

St Modwen / The Bird
Group

Middle Quinton

Sustainability Statement

DRAFT 1

Draft

St Modwens / The Bird
Group

Middle Quinton

Sustainability
Recommendations

Draft
June 2008

Draft

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Ove Arup & Partners Ltd

The Arup Campus, Blythe Gate, Blythe Valley Park,
Solihull, West Midlands. B90 8AE
Tel +44 (0)121 213 3000 Fax +44 (0)121 21
www.arup.com

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			Prepared by	Checked by	Approved by
		Name	Louise Clancy	Hazel Andrews	Neil Kirkpatrick
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			
		Filename			
		Description			
			Prepared by	Checked by	Approved by
		Name			
		Signature			

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1 Summary of recommendations

On the basis of the findings from the SPeAR sustainability appraisal, which assess social, economic, environmental and natural resource performance across 120 indicators, the following actions are recommended:

SUBJECT	RECOMMENDATIONS
NATURAL RESOURCES	
Waste hierarchy	<p>Develop further initiatives to prevent waste through behaviour change, for instance inform individual homes about their recycling rates and benchmark this to other developments (DD). Also, consider highlighting the importance of conserving resources throughout the development by enabling residents and visitors to view different technologies and information panels, with a show case example in the town centre (DD).</p> <p>Consider how the eco-science centre for excellence could develop links with the community including retail managers and employers on the site, to take measures to reduce waste (DD).</p> <p>Develop further ideas on the use of low emission modular vehicles, which allow flexible use and prolong the potential lifetimes of vehicles. (DD)</p>
Materials	<p>Consider material reduction in the design of the structure of the building (DD).</p> <p>Identify the materials that can deliver the 'Passiv Haus' energy insulation requirements, local aesthetics requirement and material environmental performance (DD).</p>
Water use	<p>Use greywater harvesting systems to further reduce demands for potable water (MP).</p> <p>Set a target for the number of homes to meet CSH standard level 6 (MP).</p> <p>Set water targets for the industrial and commercial buildings (MP).</p> <p>Ensure new water infrastructure has leak detection system with access points to repair leaks (MP).</p> <p>Ensure some rainwater harvesting systems are above ground to contribute to behaviour change and understanding of the technology (DD).</p> <p>Work with water companies to supply water bills that show residents their water use and how to save water, in conjunction with the smart metering (DD).</p>
ENVIRONMENT	

Water Discharge	<p>Ensure that surface water runoff does not exceed current surface water runoff rates (MP).</p> <p>Include extreme rainfall events in the flood risk assessment for the mitigation measures for surface water drainage (MP).</p>
Indirect air emissions	<p>Identify the air quality impacts of the potential transport options including trips, vehicle type and movements, on and offsite, and the necessary mitigation measures (DD).</p>
Biodiversity, landscape and green infrastructure	<p>Demonstrate how the site retains the ecological links and corridors to areas of ecological value on the site's borders. Consider the management options for keeping ditches wet as part of the SUDS strategy (MP).</p> <p>Clarify the accessibility of the recreational green infrastructure and the potential demand from the new community in terms of number of people per square metre (MP).</p>
Climate change mitigation	<p>Hold a master plan and energy workshop (MP).</p> <p>Demonstrate the carbon dioxide emission savings related to the design of Passiv Haus against the Code for Sustainable Homes / BREEAM (MP).</p> <p>Establish lifecycle impacts of water, waste water, and waste technologies in terms of carbon emissions (MP).</p> <p>Establish the feasibility of zero carbon transport zones throughout the development such as around the town centre and schools (MP).</p> <p>Maximise the potential for car free zones (already proposed at the schools) and create areas of 'reversibility' to trial a greater proportion of car free zones. An example of 'reversibility' is small pieces of land that could be turned into low emission vehicle parking (MP).</p> <p>Identify whether 'safe electric moped lanes' could reduce greenhouse gas emissions associated with transport even further (MP).</p> <p>Develop a medium to longer term action plan that will facilitate the delivery of the aspiration for a rail connection from Honeybourne all the way to Stratford via Middle Quinton (DD).</p> <p>Develop ideas surrounding heavy goods vehicle, movements such as a logistical hub on the site's fringes that would take goods from heavy goods vehicles and transport them efficiently on electric vehicles within the site and consider the business opportunities this could generate (MP).</p> <p>Achieve credits under the Code for Sustainable Homes guidance on the occupation of buildings</p>

	<p>and follow good practice guidelines for office and commercial (DD).</p> <p>Establish partnerships with specialists working on behaviour change and intelligent building design for the occupation of buildings, both domestic and commercial (DD).</p>
Lifecycle impacts	<p>During decision making, consider the lifecycle impacts the major technologies used in the development, including the waste, waste water and water collection and treatment technologies (MP).</p>
In use management	<p>Set out ideas for encouraging sustainable behaviours including how the different technologies can be on view to the public to improve awareness and understanding. Also, consider early partnership opportunities with environmental groups to design in educative behaviour change (DD).</p>
ECONOMIC	
Displacement of local business activity	<p>Consider the opportunities for retraining employees and using local labour, materials and services, where possible, during the construction and operation of the site (MP).</p>
Transport and accessibility	<p>Set out in the movement strategy clear time phases for the implementation of measures, including stakeholders and the actions they need to take to make the transport measures happen. Negotiate the plan with stakeholders to see if any of the measures can happen sooner than circumstances normally dictate (MP).</p> <p>Explore whether stronger assumptions for transport planning could be made without affecting commercial viability of the development, by identifying measures that could be reversed. For example, greater restrictions on car parking with land reserved if absolutely necessary (MP).</p> <p>Reduce Heavy Good Vehicle movements by adopting an Estate Servicing Strategy, such as joint ordering systems to minimise the number of service trips (DD).</p>
Climate change adaptation	<p>Undertake a climate change risk assessment (MP).</p>
Employment	<p>Hold a workshop on employment needs in the local area to inform the proposals and test the assumptions in the employment study that is underway. Engage local business networks and the local authorities in the workshop (MP).</p>

SOCIAL	
Existing community	Improve interaction with the existing community to improve stakeholder relations, by engaging in extensive consultation exercises with both opposition and supporters. Hold focused workshops on main issues such as transport, services and employment, and affordable housing. (MP)
Planning intent	Develop a plan for ongoing engagement between the promoters and the Department for Communities and Local Government, Regional Assembly and Local Planning Authorities to discuss housing provision at the site in relation to local and regional needs and targets (MP).
Affordable housing provision	Set out the process for determining how the affordable housing will respond to local community needs, in terms of type, size, mix, tenure and qualification criteria (MP).
Local amenities	Examine the range of local amenities in the surrounding areas and how the eco-town could offer support for local amenities and the links to the public transport networks (MP).
Funding for the development	Set out how the estimated £100 million will be spent (DD).
Use of global supply chains could potentially be associated with the development	Set out how ethical trading codes will be applied (DD).
History	Consider developing links with historic interest groups in Stratford-upon-Avon to promote an understanding of the local history of the area as a community activity (DD).
Social cohesion	Undertake structured interviews with existing communities on social issues (MP). Target the surrounding community and communities that already have established neighbourhood trusts.
Community infrastructure	Hold a focused community workshop exploring the current sporting, cultural and recreational facilities in the local area and the provision for new facilities on the site (MP).