resources and requires all developments to consider management of natural resources, including:

- The most efficient use of land;
- Delivering developments that minimise the need to travel;
- Minimise the use of non-renewable resources;
- Minimise energy demands and energy loss through design, layout, orientation, landscaping, materials and the use of technology;
- Maximising resource efficiency and using recycled and energy efficient materials;
- Minimising risk of flooding and making use of appropriate sustainable drainage systems;
- Minimising waste and making adequate provision for the re-use and recycling of waste.

Policy T1 refers to sustainable transport and states that priority will be given to new developments located in areas with convenient access to a good range of services and facilities that minimise the need to travel by private car.

Policy T3 supports public transport, walking and cycling and states that all new development will be designed to maximise opportunities for walking, cycling and the use of public transport, ensure the safe movement of vehicles and minimise the impact of parked and moving vehicles on local residents, business and the environment. Additionally, where walking cycling and public transport provision are more limited, other measures will be sought to reduce car use and new developments will be expected to contribute towards the provision of new and/or enhanced public transport, walking and cycling infrastructure.

Policy EH3 refers to biodiversity and geodiversity. Proposals should protect and mitigate for impacts on protected and priority species and avoid loss, deterioration or harm to locally important wildlife and geological sites.

Policy EH6 states that developments that use renewable and low carbon energy, particularly river-run-off hydropower or the use of biomass, will be supported. Renewable or low carbon energy developments should be designed and located to minimise any adverse impacts on landscape, biodiversity and the historic environment.

Policy EH7 states that flood risk will be managed using the sequential risk-based approach set out in the NPPF. All sources of flooding will need to be addressed and managed to reduce their impact and appropriate flood resilient and resistant measures should be used. Sustainable Drainage Systems (SuDS) should be implemented to manage water run-of and improve water quality. Developments of greater than one hectare require a site-specific flood risk assessment.

DEVELOPMENT AIMS

Following a review of the policies and legislation, the new development aims to:

- Meet the challenges of climate change;
- Conserve and enhance the natural environment;
- Promote sustainable transport;
- Prevent and minimise pollution;
- Reduce waste and encourage reuse and recycling;
- Reduce energy use and greenhouse emissions;
- Reduce water consumption;
- Manage flood risk and promote sustainable drainage measures;
- Will make the most efficient use of land and materials.

SUSTAINABILITY OBJECTIVES

Climate change is perhaps the most significant global sustainability issue as it directly impacts all others. Variability in the climate system occurs naturally, however human activity since pre-industrial times has accelerated change.

There has been an unequivocal warming on the global climate system with unprecedented temperature rises since the mid-1950s. Both the atmosphere and oceans have warmed resulting in:

- Rise in the global mean sea level;
- Ocean acidification;
- Altered precipitation levels - wet areas becoming wetter and dry areas becoming drier;
- Increased extremity and frequency of weather and multi-hazard events;
- Changes to ocean salinity;
- Significant ice loss from glaciers, ice sheets and sea ice;
- Reduced snowfall and snow cover;
- Increased permafrost temperatures;

More than half of the observed increase in global average surface temperature from 1951 to 2010 has been caused by the anthropogenic increase in greenhouse gas concentrations and other anthropogenic influence, largely caused by fossil fuel combustion.

In the UK, communities are becoming increasingly vulnerable to climate change which has resulted in a drive for sustainable development. Having reviewed the policies and consequently established the targets to achieve a sustainable development, the following objectives have been established:

ENERGY

Demand for energy and fuel continues to increase and is driven by increases in urbanisation, globalisation and population growth. However, global awareness of the impact of fossil fuel combustion on climate change and the rise in energy costs is driving the need for alternative fuel sources which do not release greenhouse gases into the earth's atmosphere.

Fossil Fuels are not only one of the major global sources of greenhouse gases but are also finite sources of energy. There has been an increase in demand for renewable energy sources and more efficient technologies following recognition of the need to drive down energy use.

In line with policy EH6 of the West Oxfordshire Local Plan 2031, this project aims to use low-carbon and renewable energy.

REDUCE ENERGY DEMAND

The Proposed Development is designed with an enhanced building fabric so that the building's thermal performance is improved. Improved u-values and a low air permeability result in fewer heat and air losses and a reduced need for heating and cooling thereby reducing energy use.

REDUCE ENERGY USE

Energy usage will be reduced through the specification of energy efficient equipment, including LED lighting, efficient heating and cooling systems and automatic controls. The end user will be encouraged to use efficient equipment including energy labelled white goods and office equipment.

USE RENEWABLE OR LOW CARBON TECHNOLOGIES

Where feasible, low or zero carbon technologies will be utilised. The Proposed Development will be provided with photovoltaics to the roof to provide the development with low carbon and renewable energy.

EPC RATING

The Proposed Development will demonstrate energy efficiency by achieving an EPC rating of A, that shall comply with and better the standards established in current Building Regulations.

WATER

Demand for fresh water is increasing and is largely driven by population growth and urbanisation. Water is required for drinking, sanitation and industry. Extreme weather events, which are rising as a result of climate change, affect water both supply and quality, further enhancing water scarcity. Declines in water scarcity and availability drive up the cost of fresh water.

The Proposed Development aims to reduce freshwater consumption through the following measures:

- Use of efficient sanitaryware fittings, including flow restrictors and low flush cisterns;
- Water metering to monitor usage;
- Leak detection system on the water supply to the building;
- Leak prevention valves on the water supply to toilet areas which are activated through presence detectors.

FLOODING & DRAINAGE

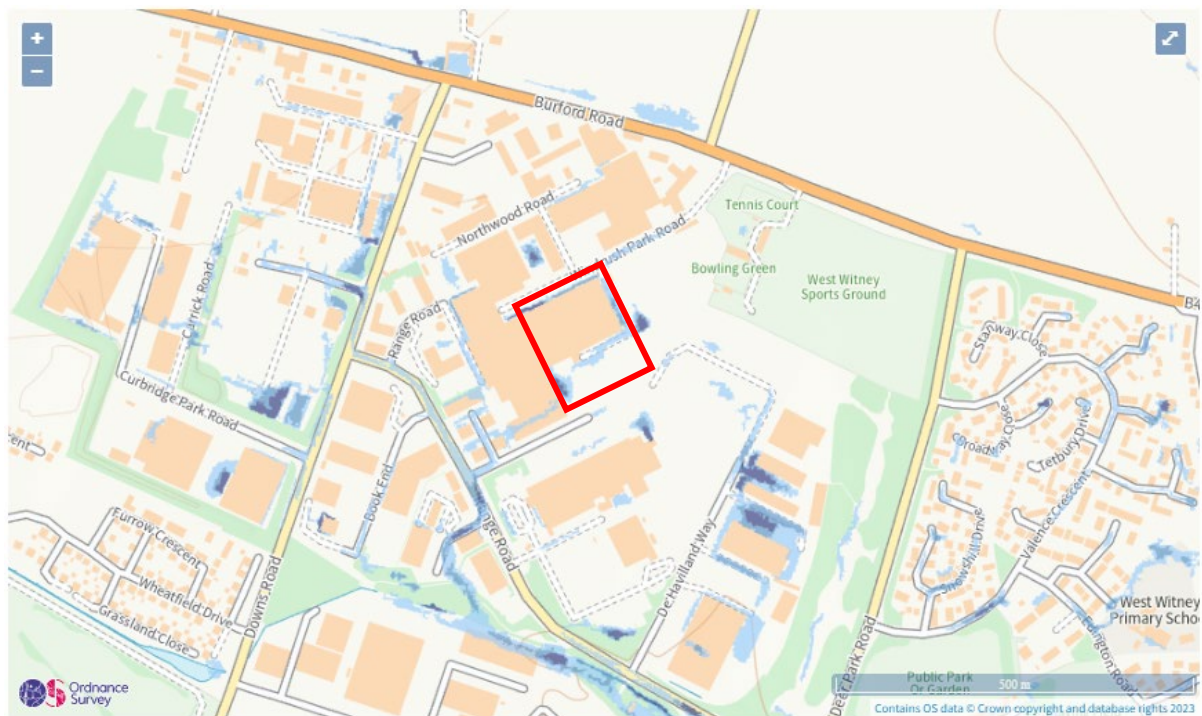
An undeniable risk to many parts of the UK is that of sea level rise and the risk of flooding. It is important that all buildings are protected from flooding from all sources.

To comply with Policy EH7 of the West Oxfordshire Local Plan 2031, a flood risk assessment has been produced by I&L Consulting Ltd and determines the site is in Flood Zone 1 and is at low risk of flooding from all sources, including:

- Fluvial;
- Groundwater;
- Surface water;
- Tidal;
- Artificial sources;
- Sewers.

The Proposed Development's design incorporates sustainable drainage systems (SuDS) to reduce the impact of the new structure on existing drainage.

The flood risk maps produced by the Environment Agency show the area to be at low of flooding.



Extent of flooding from surface water

- High
- Medium
- Low
- Very low
- ⊕ Location you selected



Extent of flooding from rivers or the sea

- High
- Medium
- Low
- Very low
- ⊕ Location you selected



Maximum extent of flooding from reservoirs:

- when river levels are normal
- ⊗ when there is also flooding from rivers
- ⊕ Location you selected

POLLUTION

Increases in productivity and population growth have caused rapid rises in pollution, particularly since the industrial revolution in the 19th century. Pollution has been linked to both environmental degradation and health risks and is mainly derived from three human activities; fossil fuel combustion, use of fertilisers & pesticides, and increased use of chemicals.

Air pollution, largely caused by emissions of nitrogen, sulphur, ozone and particulates, can severely affect human health and can be intoxicating in developed areas. The release of ozone also reduces photosynthesis, thereby reducing the amount of carbon dioxide absorbed by botanical matter.

Water pollution is mainly caused by the run-off of nitrogen and phosphorous from fertilisers in soils and is exacerbated by urbanisation and increase in permeable surfaces. This has resulted in the acidification of freshwater systems and eutrophication.

Urbanisation also increases the levels of vibration and noise pollution as well as visual pollution from light and developments.

The main contractor will be required to implement best practice pollution prevention measures throughout construction to reduce the potential negative impacts on water, air and land. These measures will be relayed to workers through toolbox talks and will include, but is not limited to:

- Dust suppression;
- Emergency response plan & spill kits;
- Materials management plan;
- Traffic management plan;
- Use of drip trays.

AIR POLLUTION

The following air pollution measures have been specified:

- Low NOx emission heating and hot water systems;
- Low VOC content products, including paints, varnishes & adhesives;
- Efficient refrigerant-using systems.

WATER POLLUTION

In order to minimise water pollution, sustainable drainage systems (SUDs) and source control solutions have been specified, including petrol interceptors and oil separators.

NOISE POLLUTION

External background noise levels will be measured, and the Proposed Development will ensure that the post-development levels do not exceed those recorded pre-development by more than +5dB during the day and +3dB at night.

Internal ambient noise levels, sound insulation levels and reverberation times will also be assessed to ensure the building provides appropriate internal acoustics.

VISUAL & LIGHT POLLUTION

External lighting levels will be limited to reduce the overspill of light and lighting will be automatically controlled to prevent operation during daylight hours to minimise the impact on surrounding neighbourhoods and habitats.

GROUND CONTAMINATION

If any substances are found on site which are hazardous to human health or the environment, the ground shall be remediated in line with the recommendations made by the suitable professional.

WASTE

Construction waste from building sites is accountable for approximately one third of all waste produced in the UK. Waste can be a severe pollutant to the environment if not managed safely. Wherever possible waste should be diverted from landfill, through either reuse of materials or recycling. This development aims to minimise waste and maximise resource efficiency in line with policy OS3 of the West Oxfordshire Local Plan 2031.

CONSTRUCTION WASTE

The waste hierarchy will be implemented to ensure construction waste is managed effectively. Waste will be prevented through efficient design and the use of pre-fabricated materials where available. Where feasible, waste will be re-used on site, including re-using any aggregates. Where re-use is not possible, waste will be collected by a waste management contractor who will be responsible for sorting and segregating waste for recycling or waste recovery. If this is not possible, for example with hazardous waste, the waste shall be sent for disposal. All options will be explored to prevent waste from being sent to landfill.

The main contractor will implement a site waste management plan to ensure this process is carried out throughout the construction phase.

OPERATIONAL WASTE

Appropriate waste storage areas will be provided to encourage the end user to manage, store and sort their operational waste. If required, a waste compact or baler shall be provided.

TRANSPORT

It is well known that transport is a major producer of greenhouse gases, which is only amplified by congestion. Measures therefore need to be taken to reduce trip times and encourage the use of sustainable transport modes. This development aims to meet the requirements of policies T1 and T3 of the West Oxfordshire Local Plan 2031.

In line with policy T3, and as outlined in the transport assessment produced by Vectos the site is intrinsically designed to promote sustainable transport methods through the incorporation of:

- Electric car charge points;
- Footpaths;
- Cycle paths;
- Cycle storage;
- Cyclist facilities.

A site-specific travel plan have been produced by Vectos which identifies the public transport, pedestrian and cyclist links to the site as well as a number of sustainable transport measures. The end user will be required to implement the recommendations made within the travel plan which will include:

- Car share scheme;
- Travel plan monitor.

Sustainable transport will also be promoted throughout the construction stage and the negative impacts reduced through the use of local suppliers and labour.

ECOLOGY

A number of businesses are dependent upon the services provided by the world's ecosystems, including provisioning, regulating and cultural services. The degradation of ecosystems will have significant impacts upon the services including both benefits and costs. To comply with policy EH3 of the West Oxfordshire Local Plan 2031, this development aims to protect and enhance biodiversity.

Ecosystems are being degraded as a result of an increasing global demand for land, water, energy, food and materials. The resulting impacts include:

- Loss of biodiversity;
- Increase in ocean acidification;
- Reduced productivity of arable land;
- Desertification;
- Habitat decline & fragmentation.

Consequently, natural resources are becoming scarcer, less diverse and therefore more expensive. There are also a number of species that are highly susceptible to climate change. Loss of species will impact upon food chains and habitats and could change an entire ecosystem.

The UK's natural environment is deteriorating, and it is important that species and habitats are protected to prevent further loss and extinction. The Proposed Development aims to limit negative impacts on the natural environment and local biodiversity.

An Ecological Impact Assessment has been carried out by Clarkson & Woods Ecological Consultants. This outlines the ecological baseline of the site and proposes a number of ecological enhancements such as the inclusion of bird and bat boxes.

AVOID

Where feasible, the site has been designed to avoid negative impacts and works have been programmed to consider breeding seasons.

PROTECT

Where feasible, features of ecological value will be protected and incorporated into the landscaping design for the Proposed Development.

LIMIT

Any unavoidable negative impacts, such as the removal of hedgerows and trees, will be limited to where absolutely necessary and guidance will be taken from an ecologist.

COMPENSATE

If ecological features are removed, then they will be compensated for through the on-site landscaping.

ENHANCE

The landscaping will be designed to enhance the local biodiversity and will follow the recommendations of the ecologist, including:

- Planting of native species rich hedgerows and wildflower grassland;
- Bird boxes;
- Bat boxes.

SUSTAINABLE DESIGN

ACCESS

Providing safe access to the site is important for the health and wellbeing of both employees and visitors to the site. The building is designed to allow safe and easy access for all potential users, including pedestrians, cyclists and vehicles. Pedestrian and cycle paths provide safe access to the main entrance of the building and the service yards has separate access to the main car parking.

SECURITY

The site shall be designed securely and seeks to ensure a safe working environment and ensure that the building is safe and accessible. Advice shall be sought from a security professional where considered necessary.

WELLBEING

In order for a building to be truly sustainable it must meet the needs of the current user and also the needs to future/potential users. It is therefore important that the end users feel comfortable within the internal environment. The internal spaces of the building shall be designed with the occupiers in mind so that the building is fit-for-purpose and can be used efficiently. This will be achieved by providing best practice performance and comfort for building occupants, including:

- Zoned lighting with occupant control;
- Zoned heating and cooling systems with occupant control to maximise thermal comfort;
- Natural daylighting;
- Glare control;
- Acoustics.

MANAGEMENT

It is inevitable that any new building, throughout both construction and occupation, will impact upon the existing natural and built environment.

CONSTRUCTION MANAGEMENT

The main contractor will be required to sign up to the Considerate Constructors Scheme and will be required to manage their construction site impacts. This will include:

- Monitoring energy usage;
- Monitoring water consumption;
- Managing sustainable procurement;
- Implementing waste management;
- Toolbox talks and staff training.

All building services will be fully commissioned prior to handover to ensure the installations are performing as they should. The development will be air tested to ensure there are no significant air losses.

OPERATIONAL MANAGEMENT

At handover, the main contractor shall produce a building user guide and provide training for the facilities management team to ensure the building is operated and managed as it was designed to be.

All systems will be recommissioned 12 months following completion to ensure that any defects are rectified so that the building is performing at maximum efficiency.

IMPLEMENTATION

To maximise the social, economic and environmental opportunities the following actions shall be incorporated into the development of Plot B Windrush, Witney:

LOCAL PLANNING REQUIREMENTS

The West Oxfordshire Local Plan 2031 establishes a long-term aim of providing sustainable development. The policy requires all future developments to meet the highest standards of sustainable design and construction. Through compliance with the policy, the Proposed Development shall include measures to:

- Providing a sustainable pattern of development that minimises the need for travel;
- Will make the most efficient use of land and materials;
- Protect and enhance biodiversity;
- Take advantage of renewable or low-carbon energy where appropriate;
- Manage flood risk through the implementation of Sustainable Drainage Systems.

APPROVED DOCUMENT L2A (2013), BUILDING REGULATIONS

The current building regulations are concerned with 3 key criteria:

Baseline Building, built to exceed the requirements of Building Regulations, maximising the building envelope performance.

Utilise systems to service the building which are highly energy efficient and which are controlled to suit the use pattern of the building.

Consider the use of renewable energy equipment to generate some or all of the resulting energy demand of the building

1. The amount of carbon dioxide emitted from a building per annum. The amount of carbon dioxide emitted is calculated by an approved Energy Assessor, using approved software tools. Within the approved software, the Energy Assessor creates a virtual building model which is compared against a “Notional Building”. The Notional Building is generated automatically within the accredited software and mimics the physical size, shape, orientation, location, and layout of the virtual model. In order to pass the Criterion One assessment for compliance with ADL2A 2013, the carbon emission of the virtual building must be equal to, or less than, the carbon dioxide emission of the notional building.
2. The performance of the building fabric to ensure that reasonable provision is made to limit heat gains and heat losses. This assesses building fabric U-values and building air permeability to ensure that minimum standards prescribed by the Building Regulations are met. M&E building services must also meet minimum energy efficiency standards.
3. The effect of solar gains during the period of April to September, whether air conditioning is installed or not. The intention is to reduce the need for air conditioning or reduced the installed capacity of air conditioning if present. Again, the virtual building model is compared to a notional building. The model must have a solar heat gain less than or equal to the notional building benchmark.

The principle of the building design is to use as little energy as possible and utilise low or zero carbon energy sources to deliver some of that energy.

This methodology needs a structured and analytical approach to understanding the overall value of each element of design. The first two steps, those of making the building envelope energy efficient and then utilising equipment to service the building which is also very energy efficient, are well proven. However, the results from implementing renewables are variable as many of the technologies are dependent on the variables of weather and of building usage.

BREEAM

BREEAM is the world's leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

Credits are awarded in ten categories according to performance:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use and Ecology
- Pollution

These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding.

The main aims of BREEAM are to:

- Encourage continuous performance improvement and innovation by setting and assessing against a broad range of scientifically rigorous requirements that go beyond current regulations and practice;
- Empower those who own, commission, deliver, manage or use buildings, infrastructure or communities to achieve their sustainability aspirations,
- Build confidence and value by providing independent certification that demonstrates the wider benefits to individuals, business, society and the environment.

The main objectives of BREEAM are to:

- Provide market recognition to low environmental impact buildings;
- Ensure best environmental practice is incorporated in the planning, design, construction and operation of buildings and the wider built environment;
- Challenge the market to provide innovative, cost effective solutions that minimise the environmental impact of buildings;
- Allow organisations to demonstrate progress towards corporate environmental objectives.

BREEAM has been developed based upon the following underlying principles:

- Ensure environmental quality through an accessible, holistic and balanced measure of environmental impacts.
- Use quantified measures for determining environmental quality.
- Adopt a flexible approach that encourages and rewards positive outcomes, avoiding prescribed solutions.

- Use robust science and best practice as the basis for quantifying and calibrating a cost effective and rigorous performance standard for defining environmental quality.
- Integrate building professionals in the development and operational processes to ensure wide understanding and accessibility.
- Adopt third party certification to ensure independence, credibility and consistency of the label.
- Adopt existing industry tools, practices and other standards wherever possible to support developments in policy and technology, build on existing skills and understanding and minimise costs.
- Align technically and operationally with relevant international standards and international initiatives that promote harmonisation in the assessment of sustainability performance of built environment assets across their life cycle.
- Engage with a representative range of stakeholders to inform ongoing development in accordance with the underlying principles and the pace of change in performance standards (accounting for policy, regulation and market capability).

The Proposed Development shall achieve BREEAM certification and aims to achieve an Excellent rating, which is equivalent to a score of 70%. The development is estimated to achieve an indicative score of 72.90%.

The BREEAM NC Version 6 pre-assessment is included in Appendix A.

SUMMARY

The development of Plot B Windrush, Witney aims to mitigate any negative impacts it might have on the environment, economy and society and minimise and consequential risks whilst maximising efficiencies and opportunities to deliver an intrinsically sustainable building.

The Proposed Development has established the following aims:

- Meet the challenges of climate change;
- Conserve and enhance the natural environment;
- Promote sustainable transport;
- Prevent and minimise pollution;
- Reduce waste and encourage reuse and recycling;
- Reduce energy use and greenhouse emissions;
- Reduce water consumption;
- Manage flood risk and promote sustainable drainage measures;
- Will make the most efficient use of land and materials.

Sustainability objectives have been established to meet the long term aims and include actions throughout the planning, design, construction and operation phases of the development.

These include actions relating to:

- Energy;
- Water;
- Flooding and drainage;
- Pollution;
- Waste;
- Transport;
- Ecology;
- Sustainable design;
- Management.

The objectives will be delivered through the implementation of:

- The policies established in *West Oxfordshire Local Plan 2031*;
- Approved Document Part L2a of the Building Regulations (2013);
- A BREEAM NC Version 6 assessment.

CONCLUSION

Sustainable development aims to meet the needs of the present without compromising the ability of future generations to meet their own needs.

The Proposed Development aims to mitigate negative impacts and target opportunities relating to the environment, economy and society. The development has been designed to incorporate several sustainability measures to address the aims and objectives established so that an intrinsically sustainable building is delivered.

With any new building there will be unavoidable negative impacts resulting from energy, water and resource use however the planning, design, construction and operation of the Proposed Development has been and will be managed so that the effect is minimised and mitigated where possible.

APPENDIX A

BREEAM NC VERSION 6 PRE-ASSESSMENT