




Sustainability Statement Clean Power Properties Ltd

Corby Energy Recovery Centre

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Appendix 1 – Energy Statement (Ref: SOL0613RL01 A1_Energy Statement)

Appendix 2 – BREEAM Pre-Assessment (Ref: SOL0613RL01 A2_BREEAM)

1. INTRODUCTION

1.1 Background

Sol Environment Ltd ('Sol' hereafter) were engaged on the behalf of Clean Power Properties Ltd ('the applicant' hereafter) to produce a Sustainability Statement for the proposed Corby Energy Recovery Centre at Willowbrook Industrial Estate, Corby.

This report has been prepared by Sol Environment Ltd in cooperation with the applicant and in accordance with the following policies and guidance;

- North Northamptonshire Core Spatial Strategy (adopted June 2008);
- Sustainable Design Supplementary Planning Document (adopted February 2009);
- Northamptonshire Minerals and Waste Development Framework (adopted May 2010);
- Northamptonshire Minerals and Waste Development Framework – Proposals Map (published April 2011);
- Northamptonshire Minerals and Waste Development Framework - Locations for Waste Development (adopted March 2011).

This Sustainability Statement has been prepared in association with a detailed planning application for the development.

1.2 Proposed Development

The Corby Energy Recovery Centre (ERC) utilises Advanced Conversion Technologies (ACT) comprising Pyrolysis and Anaerobic Digestion (AD) to convert municipal, commercial and industrial mixed solid wastes to renewable energy (heat and electricity) that is suitable for export to the surrounding areas.

The Energy from Waste facility shall incorporate the construction of a new building to accommodate a Renewable Energy Generation Facility comprising the following elements;

- A single impermeable technically engineered portal framed building approx 130m by 40m, at a height of 9m (to the ridge).
- A total area of 1750m² of photovoltaic solar panels has been incorporated on the roof of the building for renewable power generation.
- A number of ancillary structures shall be located adjacent to the waste reception and pyrolysis building, including; a small gasometer (c. 6m (d) x 9m (h)), a cooling plant and a static pressurised nitrogen cylinder.
- There will be a stack associated with the pyrolysis plant, which will be approx 25m in height and a maximum of 120cm in diameter.
- Each engine will have a single stack approx 100cm in diameter which exits through the building to a height of 25m.
- An emergency flare will be fitted in close proximity to the engines and gas holder.

- A building of approximately 5m by 3m at a height of 3m will house the electricity sub-station to serve the facility.
- A District Heating Connection for connection into any future district heating system.
- A small security / gatehouse building will be located adjacent to the site access and exit.
- The Site will be fitted with 2 x AD digester tanks (18m dia) and 2 x AD digestate tanks (20m dia). The tanks will be fitted externally and recessed into the ground 1.5m below main building FFL. A footpath and retaining wall, which will double as bunding, surround them. The tanks extend to an overall height of 8.0 metres with an effective height above the main building FFL of 6.5 metres.

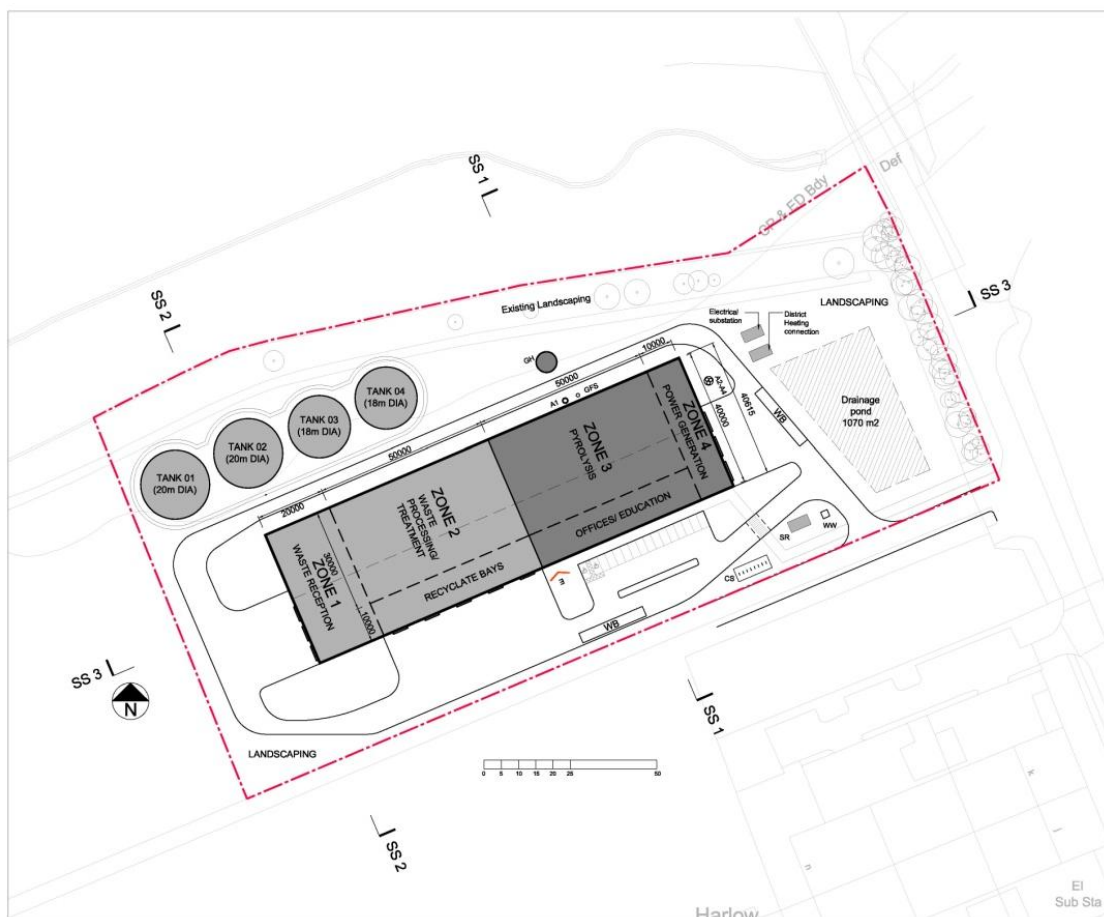


Figure 1.1 CPPL Site Layout

The scheme has been designed to incorporate a >100% reduction in CO₂ emissions through installation of LZC technologies and significantly exceed the requirements for on-site and renewably and/or from a decentralised renewable or low-carbon energy supply in accordance with Policy 14 of the North Northamptonshire Core Spatial Strategy.¹

¹ Policy 14 requires minimum of 30% of the demand for energy to be met by Low Carbon and / decentralised Energy Sources

Notwithstanding the above, it is important to note that the main purpose of the development is to provide a sustainable waste management facility that produces and exports approximately 12MWe of renewable power generation into the local district network.

Although all of the process heat and power requirements of the development will be provided from the renewable power generation facility, the development has been designed with significant roof mounted photovoltaic panels to ensure that they alone provide 100% of the regulated emissions of the building.

The proposed development's energy strategy is detailed within Appendix 1 of this document (Doc ref: SOL0613RL01 A1 Energy Statement_Corby)

Based on current estimations the development will be likely to achieve a BREEAM 'Excellent' rating meeting the requirements as detailed within the North Northamptonshire Core Strategy. Performance of the scheme in accordance with BREEAM is detailed within Appendix 2 of this document (Doc Ref: RSOL0613RL01 A2 BREEAM_Corby)

2. PLANNING POLICY & LEGISLATIVE REVIEW

There are a number of international and national policy drivers for increased energy efficiency and reduced Carbon Dioxide (CO₂) emissions, which have been introduced to address the issue of global warming and the implications of climate change. On an international level this includes the Kyoto Protocol, to which the UK government has made a commitment and developed national policies such as the Energy White Paper, PPS22 and PPS1.

At the local level, the current Spatial Core Strategy and Policies for Management of Development in particular remains a material consideration. These policies and documents are described in further detail within the section below.

2.1 National Planning Policy

2.1.1 *The Energy White Paper; Our Energy Future – Creating a Low Carbon Economy*

The Energy White Paper was published in February 2003 and demonstrates a step change in energy policy in response to the increasing challenges faced by the UK, including climate change, decreasing domestic supplies of fossil fuel and escalating energy prices.

The Energy White Paper focuses on four key areas:

- Reduction in national carbon dioxide emissions, setting a target of 60% reduction by 2050 and notable progress (c. 20%) by 2020;
- Security of supply;
- A competitive market for the benefit of businesses, industries and households; and
- Alleviating fuel poverty.

2.1.2 *Meeting the Challenge – A White Paper on Energy*

Published in 2007, this White Paper establishes the Government's international and domestic energy strategy regarding response to changing circumstances, addressing long-term energy challenges and delivering on the four energy policy goals set in the Energy White Paper 2003.

2.1.3 *Climate Change Act 2008*

The Climate Change Act came into force on 26th November 2008, and was the world's first long-term legally binding framework to mitigate against climate change. Within this framework, the Act sets legally binding targets to increase greenhouse gas emission reductions through action in the UK and abroad from the 60% target to 80% by 2050. In addition, there is an interim target stating the carbon budget (i.e. the CO₂ emissions) must be at least 26% lower than the 1990 baseline.

2.1.4 *National Planning Policy Framework (March 2012)*

The National Planning Policy Framework ('NPPF') was implemented by Communities and Local Government ('CLG') on 27th March 2012 with immediate effect. The NPPF forms a key part of the reforms within the planning system and supersedes many of the former Planning Policy Statements,

including those pertaining to energy and climate change (i.e. PPS 22 – Renewable Energy and; PPS: Planning and Climate Change Supplement to Planning Policy Statement 1).

The NPPF provides significant emphasis on the encouragement of decentralised and renewal energy provision. Section 10 of the NPPF states that;

- To help increase the use and supply of renewable and low carbon energy, local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should have a positive strategy to promote energy from renewable and low carbon sources.
- When determining planning applications, local planning authorities should:
 - i. not require applicants for energy development to demonstrate the overall need for renewable or low carbon energy and also recognise that even small-scale projects provide a valuable contribution to cutting greenhouse gas emissions; and
 - ii. approve the application if its impacts are (or can be made) acceptable. Once suitable areas for renewable and low carbon energy have been identified in plans, local planning authorities should also expect subsequent applications for commercial scale projects outside these areas to demonstrate that the proposed location meets.

2.2 Local Planning Policy

Corby, Kettering, Wellingborough and East-Northamptonshire Councils together with Northamptonshire County Council are working together to produce a Local Development Framework for North Northamptonshire.

The North Northamptonshire Local Development Framework (LDF) will comprise of a Core Spatial Strategy, together with a series of Local Development Documents (LDD's) and Area Action Plans (AAP's) which will cover different subjects and areas.

2.2.1 *North Northamptonshire Core Spatial Strategy – adopted June 2008*

Corby, Kettering, Wellingborough, East Northamptonshire and Northamptonshire County Councils have created the Core Spatial Strategy which is the overall town planning strategy for the area. It was adopted in June 2008 and sets out the overall spatial strategy for North Northamptonshire for the period 2001-2021, including where development should be located and the standards it should aim to achieve. The document is a key part of the Local Development Framework for North Northamptonshire and it replaces the current County Structure Plan and the Local Plans of each Council.

The key policies relevant to sustainable development, energy use and CO₂ emissions are outlined below.

Policy 13: General Sustainable Development Principles

Policy 13 states that developments should meet the needs of residents and businesses without compromising the ability of future generations to enjoy the same quality of life that the present generation aspires to. Development should:

Raise Standards:

- a) Be of a high standard of design, architecture and landscaping, respect and enhance the character of its surroundings and be in accordance with the Environmental Character of the area;
- b) Create a strong sense of place by strengthening the distinctive historic and cultural qualities and townscape of the towns and villages through its design, landscaping and use of public art;
- c) Be designed to promote healthier lifestyles and for people to be active outside their homes and place of work;
- d) Allow for travel to home, shops, work and school on foot and by cycle and public transport.

Protect Assets:

- e) Not result in an unacceptable impact on the amenities of neighbouring properties or the wider area, by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking;
- f) Be constructed and operated using a minimum amount of non-renewable resources including where possible the reuse of existing structures and materials;
- g) Not have an adverse impact on the highway network and will not prejudice highway safety;
- h) Conserve and enhance the landscape character, historic landscape designated built environmental assets and their settings, and biodiversity of the environment making reference to the Environmental Character Assessment and Green Infrastructure Strategy;
- i) Not sterilise known mineral reserves or degrade soil quality;
- j) Not cause a risk to (and where possible enhance) the quality of the underlying groundwater or surface water, or increase the risk of flooding on the site or elsewhere, and where possible incorporate Sustainable Drainage Systems (SuDS) and lead to a reduction in flood risk.

Policy 14: Energy Efficiency and Sustainable Construction

Developments should meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. In particular:

- a) Proposals for large developments including the Sustainable Urban Extensions, should demonstrate that:
 - a. Non-residential developments will be compliant with a BREEAM/Eco-building assessment rating of at least 'very good'.
 - b. A target of at least 30% of the demand for energy will be met on site (the actual figure to depend upon technical and economic viability), and renewably and/or from decentralised renewable or low-carbon energy supply.
- b) Elsewhere, development proposals should demonstrate that:
 - a. The development incorporates techniques of sustainable construction and energy efficiency,
 - b. There is a provision for waste reduction/recycling,
 - c. There is provision for water efficiency and water recycling,

2.2.2 Sustainable Design Supplementary Planning Document – adopted February 2009

The Sustainable Design SPD was prepared by the North Northamptonshire Joint Planning Unit and was adopted by Corby Borough in February 2009. The document is part of the Local Development Framework and it intends to provide guidance on policies within the North Northamptonshire Core Spatial Strategy that relate to design and sustainability. The document provides a checklist which draws

together the guidance set out and provides a framework for applicants for planning permission in producing Sustainable Design and Energy Statements. The document clarifies that non-residential development of 2000sqm or more should also achieve a BREEAM rating of 'Very Good'.

2.2.3 Northamptonshire Minerals and Waste Development Framework – adopted May 2010

The Northamptonshire Minerals and Waste Development Framework sets out the long term vision for minerals and waste development in Northamptonshire up to 2028. The document is the land use planning strategy for minerals and waste related development in the county. It provides the basis for investment in new waste and minerals development in Northamptonshire, and where in the country it should go.

Policy CS2 - Spatial Strategy for Waste Management

Policy CS2 promotes the development of waste management facilities in locations such as the subject site at Shelton Road, given that the site forms part of the Corby urban area and Central Spine (as shown in Box CS3 of the document).

Policy CS7 – Sustainable design and use of resources

New built development should seek to utilise the efficient use of resources in both its construction and its operations through:

- Design principles and construction methods that minimise the use of primary aggregates and encourage the use of building materials made from secondary and recycled sources;
- Construction and demolition methods that minimise waste production and re-use and recycle materials (as far as practicable) on-site;
- The use of non-primary mineral construction materials, except where there is a need to protect and conserve the existing character of the area, which require traditional building materials;
- Design and layout that allows the sorting, recycling, biological processing and storage of waste; and
- The promotion of energy and water efficiency.

Policy CS14 – Addressing the Impact of Proposed Minerals and Waste Development

Proposals for minerals and waste development must demonstrate that the following matters have been addressed:

- Minimising environmental impact and protecting Northamptonshire's key environmental designations;
- Protecting natural resources or ensuring that any unavoidable loss or reduction is mitigated;
- Ensuring build development is of a design and layout that has regard to its visual appearance in the context of the defining characteristics of the local area;
- Ensuring access is sustainable, safe and environmentally acceptable; and
- Ensuring that local amenity is protected.

2.2.4 Northamptonshire Minerals and Waste Development Framework – Locations for Waste Development - adopted March 2011

The Core Strategy states that the preferred locations for urban-located waste management uses will be general industrial areas or areas of significant residential and commercial development. Policy W3 identifies general industrial areas within which waste management uses would be acceptable. The

subject site is identified in Policy W3 (WL18) as an area where waste management uses would be acceptable. This is also shown in the adopted Proposal Map.

2.3 Legislation & Mandatory Standards

2.3.1 *Building Regulations 2010*

The Building Regulations 2000 (England & Wales) set out standards and requirements that individual aspects of building design and construction must achieve. The 'functional' requirements are also considered in a series of Approved Documents that provide general guidance in common building situations.

In total, there are 14 technical areas that each Approved Document provides practical guidance on, including fire safety, ventilation, hygiene, drainage and access. Approved Document Part L (Conservation of Fuel and Power) pertains to the energy efficiency requirements and is detailed within Section 2.3.1 below.

Approved Document Part L – The Conservation of Fuel and Power

Part L of the Building Regulations came into force on 1st April 2002, with a view to reducing heating costs, conserving fuel and protecting the environment from the effects of climate change. However, to ensure that Part L of the Building Regulations were in line with the commitments made in the Energy White Paper (2003) of reducing CO₂ emissions from buildings, and to implement the Energy Performance of Buildings Directive (EPBD), amendments to the Approved Document were made in 2006.

The above amendments to Part L of the Building Regulations were implemented on 6th April 2006, introducing new energy efficiency requirements and other relevant changes, including:

- Introduction of a single calculation method (setting maximum CO₂ emissions for the whole building), replacing the three methods of demonstrating compliance;
- The CO₂ emissions standards for new buildings were raised by between 20 - 28% compared to 2002 standards (dependant on the type and size of building); and
- Standards for work on the existing buildings were generally higher than in 2002.

More recently, with the introduction of new planning policy and legislative drivers, identified above, a need to reconsider and revise the 2006 editions of the Approved Documents L was identified. The latest revision to the document, the 2010 version of Part L, has been adopted from October 2010.

Within the updated 2010 version of Part L, a number of changes have been made, including the following:

- The Target Emissions Rate (TER) is no longer based on a 2002 notional building and an improvement factor but will take an 'aggregate approach' for the non-dwellings sector. The TER will be based on a building of the same size and shape as the actual building, constructed to a concurrent specification, provided in the 2010 NCM modelling guide. This approach has been adopted, as the level of improvement that can be reasonably expected is considered to

vary significantly across the building sector; a blanket improvement factor is therefore inequitable. Therefore, some buildings (e.g. those buildings that use a higher load of lighting versus, say, hot water) will be expected to exceed the 25% reductions target, while other buildings will be allowed to achieve less than 25%;

- In order to assist Building Control Officers to enforce regulations, design-stage submissions must be accompanied by a copy of the design specifications. This will also increase the emphasis on commissioning to ensure that systems perform as intended. This is also to enable the Building Controls Officer to be able to check that the relevant elements are in place. Should any changes be made to the building to the design stage list of specifications, a list of these changes must be provided to the Building Control Officers, as well as a certificate signed off by a suitably accredited energy assessor; and
- Accredited construction details that cover building elements, such as thermal bridging will no longer make assumptions. Under the 2010 Building Regulations, each of the junctions will need to be measured, multiplied by the appropriate PSI value (values supplied by the SAP 2009 document), and added up to produce an 'effective' Y value.

In addition to the revisions that have been implemented from 1st October 2010, the Government has also announced further revisions to Part L that will be used as a catalyst of achieving the target for zero carbon dwellings by 2016 and zero carbon non-domestic buildings by 2019. It is anticipated that amendments to the Part L documents will expect a 44% improvement of the Target Emission Rate (TER) or the CO₂ emissions of a new building in the 2013 revision (relative to the 2006 requirements) for domestic buildings and an aggregated 44% improvement of the TER for non-domestic buildings. This equates to a 25% reduction in TER relative to the 2010 requirements and the mandatory Code for Sustainable Homes Ene 1 requirements to achieve Level 4 and BREEAM Ene 01 requirements to achieve 'Excellent' rating.

2.3.2 *Building Research Establishment Environmental Assessment Method ('BREEAM')*

The proposed development is being assessed under BREEAM, which aims to encourage and reward best practice through the recognition of improvements made to the design of non-residential buildings against a number of environmental criteria, including energy. Initial pre-assessment (refer to RSOL0613RL01_BREEAM Pre-Assessment) indicates that the design will be likely to achieve an 'Excellent' BREEAM rating.

2.4 Summary of Policy and Legislative Requirements

Box 2.9 provides an overview of Policy and Legislative Requirements and their applicability to the proposed development.

Box 2.9; Points of Focus – Overview of Policy / Legislative Requirements

- a) Proposals for large developments should demonstrate that:
 - a. Non-res developments will be compliant with a BREEAM/Eco-building assessment rating of at least 'very good'.
 - b. A target of at least 30% of the demand for energy will be met on site (the actual

figure to depend upon technical and economic viability), and renewably and/or from decentralised renewable or low-carbon energy supply.

3. SUSTAINABILITY ASSESSMENT

This section comprises the Sustainability Statement for the proposed development, in accordance with the North Northamptonshire Council's Core Spatial Strategy adopted in June 2008.

This guidance is structured and set out based on the categories and environmental levels covered within a BREEAM assessment. For a detailed review of the development based on the BREEAM assessment tool please refer to Appendix 2: BREEAM Pre-Assessment of this report (Ref: SOL0613RL01 A2 – BREEAM).

Sustainable development and managing growth in a sustainable way is also a central aspect of the current adopted Core Spatial Strategy. The sustainability assessment below outlines the measures proposed in relation to the Spatial Core Strategy, with a particular focus on the following policies;

- Policy 13 – General Sustainable Development Principles; and
- Policy 14 – Energy Efficiency and Sustainable Construction.

3.1 Energy Consumption & Renewable Energy

Refer also to Appendix 1: Energy Statement (Ref: SOL0613RL01 A1 – Energy Statement).

3.1.1 Carbon Dioxide (CO₂) Reduction

As noted in the Energy Statement a strategy for the reduction in CO₂ emissions from the development was prepared such that it is aligned with the Energy Hierarchy, with particular focus on sustainable building design (reduction of energy consumption at source), provision of energy efficiency measures and installation of building-integrated LZC technologies.

Through the implementation of the energy hierarchy (including LZC technologies such as roof mounted photovoltaic arrays and CHP produced from biogas or syngas) the Energy Statement shows a >100% reduction in CO₂ emissions.

This comfortably meets the Northamptonshire Council's Core Spatial Strategy requirements of at least 30% of the predicted energy use being generated through on site low carbon energy as well as incorporating a significant reduction in CO₂

3.1.2 Sustainable Design and Construction

The development is required to achieve a BREEAM 'Very Good' standard, as outlined in the Core Spatial Strategy and the Sustainable Design Supplementary Planning Document. The BREEAM Pre-Assessment prepared by Sol Environment and included as Appendix 2 of this document (Ref: SOL0613RL01 A2 – BREEAM) shows that the development is likely to gain a BREEAM 'Excellent' rating.

3.1.3 *Low Carbon Energy*

As an Energy Recovery Centre the main purpose of the development, as noted in the Energy Statement, is the generation of energy from waste. The facility has the capacity to divert 195,000 tonnes of waste from landfill per annum and generate 12MW of electrical energy and 20MW of thermal energy.

3.1.4 *District Heating*

With an estimated thermal output of approximately 20MWth (refer to Energy Statement) the development has great potential to export heat and electricity into a future District Heat Network. Provision has been made for a District Heat Connection within the Site. It is clear the development is capable of increasing the proportion of energy delivered from renewable and low-carbon sources as mentioned in Policy 14.

The location of the site lends itself ideally to provide heat directly to number of local industries (Roquette, Tata, Fairliner etc) and will be a key low carbon heat source for the region. The applicant is actively engaging with the local industrial users with the intention of providing process heat and steam for the specific use.

3.2 **Water Use (including flood mitigation and resilience)**

3.2.1 *Flood Risk*

The Environment Agency's (EA) Flood Map indicates that the site is located entirely in Flood Zone 1. Refer to the Flood Risk Assessment (FRA) prepared by Entran included as part of this application which states that the proposed development will not increase flood risk elsewhere and is considered appropriate in relation to the flood risk vulnerability classifications set out in Table 3 of the NPPF technical guidance.

3.2.2 *Water Conservation*

The development will include low water consumption measures for sanitary ware and appliances where applicable. It is anticipated that high efficiency water saving fittings will be installed to have at least 25% improvement over baseline standards to assist in achieving BREEAM 'Excellent'.

In addition the site has been designed to have a very high level of rainwater harvesting and all toilets shall be fed by the water collected in the rainwater / grey water harvesting tanks. Refer to Appendix 2 of this document (Ref: SOL0613RL01 A2 – BREEAM) for further details.

3.2.3 *Sustainable Drainage Systems (SUDS)*

The FRA prepared by Entran that has been provided notes that the proposed drainage design has been based on allowable discharge rates calculated for the existing site, in accordance with PPS25. The SUDS strategy also notes that a tanked rainwater harvesting system will be utilised to control the discharge of surface water from the site. In addition to the harvesting system other SUDS measures such as non-infiltration swales and basins have been proposed in accordance with Policy 13.

3.3 Materials, Waste and Resources

3.3.1 *Materials*

As a planning application there is a limited amount of detail available at this point in time on the material specification. In order to achieve a BREEAM 'Excellent' rating, a very high standard of materials are required, thus promoting responsible sourcing and limiting their environmental impact.

Refer to Appendix 2: BREEAM Pre-Assessment (Ref: SOL0613RL01A2 - BREEAM) prepared by Sol Environment *Materials* category for further detail.

3.3.2 *Waste and Recycling*

The proposed development will utilise sustainable design and construction to minimise the impact the building has on the environment. Good site practices will be employed during the construction phase in order to minimise potential impacts, such as noise and dust nuisances.

Refer to Appendix 2: BREEAM Pre-Assessment (Ref: SOL0613RL01A2 - BREEAM) prepared by Sol Environment *Waste* category for further detail.

3.4 Landscape and Site Ecology

3.4.1 *Existing Landscape Character*

The Application Site occupies an area of approximately 2.53 hectares of brownfield land. The Site is located off Shelton Road, within Willowbrook East Industrial Estate. The majority of the Site is currently utilised as a car storage area bounded with palisade fencing with the northern elevation of the Site utilised for landscaping and as a buffer from the adjacent watercourse.

The Site is bound to the north by a watercourse known as the Willow Brook North Arm and Rockingham Speedway, to the east and south by light industrial properties and to the west by a car/vehicle storage area.

3.4.2 *Site Ecology*

The Site has undergone a Phase 1 habitat survey of the Site which confirmed that the site is a large car storage facility with a thin strip of grassland in the north of the Site, with scrub and trees present along the eastern Site boundary. The survey identifies 5 ecological receptors of greater than negligible value however all receptors will be mitigated to a negligible level. The survey shows that the overall effects of the development on ecology should be insignificant.

3.4.3 *Protect and Enhance*

With appropriate mitigation, the ecological effects resulting from the proposed development will primarily be negligible adverse effects at the site to local level. Proposed mitigation measures include the recreation of a mosaic of similar habitats and new habitats both on the ground and on the roof of the new building and an ecological management plan.

3.5 Sustainable Transport and Accessibility

3.5.1 *Access and Public Transport*

The Site currently takes access from Shelton Road which joins the A6116 Steel Road. Steel Rd is an important single carriageway local distributor road link through the existing industrial and commercial area to the north west of Corby and provides a key east-west link between the A6006 (via Phoenix Way) and the A43. The site has good accessibility by private car for employees.

The nearest bus stop is located on Steel Road approximately 400 metres walk from the site. The route to the eastbound bus stop can be comfortably walked in 5 minutes. The corresponding westbound bus stop on Steel Road is located approximately 500 metres or 6 minutes' walk from the Site, on the opposite side of the road, close to the junction of Steel Road and Sallow Road and also the crossing point over Steel Road. The services which stop within 5 minutes' walk of the Site provide access to a wide area including Corby Rail Station and Town Centre at a reasonable frequency and duration during the day and evenings.

There is reasonably good provision for those undertaking walking trips in the local area. There is a footway along the western side of Shelton Road which is of a reasonable standard and is well lit. There are wide grassed verges separating the footway from the carriageway which should improve the qualitative aspect of undertaking a local journey on foot.

4. STATEMENT SUMMARY

Overall, the development at Corby can be considered to be contributing positively to the sustainability of its immediate surroundings as well as within the local and regional government areas.

Corby Council is committed to achieving sustainable development. As a result the current planning policies for this area emphasise the importance of sustainable growth with particular emphasis on the encouragement of energy efficiency and green energy and industry.

It is important, therefore, that the proposed development at Corby contributes to the Council's sustainability aims as well as meeting regional and national objectives for sustainable development. This sustainability statement demonstrates that the proposals satisfy a number of key objectives, responding to local needs and requirements and conforming to current good practice.

The design team are targeting a >100% improvement of CO₂ emissions and producing up to 32MW of renewable energy (12MWe and 20MWth) and based on current estimations the development is likely to achieve a BREEAM rating of 'Excellent'.

Through this objective, the design team are ensuring that they have maximised the opportunities to enhance the environmental performance of the design and ultimately that the best practice sustainability standards demanded by BREEAM will be implemented in practical terms within the proposed development.

In summary, the sustainability statement has informed the design process by identifying opportunities and constraints for sustainable development, and the process has highlighted the proposals sustainability performance against national, regional and local planning policy.

Appendix 1 – Energy Statement

(Ref: *SOL0613RL01 A1 – Energy Statement* prepared by Sol Environment)

Appendix 2 – BREEAM Pre-Assessment

(Ref: *SOL0613RL01 A2 – BREEAM* prepared by Sol Environment)