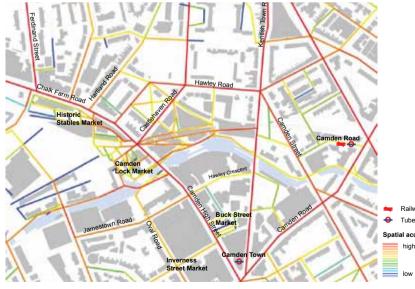


## Sustainability

\*Text extracted from the Energy statement prepared by Waterman

A full appraisal of the Development's sustainability credentials is provided within the Sustainability Statement presented within Technical Appendix 5.1 of the Environmental Statement (ES). An Energy Statement has been prepared for the Masterplan and can be obtained by reference to Technical Appendix 5.2 of the ES. However, in summary, the Development would provide a number of features in order to accord with the principles of sustainable design. These are summarised as follows:

- 100% reuse of previously developed, brownfield, land and the remediation of any potentially contaminated land;
- The provision of high density redevelopment including a mix of land uses to achieve a successful development as outlined within the Hawley Wharf Area Planning Framework Supplementary Planning Document;
- The creation of construction related and long-term employment;
- The provision of improved safe and legible pedestrian routes, and public realm;
- The provision of suitable access for all including the mobility impaired;



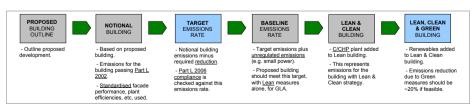
Routes through the proposed masterplan, diagram prepared by Space Syntax

- The provision of water efficient fittings to reduce water consumption;
- Improvement of Site biodiversity via the provision of living roofs and native landscape planting;



Roof masterplan, showing mixture of green and brown roofs prepared by Fabrik

- 100% use of sustainable timber sources;
- Commitment to reuse demolition materials on the Site where appropriate;
- The use of a site-specific Environmental Management Plan (EMP) to manage construction related environmental effects; and
- The provision of facilities to encourage recycling of both commercial and household waste.

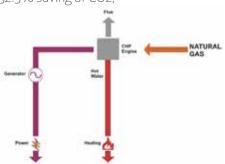


Energy baseline demand prepared by Grontmij

• Commitment to achieve BREEAM Retail and Office 'Very Good' standards, together with a minimum Code for Sustainable Homes (CSH) rating of 'Level 4' and a commitment to achieve BREEAM New Construction for Non-domestic Buildings for the school 'Very Good' (refer to Technical Appendix 5.1 of the ES for the BREEAM and CSH assessments);



The installation of a centralised energy centre with CCHP plant fuelled by biofuel to meet the majority of the energy demands for the Development, and the the installation of 250m2 of PV panels to provide electricity, and provide a 32.5% saving of CO2;



Gas-fired Combined Heat & Power (CHP) prepared by Grontmij

| Active Energy<br>Efficiency Measure    | Village<br>Market | Torbay<br>Street | Site C | Site D   |
|----------------------------------------|-------------------|------------------|--------|----------|
| Low Energy White Goods                 | N/A               | ✓                | ✓      | ✓        |
| Exposed Thermal Mass                   | ✓                 | ×                | ×      | ×        |
| Low Energy Lighting & Lighting Control | ✓                 | ✓                | ✓      | <b>✓</b> |
| High Efficiency Chillers               | ✓                 | ✓                | ✓      | ✓        |
| Ventilation Heat Recovery              | N/A               | ✓                | ✓      | ✓        |
| Low Energy DC Motors                   | N/A               | ✓                | ✓      | ✓        |
| High Efficiency Lifts                  | ✓                 | ✓                | ✓      | ✓        |
| Power Factor Correction                | ✓                 | ✓                | ✓      | ✓        |
| Variable Flow Air & Water Plant        | ✓                 | ✓                | ✓      | ✓        |

Summary of energy efficiency measures proposed, table prepared by Grontmij

• The incorporation of a range of energy efficiency measures;



Diagram Showing passive and active energy efficiency measures, prepared by Grontmij

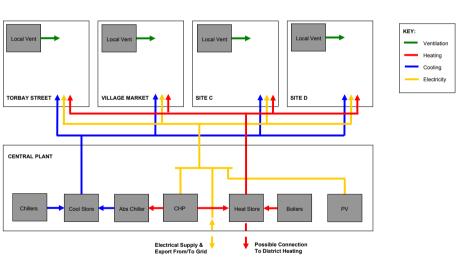


Diagram outlining the energy strategy for the development, prepared by Grontmij

- Minimal provision of car parking spaces in order to discourage car use and encourage more sustainable transport modes including walking and cycling;
- The provision of extensive facilities for cyclists;
- Commitment to implement the principles of inclusive design to ensure that the accessibility needs of all building user would be met;