



**ST.MODWEN  
INDUSTRIAL &  
LOGISTICS**

**WATLING STREET  
BUSINESS PARK  
SUSTAINABILITY REPORT**

**March 2024**



**DELIVERING AN INDUSTRIAL  
AND LOGISTICS PORTFOLIO  
FOR OUR CUSTOMERS**

# CONTENTS

<b>1</b>	<b>Preface</b>	<b>6</b>
1.01	Purpose of this report	7
1.02	Introduction to the site	7
1.03	Introduction to the developer	7
1.04	About the authors	8
<b>2</b>	<b>Development Plan Document</b>	<b>9</b>
2.01	About	9
2.02	Emerging Local Plan	9
2.03	Regulation 19 consultation	9
2.04	Draft Policy SE2	9
2.04	St. Modwen commitments	9
<b>3</b>	<b>BREEAM</b>	<b>10</b>
3.01	About BREEAM	10
3.02	BREEAM commitment	10
3.03	The aim of BREEAM	10
3.04	BREEAM categories	10
3.05	BREEAM categories at a glance	11
3.06	Water conservation	12
3.07	Design for Climate Change	12
3.08	Life cycle impact	12
<b>4</b>	<b>Enhancements over Building Regulations</b>	<b>13</b>
4.01	The Building Regulations requirements	14
4.02	Reduction of energy via fabric	14
4.03	Enhanced building services	14
4.04	Energy Performance Certificate	15
4.05	EPC ratings – before and after	15
<b>5</b>	<b>Low-Zero Carbon Technologies</b>	<b>17</b>
5.01	Photovoltaic on-site generation	17
5.02	Low Zero Carbon Feasibility Study	17

5.03	Headlines	17
<b>6</b>	<b>Flexible Design</b>	<b>18</b>
6.01	About	19
6.02	Flexible office space	19
6.03	Cladding system	19
6.04	Yard	19
6.05	Future-proofing ducts	19
6.06	Institutional haunch	19
6.07	Service capacity	19
6.08	Future plant space	20
6.09	Flexible drainage	20
6.10	Generous service voids	20
6.11	Raised access floors	20
6.12	Plant replacement	20
<b>7</b>	<b>Sustainable Transport</b>	<b>22</b>
7.01	About	22
7.02	Electric Vehicle (EV) Charging	22
7.03	Local residents and workforce	22
7.04	Public Transport	23
7.05	Amenity Links	23
7.06	Canal link	23
7.07	Conclusion	23
<b>8</b>	<b>Health &amp; Wellbeing</b>	<b>24</b>
8.01	About	24
8.02	Use of VOCs	24
8.03	Thermal modelling	24
8.04	Maximise natural light	24
8.05	Outdoor meeting spaces	24
8.06	Outdoor spaces for enjoyment of park users	24
8.07	Park Code	25
<b>9</b>	<b>Landscaping</b>	<b>26</b>
9.01	About	26
9.02	Strategy	26
9.03	Key Landscape	26

<b>10</b>	<b>Water management</b>	<b>28</b>
10.01	About	28
10.02	Surface Water	28
10.02	Foul Water	28
<b>11</b>	<b>Ecology</b>	<b>29</b>
11.01	About	30
11.02	Survey strategy	30
11.03	Habitat Loss Compensation	30
11.04	Future work	31
<b>12</b>	<b>Conclusions</b>	<b>32</b>
12.01	About	32

# OUR CORE PURPOSE

## **CHANGING PLACES. CREATING BETTER FUTURES.**

Our purpose is centred on delivering quality places to live and work that enhance communities and create opportunities for growth and shared returns.

We are proud to transform, optimise and improve places and our purpose is to give new meaning to those communities we live in and serve, and to the environments we develop.

# 1 Preface

## 1.01 Purpose of this report

This report has been prepared by **St. Modwen's Professional Team** to set out the developer's **sustainability ambitions for Watling Street Business Park.**

## 1.02 Introduction to the site

This Sustainability Report has been prepared to demonstrate how sustainability will be considered and incorporated into the redevelopment of Watling Street Business Park.

The site incorporates the existing business park comprising several industrial units, external storage compound areas and undeveloped land to the rear.

The site is well situated to transport links including A5, A34, M6 Toll and M6 for road (private and bus links) and Cannock Station for rail. Proximity to the local petrol filling station affords good access to important local amenities such as cash point, convenience store and café.

The existing business park was constructed in the 1960s and comprises a variety of industrial units and outdoor storage. The last significant refurbishments were undertaken in 1985 and it is in a poor state of repair.

## 1.03 Introduction to the developer

St. Modwen is a property development expert, delivering quality spaces to live and work.

It has chosen six core areas where it can make a sustained difference to society and the environment. Refer to Appendix 1 for further information on St. Modwen Responsible Business Ambitions.



#### **1.04 About the authors**

This report is jointly compiled by St. Modwen's professional team consisting of:

Architect – Chetwoods

BREEAM Assessors, Low Carbon Consultants, Energy Assessors, MEP Consultants – Hopkins Coats Associates

Ecologist – Ecology Solutions

Landscape Consultant – FPCR

Transport Consultant – PJA

Civil Consultant – HSP



## 2 Development Plan Document

### 2.01 About

**Cannock Chase Council's Development Plan (CCCDP)** presents core strategies for development works in the area and includes matters such as main locations for new development works, method for delivery, protection of green spaces, supporting business – and ultimately how all of this can be achieved in a **sustainable** manner.

**St. Modwen fully supports the District's aspirations to deliver quality places to work sustainably.**

### 2.02 Emerging Local Plan

Cannock Chase District Council are updating their Local Plan and have completed a number of public consultations. The Council approved the Cannock Chase District Local Plan Pre-Submission (Regulation 19) Document at the 14<sup>th</sup> December 2023 Cabinet meeting.

### 2.03 Regulation 19 consultation

The Draft Local Plan (Regulation 19) proposes to allocate the site for 50,000sqm of industrial and logistics floorspace (refer to site reference SE2 – refer to page 187-189 in referenced document<sup>1</sup>).

### 2.04 Draft Policy SE2

Draft Policy SE2 includes a range of sustainability related requirements including: 20% of parking spaces to be for EV charging and for all units to have an EPC A rating with associated PV charging points and SuDS. In addition, Draft Policy SE2 requires the future development proposals to be supported by a Sustainability Statement at the Planning Application stage.

### 2.05 St. Modwen commitments

The developer is supportive of the draft policies presented in the latest Reg 19 consultation document with respect to sustainability, including requirements for new electric vehicle charging infrastructure, energy generation from solar, use of the latest in air-source heat pump technology and a drive towards achieving net zero carbon developments.

---

<sup>1</sup>

<https://www.cannockchasedc.gov.uk/sites/default/files/document-library/Cannock%20Chase%20Local%20Plan%20Pre%20Submission%20Reg%2019.pdf>

## 3 BREEAM

### 3.01 About BREEAM

**BREEAM is the world's leading sustainability assessment method for master-planning projects, infrastructure and buildings.** It recognises and reflects the value in higher performing assets across the built environment lifecycle, from **new construction** to in-use and refurbishment.

**The developer commits to achieving BREEAM Excellent at Watling Street Business Park.**

### 3.02 BREEAM commitment

BREEAM assesses, encourages and rewards environmental, social and economic sustainability throughout the built environment. The developer's commitment to achieve Excellent underlines how important sustainability is to St. Modwen and its customers.

### 3.03 The aim of BREEAM

To **encourage** continuous improvement and innovation by setting and assessing against a broad range of scientifically rigorous requirements that go beyond current regulations and practice.

To **empower** those who own, commission, deliver, manage or use buildings, infrastructure or communities to achieve their sustainability aspirations.

To **build confidence and value** by providing independent certification that demonstrates the wider benefits to the

individuals, business, society and the environment.

### 3.04 BREEAM categories

BREEAM measures sustainable value in a series of categories, ranging from energy to ecology.

Each category addresses the most influential factors in achieving a sustainable outcome. These factors include reduction of carbon emissions, design durability, adaption to climate change, ecological value, biodiversity protection.

Each category is sub-divided into a range of assessment issues, each with its own aim, target and benchmarks. When a target or benchmark is reached, as determined by the accredited BREEAM Assessor, the development scores points – or credits.

The categories are as follows;



**ENERGY** ENERGY PERFORMANCE | SUB-METERING OF MAJOR CONSUMERS | SUB-METER HIGH ENERGY LOADS | EXTERNAL LIGHTING EFFICACY | PASSIVE DESIGN ANALYSIS | FREE COOLING | LOW ZERO CARBON TECHNOLOGIES



**HEALTH & WELLBEING** GLARE CONTROL | NATURAL VENTILATION | SOUND & VIBRATION | ACOUSTIC PERFORMANCE



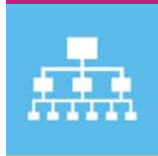
**INNOVATION** REDUCTION OF ENERGY USE & CARBON EMISSIONS | ON-SITE GENERATION | INDOOR AIR QUALITY | AFTERCARE | RESPONSIBLE CONSTRUCTION | REDUCED WASTE



**LAND USE** PREVIOUSLY OCCUPIED LAND | CONTAMINATED LAND | ECOLOGICAL VALUE OF SITE | PROTECTION OF ECOLOGICAL FEATURES | CHANGE IN ECOLOGICAL VALUE | ECOLOGIST'S RECOMMENDATIONS



**MATERIALS** LIFE CYCLE IMPACTS | LANDSCAPE AND BOUNDARY PROTECTION | SUSTAINABLE PROCUREMENT PLAN | RESPONSIBLE SOURCING OF MATERIALS | EMBODIED IMPACT



**MANAGEMENT** STAKEHOLDER CONSULTATION | ELEMENTAL LIFE CYCLE COSTS | CAPITAL COST REPORTING | ENVIRONMENTAL MANAGEMENT



**POLLUTION** REFRIGERANT USE | IMPACT OF REFRIGERANT | LEAK DETECTION | NOX EMISSIONS | FLOOD RESILIENCE | SURFACE WATER RUN-OFF | SURFACE WATER ATTENUATION



**TRANSPORT** ACCESSIBILITY INDEX | DEDICATED BUS SERVICE | PROXIMITY TO AMENITIES | CYCLE STORAGE | CYCLIST FACILITIES | CAR PARKING FACILITIES | TRAVEL PLAN | CO2 EMISSIONS



**WASTE** CONSTRUCTION RESOURCE EFFICIENCY | DIVERSION OF RESOURCES FROM LANDFILL | RECYCLED AGGREGATES | OPERATIONAL WASTE | STRUCTURE AND FABRIC RESILIENCE | FUNCTIONAL ADAPTABILITY | CONSTRUCTION RESOURCE EFFICIENCY



**WATER** WATER CONSUMPTION | WATER MONITORING | LEAK DETECTION SYSTEMS | FLOW CONTROL DEVICES | WATER EFFICIENT EQUIPMENT | RAINWATER HARVESTING SYSTEMS | LOW-VOLUME FLUSH WCS | METERING & ALARM SYSTEMS

### **3.06 Water conservation**

Under the developer's commitment to achieve BREEAM Excellent, all units will be fitted with low-volume flush WC cisterns, waterless urinals, spray taps, presence detection to WCs to automatically shut off water and leak detection systems.

Leak detection metering is proposed throughout each unit to automatically alarm if the water flow rate measured at the plot boundary is greater than the flow within the unit – this would indicate a leak.

A 'water awareness' campaign will be implemented within each of the proposed units.

### **3.07 Design for Climate Change**

Responding to Cannock Chase Local Plan Pre-Submission Regulation 19 Document, St. Modwen share the local authority's urgency with respect to planning for climate change. St. Modwen will, as a part of any development work at Watling Street Business Park, carry out detailed computer modelling to ensure that buildings are designed to withstand the impact of climate change such as dealing with weather extremes.

### **3.08 Life cycle impact**

The developer will carry out carbon modelling to minimise carbon emissions through selection of materials, construction methods and future dismantling/recycling.



## 4 Enhancements over Building Regulations

### 4.01 The Building Regulations requirements

The developer proposes to **far exceed** the minimum **energy efficiency requirements** set out in Part L2A of the Building Regulations.

### 4.02 Reduction of energy via fabric

The developer proposes to *significantly reduce energy usage and associated carbon emissions by adopting a 'fabric first' approach*. This means going beyond the limiting values set out in Approved Document L 2021 Conservation of fuel and power in new buildings other than dwellings by using building materials to **improve thermal insulation**, to **increase the air-tightness** of the building and to **maximise use of natural light and beneficial solar gains**.

Building Element	Part L2A Limiting	St. Modwen Proposed <sup>2</sup>
Walls	0.26 W/m <sup>2</sup> K	0.22 W/m <sup>2</sup> K
Roof	0.18 W/m <sup>2</sup> K	0.18 W/m <sup>2</sup> K
Floor	0.18 W/m <sup>2</sup> K	0.18 W/m <sup>2</sup> K
Windows	1.6 W/m <sup>2</sup> K	1.0 W/m <sup>2</sup> K
Air tightness	8 m <sup>3</sup> /hr/m <sup>2</sup> @ 50Pa	1.75 m <sup>3</sup> /hr/m <sup>2</sup> @ 50Pa

### 4.03 Enhanced building services

The developer proposes use of industry-leading building services systems, equipment and plant to achieve the very best in human comfort whilst reducing energy use and carbon emissions when compared with the standards set out in the Building Regulations.

The developer proposes the following headline technologies:

- High-efficiency daylight-dimmable LED lighting to achieve a luminous efficacy in excess of 120Lm/W (which is a **20%** improvement over the requirements of the Building Regulations).
- **Latest heat-pump domestic hot water generation plant** – literally takes the heat energy from the air and transports it into a hot water tank which is **up to six times more efficient than point of use electric water heaters**.
- **Heat pump comfort heating/cooling** using 'kinder' R32 refrigerants with super-high seasonal coefficients of performance (typically >5) making them **twice** as efficient as required under the building regulations.
- **Latest smart utility meters** to track overall consumption.

<sup>2</sup> All to be confirmed under the detailed design process on balance with photovoltaic generation and MEP efficiencies.

- **Cloud-based energy metering and sub-metering to record and automatically alarm** if services consume more than pre-defined amount.
- **Inverter-controlled mechanical ventilations systems** which automatically slow down once indoor air quality and carbon dioxide levels are satisfactory thus **reducing energy use**.

#### 4.04 Energy Performance Certificate

**The developer commits to achieving a minimum EPC A across all of its industrial and logistics buildings on this development, with EPC A+ achieved on all units above 70k sqft.**

#### 4.05 EPC ratings – before and after

The proposed development will deliver high-specification energy-efficient industrial and logistics space. It is anticipated that the new development will significantly reduce carbon emissions<sup>3</sup> as a combination of enhanced building envelope and building services efficiencies. Refer to the table on the following page. Theoretically, the new development will emit half the carbon than current.

---

<sup>3</sup> Calculation is desktop exercise only using SBEM calculation engine. SBEM is not a design tool, the actual carbon emissions will vary significantly based on fit out and usage patterns – illustrative only.

Existing

Unit	EPC	Area (m2)	BER (kgCO <sub>2</sub> /m <sup>2</sup> /yr)	Theoretical carbon emissions (kgCO <sub>2</sub> /yr)
Watling St. Business Park - Unit 1 + 2	C	1793	22.53	40,396
Watling St. Business Park - Unit 3	D	987	91.15	89,965
Watling St. Business Park - Unit 4	B	1027	3.39	3,482
Watling St. Business Park - Unit 7	E	53	75.37	3,995
Watling St. Business Park - Unit 8A	D	285	46.37	13,215
Watling St. Business Park - Unit 8B	E	197	21.01	4,139
Watling St. Business Park - Unit 8C	E	301	65.1	19,595
Watling St. Business Park - Unit 9A	D	386	50.69	19,566
Watling St. Business Park - Unit 9B	B	488	65.54	31,984
Watling St. Business Park - Unit 9C	D	394	24.18	9,527
Watling St. Business Park - Land and Unit 10	C	2014	37.13	74,780
Watling St. Business Park - Unit 16	D	4502	43.31	194,982
Watling St. Business Park - Unit 16A	C	1558	44.09	68,692
Watling St. Business Park - Oak House	E	531	73.37	38,959
Watling St. Business Park - Unit 21	D	926	48.7	45,096
Watling St. Business Park - Unit 22	D	292	69.89	20,408

Total site carbon emissions based on EPC conventions 678,781

Proposed

Unit	EPC	Area (m2)	BER (kgCO <sub>2</sub> /m <sup>2</sup> /yr)	Theoretical carbon emissions (kgCO <sub>2</sub> /yr)
Watling St. Business Park - EX02 Unit 1 + 2	C	1793	22.53	40,396
Watling St. Business Park - EX02 Unit 3	D	987	91.15	89,965
Watling St. Business Park - EX02 Unit 4	B	1027	3.39	3,482
Unit 1	A+	11392	0	0
Unit 2	A	6072	2	12,144
Unit 3	A	2786	2	5,572
Unit 4	A	5828	2	11,656
Unit 5	A	3664	2	7,328
Unit 6	A	6331	2	12,662
Unit 7	A+	10300	0	0
Watling St. Business Park - EX01 Unit 21	D	926	48.7	45,096
Watling St. Business Park - EX01 Unit 22	D	292	69.89	20,408

Total site carbon emissions based on EPC conventions 248,709



## 5 Low-Zero Carbon Technologies

### 5.01 Photovoltaic on-site generation

Findings from the preliminary Low-Zero Carbon Report show that **On-Site Generation via Photovoltaic (PV) Panels** is not only viable but **extremely advantageous**, both **financially** and in terms of **carbon reduction**.

### 5.02 Low Zero Carbon Feasibility Study

The developer has carried out a preliminary Low Zero Carbon Feasibility Study to explore a host of appropriate on-site generation and other low-carbon technologies available for use at Watling Street Business Park. The conclusion of this report recommends installation of photovoltaic (PV) panels across to each proposed unit. For the total development this would equate to a total of circa **250kWp<sup>4</sup>** of PV panels **reducing carbon emissions by circa 125 tonnes per year**.

### 5.03 Headlines

- £250k investment in renewable technologies across Watling Street Business Park.
- Reduced reliance on import 'grid' electric.
- Benefit of on-site generation realised by building users.
- Carbon emissions reduced by 250,000kg per year through PV

---

<sup>4</sup> 250kWp peak solar output required to achieve Building Regulations and EPC A+ for larger units. Note PV installation may be restricted by other factors such as electricity network's capacity.

### 5.04 Fit-out Ready

The developer commits to sizing all structural steel frames and roof structures to allow the future fit out of PV to the whole roof area thus allowing incoming tenants to expand the PV provision as a part of their fit out operations.



**125 tonnes CO2  
reduction per year  
across the Business  
Park**



## 6 Flexible Design

### 6.01 About

St. Modwen **design and build** its units for **longevity, flexible use** and to **institutional standards**. This flexibility allows incoming occupiers to tailor the unit to meet their specific needs with minimal alteration which **saves energy and resource**.

### 6.02 Flexible office space

The units will be designed as flexible spaces with options for increasing the office content within the envelope of the unit to suit changing tenant needs.

This is both in terms of the building fabric plus all heating, cooling, ventilation and lighting systems will be designed to be split and compartmented to suit any potential office space layout.

### 6.03 Cladding system

The use of a built-up cladding system allows the building to be disassembled or altered easily.

### 6.04 Yard

The yard will be designed, both in dimension and load capacity, to accommodate a range of industrial and distribution vehicles.

### 6.05 Future-proofing ducts

Future-proofing ducts will be installed across each plot and across the development to accommodate future services such as CCTV, additional electric vehicle charging points, etc. Installing these ducts during the initial build means the site is only excavated once.

### 6.06 Institutional haunch

Haunch heights will be set to institutional standards which allows a wide range of manufacturing and storage options giving maximum flexibility.

### 6.07 Service capacity

Even though each unit will have generous service capacity provision, St. Modwen will make provision to allow easy upgrade of incoming supplies by providing cable ways and ducts to allow such. This flexibility will allow upgrades to be made without significant future excavations.

**6.08 Future plant space**

Provision for additional plant space will be made to accommodate future unforeseen tenant plant requirements.

**6.09 Flexible drainage**

Allowance will be made for spare drainage 'pop ups' to the ground floor to allow potential staff welfare facilities.

**6.10 Generous service voids**

Large service voids within the ceilings and services risers to allow for the future tenant plant requirements or alternations.

**6.11 Raised access floors**

Raised access floors throughout the offices provide maximum flexibility for office fit out requirements.

**6.12 Plant replacement**

All units will be designed to have all major plant replaced within the life of the building including main ventilation systems, heating/cooling systems, condenser units, and so forth. All plant will be situated within designated internal plant rooms or designated plant areas which are easily accessible via lift/stairs or via platforms/cranes/telelifters externally.



# 7 Sustainable Transport

## 7.01 About

**Watling Street Business Park encourages use of sustainable modes of transport by providing generous facilities for electric vehicle users and excellent access to footpaths, bus routes and rail services**

## 7.02 Electric Vehicle (EV) Charging

The developer commits to providing minimum 7kW AC fast chargers to 20% of all parking bays across the proposed development.

Investment in EV charging incentivises the use of electric vehicles which is widely acknowledged as a way of significantly reducing emissions at point of use.

## 7.03 Local residents and workforce

Watling Street Business Park is situated within a walking / cycling distance of less than 2km from the whole of the residential area which makes up Brownhills West whilst parts of the residential areas within the wider Brownhills area, Little Norton and Norton Canes are also situation within 2km walking / cycling distance of the Business Park.



#### **7.04 Public Transport**

The site is well connected to the local bus network at Brownhills West. The nearest bus stop is located on the eastbound arm of Rising Sun Island approximately 1km to the east of the site. The bus stop has frequent connections to Brownhills, Walsall and Birmingham. In summary, bus services consist of services 3 (running every 60 minutes), 10 (running every 12-15 minutes), 936 and 937/937A (running every 30 minutes), all of which stop along the A5.

Bus services 3/3A travel via Cannock Rail Station, enabling connections to be made with the train services running via the station.

#### **7.05 Amenity Links**

The developer seeks to deliver a potential new pedestrian link from the new development to the local petrol filling station and associated amenities such as café, cashpoint and convenience store.

#### **7.06 Canal link**

The developer seeks to deliver new pedestrian and cycleways from the development to the Cannock Extension Canal and links beyond. Further technical work is underway to test feasibility.

#### **7.07 Conclusion**

The location of the Watling Street Business Park can therefore offer excellent opportunities for employees and visitors to travel to and from the site by sustainable modes of transport.

## 8 Health & Wellbeing

### 8.01 About

St. Modwen's key ethos is to deliver "quality places to work" and a part of this is to promote health and wellbeing for park and building users. Early consideration has been given on how to build these principles into the foundation of the design.

### 8.02 Use of VOCs

Use of Volatile Organic Compounds (VOCs) across the development are strictly prohibited in all of St. Modwen's standard specifications and design codes; the developer commits to zero use of VOCs at Watling Street Business Park development.

### 8.03 Thermal modelling

The developer will undertake thermal modelling to ensure that overheating does not occur in any of the work areas of each building. Where there is a risk, mitigation measures will be executed to ensure comfort to all of those using the buildings, and the modelling redone to confirm such.

### 8.04 Maximise natural light

Buildings have been orientated to find best balance between accessibility and access to natural light to the office areas. The warehouses benefit from 15% roof lights. Office areas benefit from generous sections of glazing, with solar transmittance mitigated through use of solar control glazing where necessary.

### 8.05 Outdoor meeting spaces

An outdoor meeting space is under consideration to provide health benefits to those working at/using the Business Park.

### 8.06 Outdoor spaces for enjoyment of park users

As primarily a place of work, the landscape will be designed to play a valuable role in maintaining the health and well-being of park employees, providing them with space and facilities for use during break times such as<sup>5</sup>:

- Outdoor seating areas
- Fitness trails
- Outdoor meeting spaces

---

<sup>5</sup> All items under consideration.



## Net carbon reduction



### What it is

To help achieve the global goal to stop average temperatures rising more than 2 degrees, the UN wants everyone – from individuals to global corporations and governments – to decrease the to our planet.

### Why it's important

The building and construction industry accounts for around 40% (UN) of the world's carbon emissions. Government, local authorities, partners and customers have expectations and targets which must be met or exceeded but a global step-change is needed.

### How we can help

- Target ongoing carbon reduction at a business unit and group level.
- Embrace design principles that deliver long-term, low-carbon and low-carbon-enabled buildings.
- Integrate carbon reduction into business policies.

## Biodiversity & sustainable environments



### What it is

Population growth and social trends mean humans are impacting our natural environment in unprecedented ways. From the destroying of distant rainforests to dying out UK insect breeds and the way we all handle waste, change is high on the agenda.

### Why it's important

Our company changes the landscapes of both brown- and green-field sites so we are directly impacting nature and the land around us. We want to embrace and make a virtue of a progressive approach to our natural environment.

### How we can help

- Boost biodiversity at our schemes.
- Make positive use of the community spaces we create to improve biodiversity.
- Only use materials from sustainably managed sources.
- Reduce waste by maximising product and material use throughout lifecycles.

## Health & Wellbeing



### What it is

Good physical and mental health is something everyone strives towards in the pursuit of a happy life. A healthy body and mind allow us to enjoy our surroundings, feel good about ourselves and achieve more.

### Why it's important

We want to play our part in helping to support a healthier, happier and engaged workforce because it drives sustainable performance. We also have the potential to impact our customers and communities – through places and products – to boost their wellbeing and enrich their lives.

### How we can help

- Support wellbeing programmes within our workplace.
- Address the wellbeing of communities in all development plans.
- Consider and plan for the wellbeing of contractors and partners.

## Responsible operating practices & partnerships



### What it is

Having the right operating practices ensures that our responsible approach to business is reflected in the way we carry out our business. It also means working with and influencing our supply chain and partners to ensure quality, mutually beneficial outcomes.

### Why it's important

We are many times larger than ourselves through the activities we carry out and the supply chain we use. This gives us the chance to positively affect working practices, from payment terms and job creation to education and our impact on the natural environment.

### How we can help

- Safety first for ourselves, our partners and our customers.
- Establish and maintain a framework for supply chain alignment, ensuring we work with partners to collectively meet our responsible business goals.
- Build and maintain positive partnerships and effective stakeholder engagement and communications.
- Build and maintain a culture.

## 8.07 Park Code

St. Modwen's Park Code gives the requirements for all of St. Modwen's new industrial estates across the business. Park Code focusses on four of St. Modwen's Responsible Business Ambitions as above. Examples of features or services built into new Parks are as follows (see detail within the respective sections of the report):

- Green Travel Plan
- Cycle & Pedestrian Routes
- Structured Landscapes
- Amenity Space
- Habitat Sculptures (bat houses, etc)

## 9 Landscaping

### 9.01 About

**An essential component of the proposed built development will be the [green infrastructure](#), which will provide a rich and diverse setting for the built development [maximising sustainability benefits](#) for health, biodiversity and drainage.**

### 9.02 Strategy

The retention and enhancement of the majority of existing vegetation will form the basis for a comprehensive Green Infrastructure (GI) framework which encompasses the site, creating a suitable buffer to the adjacent Cannock Extension Canal and surrounding countryside whilst maximising opportunities for increasing the overall biodiversity of the site.

Securing and maximising biodiversity interest, through conservation, enhancement and creation of habitats and green spaces across the site.

### 9.03 Key Landscape

Key landscape and related GI design objectives include:

The site will be screened very effectively at the outset by the retention and enhancement of the established vegetation of hedgerows, tree belts and woodland copses located along the site's perimeter.

Establishing and strengthening connections and green corridors; both within and around the built development and surrounding landscape. This will include green buffers adjacent to the wider greenbelt, planted with native species trees, scrub and grassland mixes.



# 10 Water management

## 10.01 About

**Water from the proposed development will be **sustainably managed**, in accordance with national and local policy guidance.**

## 10.02 Surface Water

The following key principles will be embedded within the sustainable surface water drainage strategy:

- Assessment of the Site in accordance with the drainage hierarchy;
- Surface water will be managed to the site-specific greenfield event for all events up to and including the 1:100 year plus climate change event.
- Implementation of Sustainable Drainage Systems (SuDS), specifically:
  - Priority will be given to water control to ensure that the existing potential flood risk is not exacerbated; and,
  - Consideration will be given to multifunctional benefits of SuDS, in particular with regard to water quality measures.
- Operation and maintenance will be undertaken in perpetuity.

## 10.03 Foul Water

Foul water will be managed from the proposed development and discharged into the surrounding, public foul water sewer network. Initial engagement with Severn Trent Water has been undertaken which will be continued as the proposals develop.



# 11 Ecology

## 11.01 About

**St. Modwen proposes to protect the existing habitats and biodiversity as far as practically possible whilst providing a number of ecological enhancements across the development to encourage existing and promote new wildlife activity.**

## 11.02 Survey strategy

Ecological surveys have been undertaken since 2016 and most recently in 2023. Initially, these included an extended Phase 1 Habitat Survey as well as surveys for Badger, birds, Bats, Great Crested Newts, Reptiles and Water Voles. Further updated habitat walkover surveys were undertaken in 2017, 2019, 2022 and 2023, with these inclusive of Badger surveys, eDNA testing and bottle trap/torching exercises for GCN, Reptile surveys, Bat activity and static detector surveys for bats and tree / building inspections for bats.

From these surveys, it is considered that the emerging development proposals for the site can fully retain and indeed enhance the ecological value of the site, ensuring measurable net gains and improved opportunities for protected and notable faunal species are maximised in the long-term.

## 11.03 Habitat Loss Compensation

Habitat surveys of the site have identified the majority of the habitats present to be of negligible ecological value, comprising extensive areas of intensively managed

arable land as well as large areas of hardstanding and pre-fabricated buildings which are associated with the Watling Street Business Park. The habitats of greater interest within the site and wider ownership area include the woodland, mature tree belts and waterbodies, albeit the latter on account of the opportunities they provide faunal species.

The proposals seek to retain those habitats and features of relatively higher ecological value, with development largely confined to areas of arable habitat which are of very limited intrinsic ecological value. Habitats of relatively higher value within the context of the site, namely the tree belts, woodland, and, to some extent, the on-site waterbody will be largely retained post-development.

In addition, at this stage it has been demonstrate using the latest DEFRA Metric calculator that a minimum net gain in excess of 10% for biodiversity can be achieved on site with the emerging scheme layout.

#### **11.04 Future work**

The presence of nearby designated sites, including Cannock Extension Canal Special Area of Conservation, are noted. Site specific Appropriate Assessment work indicates that development can come forward without adversely impacting the integrity of any such sites. Further assessment works in this regard will also be undertaken in due course.

## 12 Conclusions

### 12.01 About

This sustainability statement demonstrates the proposed approach for Watling Street Business Park. The developer will include a range of sustainable design features to meet both national and local policy with respect to all disciplines ranging from **energy and ecology** to **waste management and water saving**.

The significant indicator of St. Modwen's commitment to sustainability is encapsulated in the commitment to achieve **BREEAM Excellent**. Other contributing key commitments are as follows:

- BREEAM Excellent
- 20% of car parking bays equipped with fast electric vehicle chargers.
- All units A Rated EPC
- Units 70k+ Rated EPC A+
- Substantial Landscaped Areas
- The treated areas of the building will have a 4x improvement in 'Air Permeability'  $1.75\text{m}^3/\text{hr}/\text{m}^2$  @ 50pa
- LED Luminaires with an efficiency at least 20% better than Building Regulations
- Total scheme circa 250kWp resulting in 125 tonnes of CO<sub>2</sub> reduction per year.
- Considerate Constructors Partnered scheme
- Sustainable Urban Drainage Systems
- Ecological enhancements to create new habitats for local wildlife
- Potential to improve pedestrian and cycle links to canal path and local amenities.
- Protection of the existing area through pollution reduction measures



