New Simplified Planning Zone

2024 – 2034

Appendices

Appendix 5: Sustainability Requirements

Reference: SPZ-A05

For consultation July 2024

Note: If you need this information in an accessible format please contact planningpolicy@slough.gov.uk

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Slough Borough Council

Slough Trading Estate New SPZ - Sustainability Requirements

Plot reference: *e.g. Plot A*

Checklist completed by: *e.g. Name, Development Manager, SEGRO*

Date:

Any new development being brought forward under the SPZ must comply with the requirements contained herein. However, it should be noted that Appendix 7 of the SPZ sets out the requirements of this document which do not apply to certain types of development and therefore the Sustainability Requirements should be read in conjunction with Appendix 7.

The stated 'Performance Achieved' is based upon the information available at the time of completion. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain operational.

		Design Requirement	Compliance Measure	Performance Achieved	Units	Applicable to plot - size and building type? Yes/No
Sustainability Certification	1	Minimum BREEAM Rating of Very Good as assessed under BREEAM New construction v6. In the event that BREEAM v6 is replaced by a comparable national measure of sustainability for building design, the equivalent level of performance shall be applicable.	BREEAM Rating		Rating e.g. Very Good or Excellent	
	2	Minimum EPC rating for new build (noting that EPCs apply to the habitable areas of buildings only).	A or A+		EPC rating	
	3	Minimum EPC rating for refurbishment.	B or better		EPC rating	
Buildings: Energy, Carbon & Renewable Technology	4	Facilitate waste heat capture (data centres only).	Suitable space identified to locate a heat exchanger connection from/within new Data Centre buildings. District Heating Connection Schematic shows a suitable connection route from potential heat exchanger location to the plot boundary.		Yes/No	
	5	Renewable generation to be provided to each plot.	Confirm proposed PV capacity		kWp	
	6	New buildings shall be designed to allow for the future installation of suitable energy sub-metering to enable future building users to identify high energy consuming end uses. The metering strategy should allow at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories (heating, lighting, etc.) in line with CIBSE TM39 guidance "Building Energy Metering".	Energy sub-metering to be provided		Yes/No	
	7	Data centres to source all electricity from renewable sources wherever commercially available.	Confirm renewable procurement specified in lease		Yes/No	
Sustainable Travel	8	For new units in excess of 1,000 square metres of floorspace, a minimum of 1 disabled accessible shower shall be provided.	>1		Number of accessible showers provided	
	9	Cycle storage to be provided in line with Table 2 of the Simplified Planning Zone Scheme 2024-2034.	Minimum of 2 cycle spaces per unit		Number of cycle spaces provided per unit	

	10 Provide secure lockers, showers or changing space to fully fitted units over 2,500 m^2.	2 out of 3 features to be provided		Number of facilities provided	
	11 Development commenced in the first five years following the adoption of the SPZ which provide more than 10 car parking spaces must provide for a minimum of 25% electric car charging provision (to include disable car parking provision). Development commenced in the latter five years following the adoption of the SPZ which provide more than 10 car parking spaces must provide for a minimum of 40% electric car charging provision (to include disable car parking provision).	EV charging to >25% of spaces		%	
Circular Economy & Resources	12 Construction waste resource efficiency will be prioritised, with a maximum 11.1 tonnes of construction waste generated per 100 m^2 gross internal floor area (GIFA).	<11.1 tonnes waste per 100 m^2 GIFA		tonnes per 100 m^2 GIFA	
	13 All new development shall provide a dedicated space for the segregation and storage of operational recyclable waste generated to reduce the impacts of operational waste and improve recycling rates.	Suitable space provided for recycling storage		Yes/No	
	14 Measures to be taken to reduce internal water consumption through the use of low flow fittings, for example low flow taps and WCs. The efficiency of the domestic water-consuming components shall achieve a 12.5% improvement over baseline building water consumption in line with BREEAM V6.1 Wat 01 methodology.	Provision of efficient water-consuming components		Yes/No	
	15 All demolition activities to be preceded by a pre-demolition audit.	Confirm pre-demolition audit produced		Yes/No	
	16 100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy.	Confirm		Yes/No	
	17 Water leak detection system to be supplied within the boundary of each plot.	Confirm		Yes/No	
	18 Building to be designed to allow for disassembly and functional adaptability through the production of a building adaptability study to inform technical design.	Confirm building adaptability study produced		Yes/No	
	19 Compactors or balers to be provided (where large amounts of packaging waste expected).	Confirm		Yes/No	
Pollution	20 The specification of back-up generators should meet the '2g TA-Luft' (or equivalent standard) emission standard for NOx (data centres only).	Confirm		Yes/No	
	21 Operation of diesel backup generators must be limited to use in the event of electricity supply interruption / failure and associated maintenance or testing.	Confirm		Yes/No	
	22 Principal Contractor for units over 2,000 m^2 must comply with the Considerate Construction Scheme (CCS).	Achieve a minimum CCS score of 27 points		CCS Score	

Nature & Biodiversity	23	Developments over 5,000 m^2 must provide at least two green technologies of biodiversity improvements such as living roofs and green facades, bird boxes, bug hotel, or insect friendly planting to suitable building types with practical maintenance access e.g. office buildings, cycle stores, shelters.	At least 2 items to be incorporated		Number of green technologies provided	
	24	All development must allocate a minimum of 6% of plot area for provision of landscape treatment.	>6% landscape area		%	
Climate Change Adaptation	25	Surface water drainage design for SPZ developments will manage the surface water run-off they generate for storm events up to and including the 1 in 100 year + 25% event within the plot boundary before discharging to the existing sewer system within the Trading Estate.	Confirm		Yes/No	
	26	The volumetric discharge from the plot shall be reduced by providing a minimum plot permeability of 15%.	>15% plot permeability		%	
	27	Include a provision of new bioretention planting within the landscaping to each plot, where ground conditions are suitable, applicable species are identified as 'suitable bioretention' within Design Code Appendix B1 - Landscape Soft Species.	At least 1 suitable bioretention species provided		Number of bioretention species provided	