

Slough Trading Estate New SPZ – Sustainability Requirements



	Design Requirement	Compliance Measure
Sustainability Certification	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 measure shall be applicable.	>55% BREEAM Score
	Minimum EPC rating (new build).	A or A+
	Minimum EPC rating (refurbishment).	B or better
Buildings: Energy, Carbon & Renewable Technology	Facilitate waste heat capture (Data centres only).	Confirm waste heat provisions to be specified in lease
	Renewable generation to be provided to each plot.	Confirm PV capacity
	New buildings shall be designed to incorporate 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".	Designed to allow for energy sub-metering
	Data centres to source all electricity from renewable sources wherever feasible and commercially viable.	Confirm renewable procurement specified in lease
Sustainable Travel	For new units in excess of 1,000 square metres of floorspace, a minimum of 1 disabled accessible shower shall be provided.	>1
	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
	Provide secure lockers, showers or changing space to fully fitted units over 2,500 m ² .	2 out of 3 to be provided
	Development constructed 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 20% electric car charging provision (to include disabled car parking provision). Development constructed 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 30% electric car charging provision (to include disabled car parking provision).	EV charging to 20% of spaces

Circular Economy & Resources	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
	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 identified for recycling storage
	Measures to be taken to reduce internal water consumption through the use of low flow fittings, for example low flow taps and WCs.	Specification of efficient water-consuming components
	All demolition activities to be precluded by a pre-demolition audit.	Confirm pre-demolition audit produced
	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
	Water leak detection system to be supplied within the boundary of each plot.	Confirm
	Building to be designed to allow for disassembly and functional adaptability through the production of a building adaptability study.	Confirm building adaptability study to be carried out
	Compactors or balers to be provided (where large amounts of packaging waste expected).	Confirm
Pollution	The specification of back-up generators should meet the '2g TA-Luft' (or equivalent standard) emission standard for NOx (Data centres only).	Confirm
	Operation of diesel backup generators must be limited to emergency stand-by use only and associated maintenance testing, unless otherwise agreed with the LPA.	Confirm
	Principal Contractor for units over 2,000 m ² must comply with the Considerate Construction Scheme (CCS).	Minimum CCS score of 27 points
Nature & Biodiversity	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 incorporated
	Each development site should set aside a minimum of six percent for landscape treatment.	<6% landscape area
Climate Change Adaptation	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
	The volumetric discharge from the plot shall be reduced by reducing the impermeable area of the plot to at least 85%, so less water is collected and conveyed off-site.	<85% impermeable area

	Include a provision of bioretention planting within the landscaping to each plot, applicable species are identified as 'suitable bioretention' within Appendix A - Landscape Soft Species.	At least 1 suitable bioretention species provided
--	--	---