

Land at Tiffield Lane

A chance to view our proposals for the site

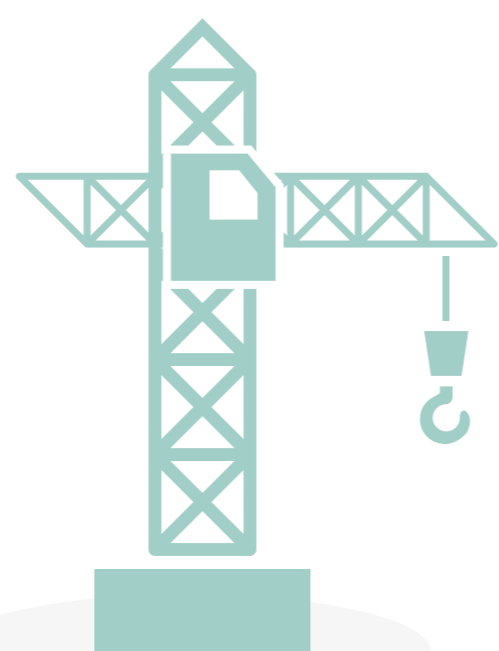


SUSTAINABILITY

Delivering sustainable development (environmental, economic and social) through design, delivery and operation

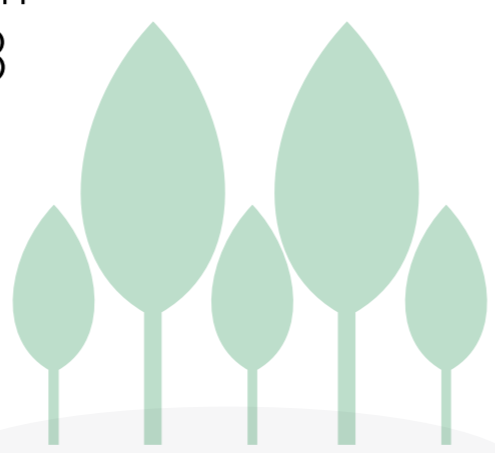
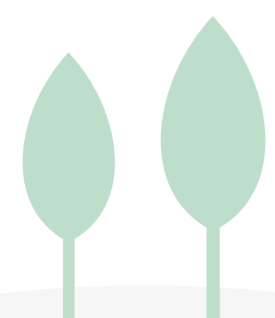
Our approach

- **Occupiers** - Delivering quality business environments for our occupiers and their employees
- **Environment** - Mitigating and adapting to climate change, including the incorporation of appropriate technologies to minimise our carbon footprint and water use
- **Stakeholders** - Aligning development outputs with stakeholder interests where possible.



Site assets & key characteristics

- Protecting and benefiting from existing key features e.g. A43 landscape frontage
- Mitigating impacts, such as biodiversity
- Working with site levels
- Protecting the local watercourse and integrating with a sustainable urban drainage strategy for the site



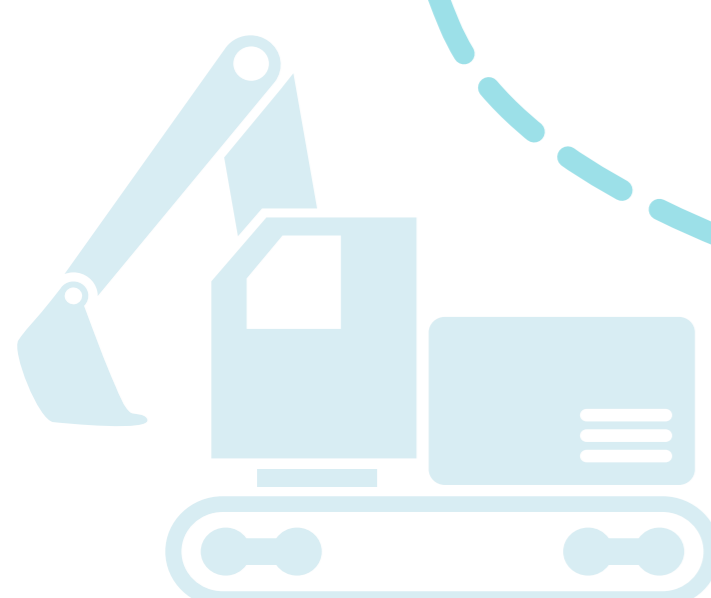
Building/landscape design

- Functional and efficient space
- Reducing embodied carbon in materials use/selection
- Landscape species that balance screening growth with carbon capture
- Supporting local biodiversity projects (off-site)



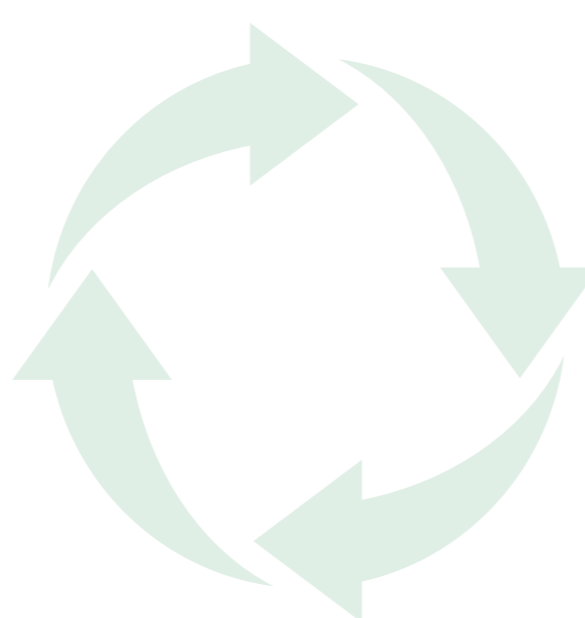
Construction

- Construction Environmental Management Plan
- Considerate Contractors Scheme



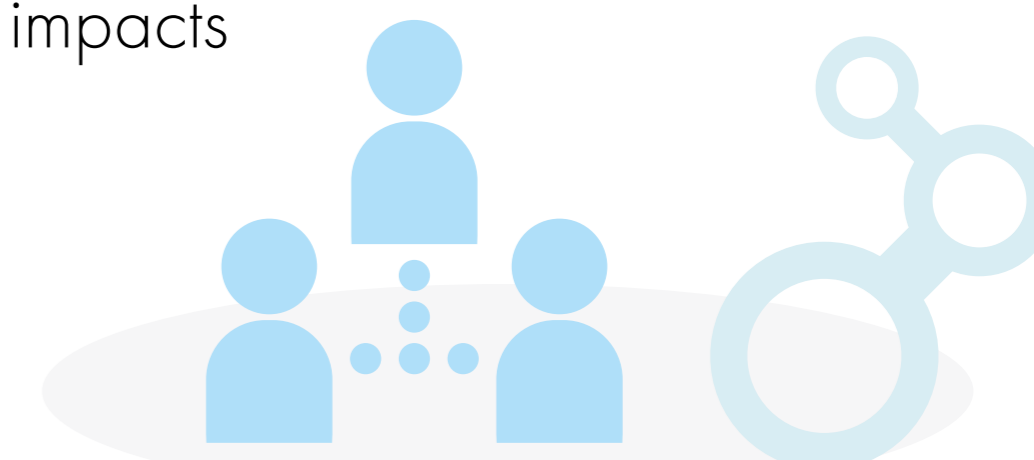
Building/site use

- Prioritising an electric only energy strategy
- Use of renewable technologies, including photovoltaic panels
- Towards Net Zero energy strategy (energy reduction and resilience)
- Provision of Electric Vehicle Charging Points
- Sustainable transport plan (whole site and occupier led)



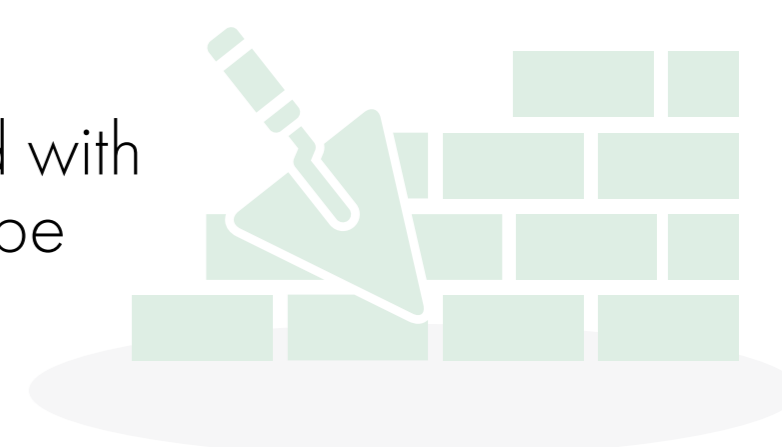
Supporting a local workforce/ economy

- Creating a diverse range of new jobs (construction and operation)
- Providing opportunities to reduce outward commuting
- Training and skills activity to match labour with opportunity
- New/retained expenditure within Towcester



Site location (responding to policy)

- Supporting growth in the most sustainable locations
- Responding to market need with variety of building scale, type and potential use
- Capitalising on close proximity to urban area (transport, labour and services)



Site planning

- Achieving new and safe connections for all users
- Integrating sustainable transport
- Integrating open space and complementary uses (on-site amenity)
- Reducing earthworks to a minimum (keeping materials on site)
- Minimising visual impacts (neighbours, local views, heritage setting)
- Building orientation, to respond to key views and reduce environmental impacts

