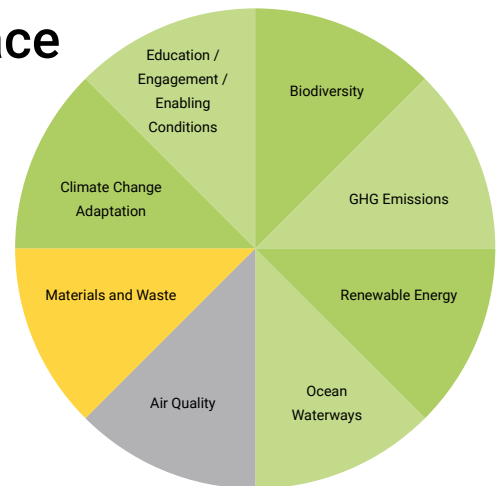


Langage South Commercial Workspace Development (Plymouth and South Devon Freeport Direct Development) DRAFT



Assessment ID: LAN566

Assessment Author: Robert McGuffie

Assessment Project Summary:

In April 2021 approval was given to progress the design stage of a new high quality, sustainable c4,645 sqm (50,000 sqft) commercial employment space scheme at Langage South, Plymouth. Design Developments Ltd and their wider team of sub consultants then progressed the feasibility and design work - leading to a planning application being made in December 2021 for four new high quality and sustainable commercial units. Planning permission was subsequently granted by South Hams District Council in March 2022 and PCC now benefits from an extant planning consent due to the commencement of part of the landscape strategy. Between February and August 2024 the main contractor procurement took place and the winning contractor has been identified. Works are due to commence on site in Oct/Nov 2024.

Assessment Final Summary:

This project is generally a positive scheme that positively contributes to a range of elements as set out in the tool. Waste and materials is perhaps understandable but measures are in place to minimise this and arguably it could be deemed as a neutral position.

Biodiversity Score: 4

Biodiversity Score Justification: The scheme has been designed so as to maximise the biodiversity net gain. A high quality and native landscape strategy has been prepared that replaces the loss of greenfield open space (grass) with a variety of new native trees, re-enforcement of existing hedgerows and buildings that are sat within landscaped areas. The site has secured planning consent where landscaping and biodiversity was a key consideration

Biodiversity Score Mitigate: Yes

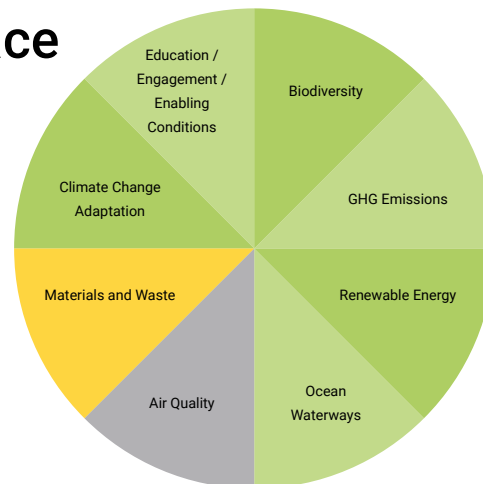
Biodiversity Revised Score: 4

Biodiversity Revised Score Justification: As above a number of measures have been incorporated through the design and planning stage to minimise impact and to provide a positive biodiversity outcome.

GHG Emissions Score: 2

GHG Emissions Score Justification: The scheme comprises the development of commercial

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workspace units and there will be two elements for consideration:1) Construction Phase 2) Operational PhaseThe scheme has been designed to BREEAM Excellent and Net Zero Carbon standards and as such it is anticipated that with careful consideration of construction materials and processes that any GHG can be minimised. The buildings have been designed with solar pv, high levels of insulation, solar reflective glass, low flow taps, EV charging points and a host of sustainable features to reduce reliance on fossil fuels. The electric heating system will be fed from the solar pv system thereby removing any reliance on fossil fuels and in addition gas will not be brought into site.

GHG Emissions Score Mitigate: Yes

GHG Emissions Revised Score: 4

GHG Emissions Revised Score Justification: As a consequence of the proactive measures taken in the design of the proposed development it is anticipated that the scheme will be net zero carbon.

Renewable Energy Score: 4

Renewable Energy Score Justification: This project incorporates the installation of dedicated high wattage output solar pv panels that will be used to minimise the draw of energy direct from the national grid. Consideration will be given to the benefit/viability of installing battery storage to the respective units. In addition all component parts of the proposed buildings have been considered carefully to ensure that they are highly efficient in terms of thermal heat loss and air tightness which when combined should result in lower energy requirements to heat the buildings

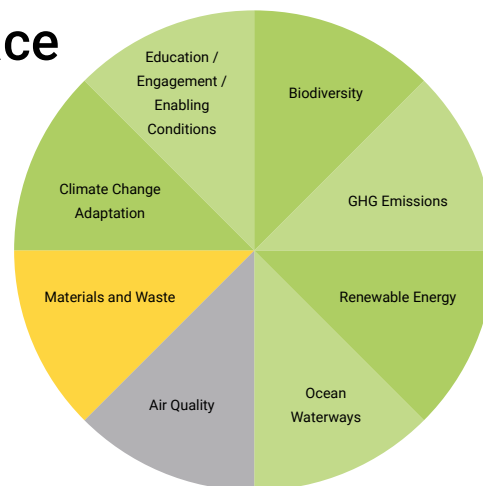
Renewable Energy Score Mitigate: Yes

Renewable Energy Revised Score: 4

Renewable Energy Revised Score Justification: As above the scheme has been designed to high levels of efficiency and performance. Further considerations/options will be explored throughout the construction phase.

Ocean and Waterways Score: 4

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Ocean and Waterways Score Justification: The buildings will connect into the existing mains foul and mains surface water drainage system (where capacity exists) however, in order to control flows we have incorporated fully designed attenuation systems within the build. Furthermore the use of low flow taps and showers and low flush wc cisterns will help mitigate the use of water in the operational stage of the buildings use. It is not anticipated that there will be any increase or decrease in pollutants as part of the development.

Ocean and Waterways Score Mitigate: Yes

Ocean and Waterways Revised Score: 4

Ocean and Waterways Revised Score Justification: As above we will also review during construction phase to see if any other considerations can be incorporated into the development

Air Quality Score: 3

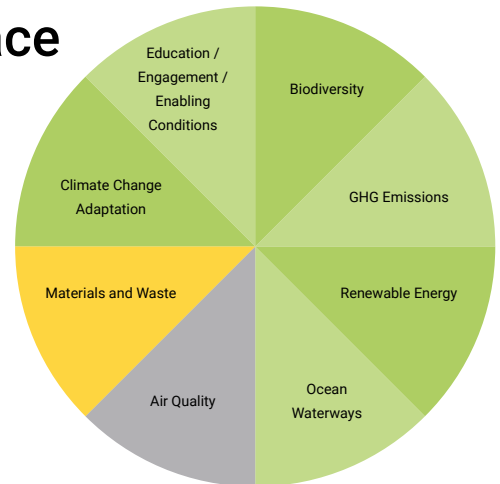
Air Quality Score Justification: It is anticipated that as a result of the proactive approach to the design of this development that there will be a neutral impact. Whilst there will be a increase in vehicular movements which may affect air quality this has been offset through the provision of cycle shelters, showers, EV charging points to promote green travel. There is also a local public transport network that serves the site. The use of solar pv and electric heating will mean that site emissions will be minimized. The site will benefit from a professionally designed landscape strategy that will increase the greening of the site with a mix of native tree species, grasses and other plants to improve biodiversity and contribute to balancing carbon used.

Air Quality Score Mitigate: No

Materials and Waste Score: 2

Materials and Waste Score Justification: As part of the project design we have successfully managed to identify areas where recycled materials can be used for example the use of recycled crushed aggregate, the reuse of top soil on site to minimise cart away of material. The contractor will be obligated to separate waste during the construction phase so that recycling of materials can be achieved eg separation of timber, metals, general waste, plastics etc.

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Materials and Waste Score Mitigate: No

Climate Change Adaptation Score: 4

Climate Change Adaptation Score Justification: Whilst the development of these commercial units will impact on the climate it is anticipated that through the design of the scheme and use of BREEAM and/or Net Zero that the outcome will be positive. The supply of high quality low carbon employment space will assist in making Plymouth more resilient to the effects of climate change. Through the design of the scheme it is not anticipated that there will be any increase in the risk of flooding - the incorporation of attenuation tanks will control surface water flow from site.

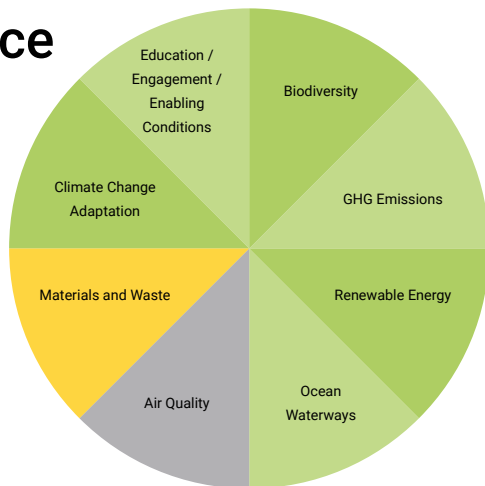
Climate Change Adaptation Score Mitigate: No

Education / Engagement / Enabling Conditions Score: 4

Education / Engagement / Enabling Conditions Score Justification: The project will not in itself serve as a specific education/engagement/enabling opportunity in terms of local residents BUT it will provide some of the highest quality employment space available in the city and the benefits of this will be made clear on publication materials (to let brochures). The contractor (together with its specialist sub contractors) may also engage with schools, colleges and others as appropriate to bring awareness to the construction industry and particularly the sustainable elements of the build. The scheme provides for a number of positive climate friendly behaviours such as EV charging points, carefully designed to minimise running costs, showers and cycle shelters to encourage green travel. In addition occupiers of the facility will likely be encouraged to take the premises due to the sustainable features on offer and when compared to alternative stock the lower running costs. All of the above will contribute to providing wider awareness of the benefits of high quality sustainable workspace.

Education / Engagement / Enabling Conditions Score Mitigate: No

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Wheel Key

- Long lasting or severe negative impact
- Short term or limited negative impact
- No impact or neutral impact
- Short term or limited positive impact
- Long lasting or extensive positive impact