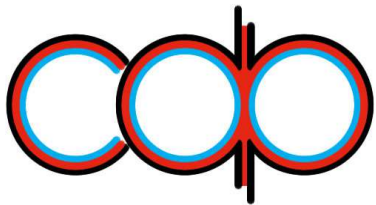


# Proposed Mixed Use Development **Holbeach Road, Spalding**

DESIGN, ACCESS, SITE WASTE MANAGEMENT AND SUSTAINABILITY REPORT  
19627 - JULY 2025

ON BEHALF OF COMMERCIAL DEVELOPMENT PROJECTS LTD



Wakefield  
Manchester  
Milton Keynes  
Reading  
London

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# 1.0 Introduction

This Design and Access Statement has been prepared by The Harris Partnership Ltd (Architects) on behalf of CDP. The requirement for Design and Access Statements has arisen in response to the need to promote better quality and more sustainable design in development – an objective embedded in successive national planning policy guidance and confirmed in the National Planning Policy Framework (NPPF) published March 2012.

The proposal comprises of:-

- Full application for a Foodstore, Costa coffee shop with drive thru, EVN EV charging station.
- Associated parking facilities comprising a total overall development of 185 no. spaces. The development is to include 8 no. Disabled, and 6 no. Parent and child spaces and 10 no. spaces will be served by EV charging points.
- Access vehicular, pedestrian routes and servicing.
- Structured landscaping.

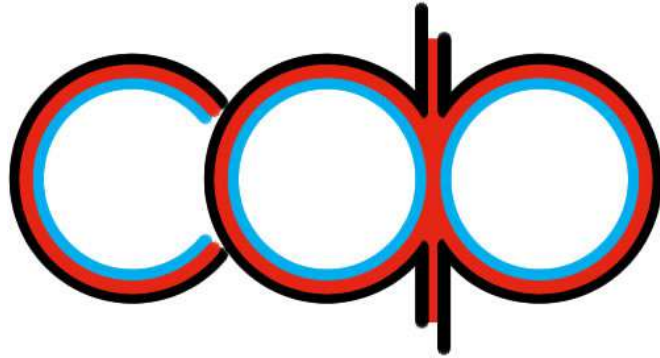
This statement takes account of advice and particularly the Communities and Local Government "Guidance on information requirements and validation" published in March 2010 it addresses amount, layout, scale, landscaping and appearance in terms of design with brief comments' on use, which is addressed in more detail in the Planning Statement and Retail Assessment prepared by Peacock and Smith.

It provides information on:

- The site and its surroundings.
- The application proposals.
- Design principles adopted in the scheme.
- Sustainability

It then appraises the design of the development scheme in the context of the site and its surroundings and concludes that the design is appropriate in this context such that a grant of planning permission on design grounds is appropriate. It goes on to address broad access issues. The statement is to be read in conjunction with all other supporting information, reports and studies as required to form this full planning application.

## 2.0 The Client



### Commercial Development Projects Ltd

Commercial Development Projects Ltd acquires land, promotes its development and delivers its regeneration to provide retail and mixed use developments for the relevant local community to be proud of.

By meeting the needs of business and local communities we create opportunities for companies and individuals in those communities and ensure the enhancement of the local environment, engendering civic pride and economic activity.

Commercial Development Projects Ltd specialise in retail and mixed use development solutions in town centre, local centre and out of centre locations, working with local statutory bodies and the major food retail operators together with leading operators from other commercial and retail based operations.

The promotion and progression of retail led mixed use developments requires a particular skill set and experience to ensure successful outcomes – Commercial Development Projects Ltd demonstrably maintain such skills and experiences.

### 2.1 The Tenants

#### EVN

The EV Network is a leading independent EV charging infrastructure, investment and development company. With the aim to provide fast, scalable and economically viable EV charging infrastructure to the UK. EVN are currently rolling out a network of rapid and ultra-fast EV charging hubs in key locations across the UK, Europe and USA. They provide fully financed, end to end delivery using state of the art technology. Backed by one of the world's largest sustainable funds and works partnership with blue-chip CPO partners to support and speed up the transition to electric.

## 2.1 The Tenants



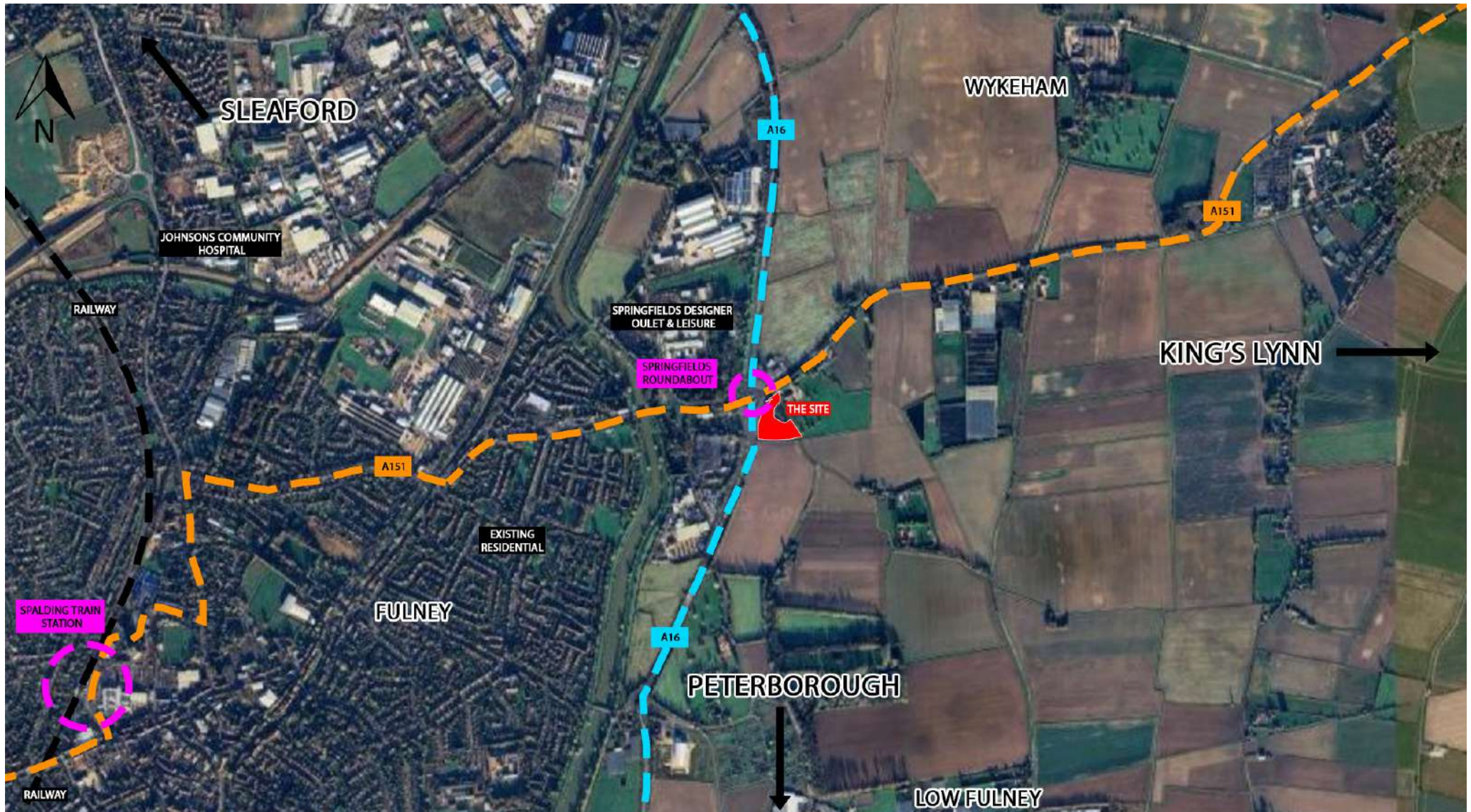
### **COSTA**

Costa Coffee commenced trading in the UK in London 1971 and was founded by 2 brothers. As demand grew for their coffee, in 1978 they moved to south London transforming a large plot of grassland into their roastery which would go on to distribute their signature blend of coffee to some of the most esteemed establishments in London such as the Ritz. This remained Costa's primary roastery until 2017, when they expanded to a purpose built, £38 million, roastery in Basildon, Essex.

In 1981 the first coffee shop was opened in London and was the first coffee provider in London serving espresso and cappuccino in the now signature porcelain cups.

Costa Coffee was acquired in 1995 by Whitbread and later sold in 2019 to The Coca-Cola company and has grown to over 3,400 stores across 31 countries with over 18,400 employees.

## 3.0 Site and Surroundings



## 3.0 Site and Surroundings



Aerial Photograph

The total overall development site extends to 13,350 sqm (3.30 acres) and is located off Springfields Roundabout, the connection between the A16 and the A151 just outside of Spalding. The A16 and A151 are main arterial roads that run through and around Spalding and the surrounding areas. The site is in a prime gateway location that is easily accessible for customers travelling to and from Spalding, and from the existing industrial and commercial areas surrounding the site.

The proposal will enable the investment that is required to develop the site improving the visual appearance and providing substantial investment in the area and job opportunities.

The existing site levels fall approximately 1m from the north boundary to the south boundary with a fall from the west boundary to the east boundary of around 1-1.5m.

To the immediate north of the site is McDonald's and EV charging with and industrial estate and fields beyond.

The east and south of the site consists mostly of fields and farmland.

The west of the site is bound by the A16 with industrial units adjacent.

An existing well-established infrastructure and transport links to the local area exist around the site which is in easy walking distance of the surrounding commercial and industrial areas but also the nearby residential areas to the west.

## 4.0 Site Context



Looking north from existing site entrance



Looking at Springfields Roundabout from existing site entrance



Looking south from the existing site entrance



View of the current site from the north looking south



Existing units to the east of the site



View along the western boundary looking down the A16

## 4.0 Site Context



View of Springfields Roundabout



Looking east down A151



View from opposite the A151 looking south to the site



Current footpath that runs through site



Looking north from the centre of the site



Extent of existing landscaping on site

# 5.0 Pre-Application Discussions

## **Pre-Application Meeting**

Formal pre-application discussions with the LPA commenced in March 2024, covering the full range of planning and technical matters.

The council appointed a specialist consultant, Stantec, to review the applicant's approach to the consideration of retail policy matters. As part of those discussions, the scope of and approach to the sequential and impact tests was agreed.

The council's formal pre-application advice confirms that the principle of the proposed development could be acceptable, subject to complying with the full range of development management considerations.

The council also acknowledged that the extant permission for the site forms a fall-back position.

Pre-application discussions also covered the need to undertake public consultation in advance of submitting the application.

Separate pre-application discussions on highway matters were undertaken with the highway authority, led by the applicant's transport consultant, Andrew Moseley Associates.

# 6.0 The Process and Design Principles

## General Design Principles

The following key design principles for the development of the site have been identified from the detailed assessment of the site and surroundings, an evaluation of issues and opportunities, a consideration of planning policies and initiatives and LA guidelines which have informed the development.

- To create a modern, well positioned and exciting addition to the local area.
- To create a sensitive contemporary design that respects the materials and detailing and essential qualities of the area.
- To visually enhance the area by developing the existing site.
- To enhance the street scene along A16 and A151 to create a strong urban space without impacting on adjacent properties.
- The creation of strong pedestrian routes through the site from the surrounding area.
- To complement existing landscaping and add new landscaping where needed to complement the overall design.
- To create a safe and convenient vehicular and service access to the site.
- To create job opportunities for the local area employing local contractors and labour during the construction of the store, local people within the store plus addition employment for maintenance, window cleaning etc



# 7.0 The Scheme

## 7.1 Use

The development proposes a Foodstore, Costa coffee shop with drive through and EVN EV charging station, all accessed from the main site entrance. Car parking facilities and servicing are kept within the individual plots and extensive landscaping has been indicated throughout the site. The proposal is designed to support and integrate between the local residential community and provide employment use to serve the area.

The site is in a prominent position off the A16 and the A151 in an area with predominantly industrial & commercial uses.

The site also benefits from being in an accessible location and provides a suitable opportunity for retail led regeneration to serve the local community. The site is ideally located to serve passing by trade and the needs of residents of the surrounding area within a large walking catchment which will enhance the local area.

## 7.2 Amount

The proposal comprises of the following:

- A Foodstore with a sales area of 1,484 sq.m, with additional warehouse, storage, staff, office facilities and entrance lobby of 523 sq.m, totalling 2,007 sq.m gross internal area. A Gross external area of 2,075 sq.m.
- A proposed single storey Costa coffee drive through unit with external seating areas has a gross internal area of 167 sq.m./ 198 sq.m gross external area.
- A proposed EVN EV Station with 10 no. spaces.

## 7.3 Layout

The proposed site layout is informed by the design parameters on the site including the position of existing landscape, site levels, adjacent properties and by the way in which the public can approach the site on foot, by bicycle and by car and for ease of servicing for operational needs and format.

The units have been located across the site to make best use of the existing level changes, and the scale of the development is a response to the surrounding context, providing local shopping facilities and job opportunities in the area.

The foodstore has been located towards the south east of the site with the main building elevations facing onto A16, to allow the creation of an active street frontage.

The coffee drive through and EVN EV Station have been located to the west of the site facing the A16 off the roundabout. The location allows for easy access off the A151, whilst providing an active frontage to the A16. This along with the proposed landscaping scheme will provide a strong road frontage to this key site.

The positioning of the buildings also allows ample space for parking for the site which can be accessed immediately off the site entrance from the A151. The car parking is situated to maximise visibility from the main approach into the site along the new estate road.

The servicing element to the foodstore has been located to the rear of the unit to maximise on active frontage creating a more open and inviting development. It is proposed the servicing is kept away from the main store entrance and thus away from customers.

The proposed landscaping will enhance the existing landscape off A16 and will aid in softening the boundaries to the development. The inclusion of areas for seating/ public realm will enhance the external spaces to the development.

## 7.0 The Scheme



Proposed Site Layout

# 7.0 The Scheme

## 7.4 Form and Scale

The proposed units have been designed to make the most efficient use of the site and to complement each other providing a contemporary and sustainable development. The shape has been designed for flexibility and ease of trading for the various occupiers.

The scale of the proposal has been driven by the objective to address local need and meet customer expectations. In design terms the relationship of the site and the new units within its setting is an important guiding consideration.

The buildings in the immediate vicinity of the site are industrial units with a McDonald's to the immediate north, these spanning anywhere between 1-2 storeys high with a mix of flat and pitched roofs.

Taking this into account, the scheme proposes a scale and massing which will have no adverse impact upon the locality. The general reference to the scale of the foodstore at its highest will be approx 7.0 - 7.5m.

The Costa coffee drive thru is proposed at single storey at a maximum height of 6.0 m.

## 7.5 Appearance

The properties in the immediate area of the site vary in quality with the predominant material palette of brick and render.

With this in mind and taking into account the adjacent properties and the materials in the immediate vicinity the overall design of the proposal has been developed in a contemporary modern style, with a simple palette of materials designed to complement the nearby properties whilst also creating a crisp and sharp edition to the streetscape. The proposal will be striking and clear in overall form.

The contemporary feel to the proposed foodstore is created by using large elements of shopfront glazing combined with brickwork and horizontal metal cladding on the main elevations facing the primary views into the site and from which the public shall approach the site.

The use of a slate blue smooth facing brick combined with white horizontal cladding balances the contemporary feature dark green columns to either side of the entrance to help to signify the main entrance. To the rear of the unit the plant and refuse area have been proposed to be encased in a 2.4m steel palisade fencing with the use existing landscaping to keep these features hidden.

The Costa coffee drive thru will incorporate large elements of shop front glazing, render and timber style cladding to complement the overall development site. The vertical tower features proposed use render and timber cladding providing interesting elements to the elevations.

Combined, these elements will work alongside the softer landscaped elements around the boundary edge and within the site to provide a more complementary proposal for the site.

# 7.0 The Scheme



# 7.0 The Scheme



## 7.0 The Scheme



## 7.0 The Scheme



## 7.0 The Scheme



# 7.0 The Scheme

## 7.6 Access

The main customer vehicular access to the site will be off the A151 from the springfields roundabout which will ensure clear access to the development for customers and for efficient servicing to the foodstore and drive thru unit.

The scheme will also incorporate new pedestrian links across the site to allow pedestrian connections between the 3 uses along with access off existing public footpaths to and around the site.

The inclusive design proposal will be fully DDA compliant with a level access threshold to all entrances with gentle graded levels throughout the site to create free flowing movement. Pedestrian links are also included into the site to all entrances. Contrasting tactile paving and dropped kerbs will be provided to the road crossing points giving safe access.

In accordance with current DDA standards, there is provision for 8 no. disabled parking spaces and 6 no. parent and child spaces. The disabled spaces will be 6.2m by 3.7m and level with footpaths. Disabled parking and parent and child spaces are easily accessible located adjacent to the entrances. The general car parking spaces will be 5m by 2.5m providing a more generous size to ease parking.

High levels of transparency and visibility will be the approach for the new development with suitable directional signage provided to the site informing visitors where to go. External areas will be suitably illuminated.

The proposed development will be serviced via the main access off the A151 into the main car park area with servicing to the rear of the unit away from the public. The drive thru and EV unit will be serviced via the car park off the main site access.

## 7.0 The Scheme



# 7.0 The Scheme

## 7.7 Landscaping and Boundary Treatment

This landscape proposal has been developed to create a landscape setting to compliment the proposed Architecture and effectively integrate the development within its context.

Where possible existing trees and vegetation are to be retained and protected along the southern boundary of the site. This will help to maintain the character of the area and provide an established buffer to the proposed development.

A mix of ornamental and native trees are proposed along the boundary of the site to mitigate the visual impact of the development on the surrounding context. These trees have been strategically placed, with consideration given to the species and size at maturity to ensure successful establishment and longevity.

Mixed species native planting has also been proposed along the western boundary along the A16. This will replace and strengthen borders where areas of established trees and vegetation are to be removed. This buffer planting will help screen the development and create a 'green corridor', between the site and existing soft landscape belt to the south.

Native hedge planting has also been introduced to provide a low-level canopy screen. These hedges are proposed along the western boundary of the development, helping to break up the 'hard' characteristics of the buildings and car parks.

Ornamental planting including grasses, shrubs and specimen planting has been proposed at the entrance of the site. This will help create an attractive gateway feature for the development and enhance pedestrian wayfinding.

To add ecological variation and biodiversity to the scheme, a range of grassed areas have also been introduced across the development. This includes species rich flowering lawn and wildflower grasslands, all of which provide different habitat typologies for wildlife and invertebrates.

Pedestrian footpaths have been introduced throughout the development allowing free movement across the site for members of the public. A connection has also been established between the development and the A151, to promote connectivity

with the wider context. Where possible trees and ornamental planting have been introduced adjacent to these footpaths, to provide a strong landscape feature and attractive edge to these prominent routes.

All planting species throughout the development have been selected based their suitability to the site, colour, form and seasonal interest. During planting design and species selection consideration has also been given to the future maintenance, durability and creation of a biodiverse landscape which will make a positive contribution to the streetscape and enhancement of the wider Public Realm.

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|                                                                                     |                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><b>Existing trees and vegetation to be retained</b><br/>Retained and protected during construction and landscaping works in accordance with BS5831:2012 guidance.</p>                      |
|  | <p><b>Existing trees and vegetation to be removed</b><br/>Removed to facilitate the proposed development.</p>                                                                                 |
|  | <p><b>Existing grass area to be retained</b><br/>To be retained and made good as required.</p>                                                                                                |
|  | <p><b>Proposed ornamental trees in soft landscape</b><br/>Refer to planting schedule for species and specification.</p>                                                                       |
|  | <p><b>Proposed specimen planting</b><br/>Refer to plant schedule for species &amp; specification</p>                                                                                          |
|  | <p><b>Proposed species rich flowering lawn</b><br/>To be Meadowscape Pro Species-Rich-26 by Wildflower Turf.</p>                                                                              |
|  | <p><b>Proposed species rich flowering lawn</b><br/>(to have reduced mowing regime in summer months)<br/>To be Meadowscape Pro Species-Rich-26 by Wildflower Turf.</p>                         |
|  | <p><b>Proposed ornamental planting</b><br/>Removed to facilitate the proposed development.</p>                                                                                                |
|  | <p><b>Proposed mixed species native hedge planting</b><br/>Refer to plant schedule for species &amp; specification.<br/>To be maintained at a maximum height of 1.5m.</p>                     |
|  | <p><b>Proposed aggregate surface finish</b><br/>To be laid over permeable geotextile membrane.</p>                                                                                            |
|  | <p><b>Proposed ornamental bark mulch surface finish</b><br/>1m dia of ornamental bark mulch around all trees in grassland in accordance with BS 8545:2014.<br/>-500mm maintenance margin.</p> |

| Trees                           |              |          |                  |                |                  |                |
|---------------------------------|--------------|----------|------------------|----------------|------------------|----------------|
| Species                         | Abbreviation | Height   | Pol Size         | Specification  | Density          | Number         |
| Acer campestre Streetwite       | ACS          | 12-14cm  | 150-425cm        | Heavy Standard | Clear Stem       | 175-200 88     |
| Liquidambar styraciflua         | Lst          | 12-14cm  | 300-350cm        | Heavy Standard | Clear Stem       | 175-200 88     |
|                                 |              |          |                  |                |                  | Total: 2 No.   |
| Shrubs                          |              |          |                  |                |                  |                |
| Species                         | Abbreviation | Height   | Pol Size         | Specification  | Density          | Number         |
| Cornus sanguinea Midwinter Fire | CMF          | 40-60cm  | 3L               | Branched - C   | 3/m <sup>2</sup> | 25 No.         |
| Prunus serotina                 | PS           | 40-60cm  | 3L               | Branched - C   | 3/m <sup>2</sup> | 25 No.         |
| Prunus pennsylvanica            | PP           | 30-40cm  | 1.5L             | Bushy - C      | Counted          | 5 No.          |
| Opuntia tomentosa 'Gold Ball'   | OTB          | 40-60cm  | 3L               | Bushy - C      | 3/m <sup>2</sup> | 104 No.        |
|                                 |              |          |                  |                |                  | Total: 142 No. |
| Grasses                         |              |          |                  |                |                  |                |
| Species                         | Abbreviation | Pol Size | Density          | Number         |                  |                |
| Setaria ciliaris                | Sc           | 3L       | 6/m <sup>2</sup> | 189 No.        |                  |                |
| Stipa undulacoides              | Su           | 3L       | 5/m <sup>2</sup> | 129 No.        |                  |                |
|                                 |              |          |                  | Total: 318 No. |                  |                |



# 7.0 The Scheme

## PLANTING SCHEDULE

| Trees            |              |       |           |               |               |
|------------------|--------------|-------|-----------|---------------|---------------|
| Species          | Abbreviation | Girth | Height    | Specification | Number        |
| Betula pendula   | Bp           |       | 200-250cm | Feathered C   | 7 No.         |
| Malus sylvestris | Ms           |       | 175-200cm | Feathered C   | 3 No.         |
| Sorbus aria      | Sa           |       | 175-200cm | Feathered C   | 4 No.         |
| Sorbus aucuparia | Sau          |       | 175-200cm | Feathered C   | 4 No.         |
|                  |              |       |           |               | Total: 18 No. |

| Conifers         |              |           |                              |        |
|------------------|--------------|-----------|------------------------------|--------|
| Species          | Abbreviation | Height    | Specification                | Number |
| Pinus sylvestris | Ps           | 250-300cm | Feathered Leader & Lateral C | 3 No.  |
| Total: 3 No.     |              |           |                              |        |

| Shrubs                |              |           |          |                           |                  |
|-----------------------|--------------|-----------|----------|---------------------------|------------------|
| Species               | Abbreviation | Height    | Pot Size | Specification             | Number           |
| Amelanchier lamarckia | Al           | 250-300cm | SL       | Multi-stemmed & Countered | 2 No.            |
| Taxus baccata         | Tb           | 40-60cm   | SL       | Bushy C                   | 63 No.           |
| Vincetoxicum          | Vm           | 20-30cm   | SL       | C                         | 6/m <sup>2</sup> |
|                       |              |           |          |                           | Total: 167 No.   |

| Grasses            |              |          |                  |         |
|--------------------|--------------|----------|------------------|---------|
| Species            | Abbreviation | Pot Size | Density          | Number  |
| Stellaria caerulea | Sec          | SL       | 6/m <sup>2</sup> | 63 No.  |
| Stipa arundinacea  | Sau          | SL       | 5/m <sup>2</sup> | 127 No. |
| Total: 189 No.     |              |          |                  |         |

| Mixed Species Native Hedge Planting |              |         |            |                                       |                |
|-------------------------------------|--------------|---------|------------|---------------------------------------|----------------|
| Species                             | Abbreviation | Height  | Pot Size   | Specification                         | Number         |
| Coronilla avelina                   | Ca           | 40-60cm | SL         | 0.4Cm Double Staggered at 0.3m offset | 208 No.        |
| Crataegus monogyna                  | Cmo          | 40-60cm | Transplant | 0.4Cm Double Staggered at 0.3m offset | 559 No.        |
| Ilex aquifolium                     | Ia           | 40-60cm | SL         | 0.4Cm Double Staggered at 0.3m offset | 40 No.         |
| Ligustrum vulgare                   | Lv           | 40-60cm | SL         | 0.4Cm Double Staggered at 0.3m offset | 40 No.         |
|                                     |              |         |            |                                       | Total: 799 No. |

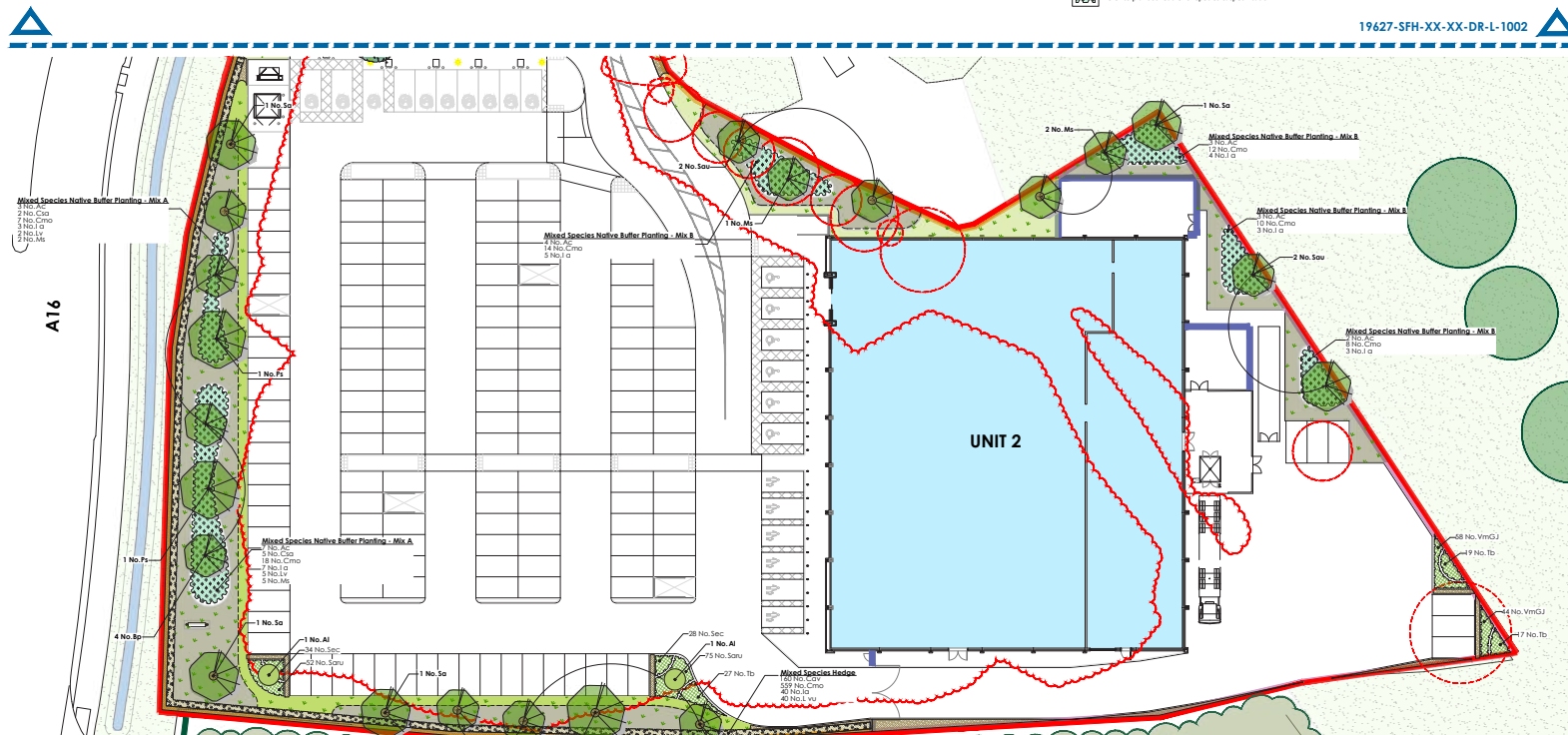
| Mixed Species Native Planting - Mix A |              |         |          |               |               |
|---------------------------------------|--------------|---------|----------|---------------|---------------|
| Species                               | Abbreviation | Height  | Pot Size | Specification | Number        |
| Acer campestre                        | Ac           | 40-60cm | SL       | Branches C    | 15 No.        |
| Corvus sanguineus                     | Csa          | 40-60cm | SL       | Branches C    | 15 No.        |
| Crataegus monogyna                    | Cmo          | 40-60cm | SL       | Branches C    | 25 No.        |
| Ilex aquifolium                       | Ia           | 40-60cm | SL       | Branches C    | 15 No.        |
| Ligustrum vulgare                     | Lv           | 40-60cm | SL       | Branches C    | 15 No.        |
| Malus sylvestris                      | Ms           | 40-60cm | SL       | Branches C    | 15 No.        |
|                                       |              |         |          |               | Total: 85 No. |

| Mixed Species Native Planting - Mix B |              |         |          |               |               |
|---------------------------------------|--------------|---------|----------|---------------|---------------|
| Species                               | Abbreviation | Height  | Pot Size | Specification | Number        |
| Acer campestre                        | Ac           | 40-60cm | SL       | Branches C    | 15 No.        |
| Crataegus monogyna                    | Cmo          | 40-60cm | SL       | Branches C    | 44 No.        |
| Ilex aquifolium                       | Ia           | 40-60cm | SL       | Branches C    | 15 No.        |
|                                       |              |         |          |               | Total: 74 No. |



## SOFT LANDSCAPE KEY

- Existing trees and vegetation to be retained. Retained and protected during construction and landscaping works in accordance with BS5837:2012 guidance.
- Existing trees and vegetation to be removed. Removed to facilitate the proposed development.
- Existing hedges to be retained. Retained and protected during construction and landscaping works in accordance with BS5837:2012 guidance.
- Existing grass area to be retained. To be retained and made good as required.
- Proposed native trees in soft landscape. Removed to facilitate the proposed development.
- Proposed specimen planting. Refer to plant schedule for species & specification.
- Proposed species rich flowering lawn. To be Meadowscape Pro-Species Rich-26 by Wildflower Turf.
- Proposed low grow wildflower grassland. To be Meadowscape Pro Low Grow by Wildflower Turf.
- Proposed ornamental planting. Removed to facilitate the proposed development.
- Proposed mixed species native planting. Refer to plant schedule for species & specification.
- Proposed mixed species native hedge planting. Refer to plant schedule for species & specification.
- Proposed ornamental bark mulch surface finish. 1m dia of ornamental bark mulch around all trees in grassland in accordance with BS 8545:2014. 500mm maintenance margin.



# 7.0 The Scheme

## 7.9 Site Security and Crime Prevention

Our proposal has been designed with safety and crime prevention in mind. We will adopt principles of secure design wherever possible to provide a secure building and site, designing out wherever possible any problems created by the existing building layout.

The following principles have been considered when designing the buildings:

### External Layout

- The general layout of the development is relatively simple and easy for customers to understand, and it is clear where they should and should not be. Management of the site is also made easier. There are relatively few areas where criminal activity could occur unobserved.
- Most of the car parking area is well overlooked from the frontage of the buildings, allowing a good level of natural surveillance.
- Glazed areas to the front of the building are protected with ram raid bollards.
- The site has several pedestrian routes to cross the car park safely.
- The proposal will introduce lighting columns across the site which will have floodlights fitted to give a uniform level to the car park and service area. Lights will be operated by a time clock and photocell override. Lights will be protected with covers against vandalism.
- Bin stores will be fully enclosed.
- Shopping trolleys are controlled on a coin operated system and will be secured at night to prevent theft/misuse.
- The site boundaries will be secure to prevent access into neighbouring properties.
- Planting and vegetation in vulnerable areas will be kept to a maximum height of 1m.
- The main service areas will be off the main car parks offering clear views for natural surveillance.

# 8.0 Environmental & sustainability statement

CDP are committed to achieving sustainable development as part of its operations. The objectives for achieving sustainable development as part of their operations and the tenants ranges both between the day-to-day running, to designing sustainability initiatives within their new buildings.

Accordingly they believe that we have a responsibility to work with our design and development team in minimising the environmental effect of our work wherever and whenever the case may arise.

## 8.1 Sustainability themes

- **Minimise Energy Use:** the objective is to minimise energy needs in development by following a hierarchical approach to minimising energy use.
- **Sustainable Building Materials:** this theme covers a range of sustainability impacts including, minimising the energy required for producing and transporting building materials, using recycled material from local sources as far as possible and by choosing materials with a low embodied energy.
- **Sustainable Construction:** This theme covers the methods used during the construction phase to reduce disturbance and the impacts on the surrounding environment.
- **Sustainable Transport and Accessibility:** the objective is to minimise car usage and to encourage walking, cycling and the use of public transport.
- **Waste Management:** the amount of waste generated in the construction process is to be minimised following the national waste strategy: reduce, reuse, and recycle.
- **Site Management:** the objective is to ensure that the site is managed effectively to ensure that sustainability measures are implemented effectively.

The sustainability measures that are proposed as part of the development proposals have been developed in accordance with these themes.

Therefore the project will:

1. Comply with all Statutory Environmental Regulations
2. Ensure that all environmental matters are taken account of in any business decision
3. Ensure that any disturbance to the environment is kept to a minimum and that the quality of life of any local inhabitants is also respected
4. Endeavour to attain a reputation for effective environmental management
5. Attempt to maintain resources which are scarce or non-renewable
6. Attempt to stop the release of emissions or pollutants that may cause damage to the environment
7. Ensure that only suppliers and sub-contractors who have a high environmental regard are used
8. Ensure that due regard is taken so that the Health and Safety risks to both employees and communities are minimised
9. Undertake an ongoing procedure review of its operations in order to minimise the environmental effect of its operations.
10. We are ever mindful of our responsibility to the environment

## 8.2 Sustainable Construction

CDP look to use contractors that are a part of The Considerate Constructors Scheme, a voluntary Code of Considerate Practice, which is adopted by participating construction companies and everyone involved on the construction site. The scheme promotes socially responsible construction projects.

Efficient use of land and site layout.

CDP specialise in promoting retail and mixed use developments in a number of locations nationwide. By working with local communities, local authorities, statutory bodies and major commercial and retail operators CDP aim to deliver significant investment into communities.

Situated within an accessible and mixed-use area, the application proposal represents a significant investment as part of the wider development. The development represents sustainable economic development, delivering new retail facilities and local employment opportunities.

# 8.0 Environmental & sustainability statement

## 8.2 Recycling and Waste Reduction

CDP is wholeheartedly committed to minimising all waste and if it should occur every effort will be made to recycle such materials.

## 8.3 Operational Waste

Waste reduction is maximised wherever appropriate and the use of environmentally friendly cleaning agents which do not contain phosphates or CFC's. Appropriate facilities for storage of operational recyclable and non-recyclable waste will be provided.

## 8.4 Site Waste

Strict site procedures help to keep site waste to an absolute minimum which not only helps environmentally, but also reduces costs applicable to our own operatives.

As with operational waste, every effort is made to recycle the waste. The use of nickel cadmium rechargeable batteries for tools is also encouraged. Where recycling is not possible, materials will be disposed of safely and efficiently.

All waste materials are stored in a safe and secure manner and kept in appropriate containers. Waste that is generated on site will be monitored and reported,

CDP utilise registered waste carriers and where substances, which we are not registered to be disposed of are involved, we ensure that only companies with the relevant waste disposal management licence are contracted. When waste changes hands we ensure that transfer notes are completed and signed by both parties and a written description of the waste handed over.

## 8.5 Sustainability Issues

Where we can influence the design for the project, we will base decisions on a sustainable basis where the health and safety of the occupants can be combined with the conserving of resources for future generations. It will be about using resources efficiently with the minimum of energy consumption, to deliver a project that is flexible, durable, has longevity and, where practical, fixtures and fittings that can be re-used.

## Materials and Suppliers

Wherever possible building materials will be sourced from suppliers that possess an accredited Environmental Management Systems (EMS) or similar standard. In doing so, this will ensure that the environmental impact from the use of such materials will have been fully considered throughout the procurement process.

Materials will either be of longlife usage or, where there is potential for frequent changes and the item cannot be re-used, the material will be of recyclable type.

CDP are committed to using FSC timber and materials that are highly rated within the BREEAM 'Green Guide' wherever possible. The materials specified for the building are generally low maintenance and as non-toxic as possible to the environment.

Where possible materials and labour will be sourced locally to create energy savings.

## Lighting within the Retail areas

The use of large windows to the front of the units help to provide natural light to the units and will improve the atmosphere and quality of working environment for staff and customers.

The use of natural light will also reduce the energy demand required for lighting within this area. The extent to which daylight can penetrate the unit is dependent on the specifics of each development proposal and will be influenced by the orientation of the windows, the layout of the sales floor and shading from neighbouring buildings and landscaping.

The proposed units will exceed the minimum Buildings Regulations standards for thermal performance, thereby reducing the heating requirements of the building.

All windows will be double glazed to minimise heat loss from the building.

# 8.0 Environmental & sustainability statement

## **Lighting external areas**

Lighting will also be supplied to the car parking areas to ensure the security and safety of the sites users. This lighting will be designed in accordance with the CIBSE Lighting Guide. The lighting will be controlled by time switch and photocell arrangement, to ensure that the lighting is not used during daylight hours, when not required. External car park lighting columns will be switched off by a time switch after the store has closed to minimise energy use.

## **8.6 Conclusion**

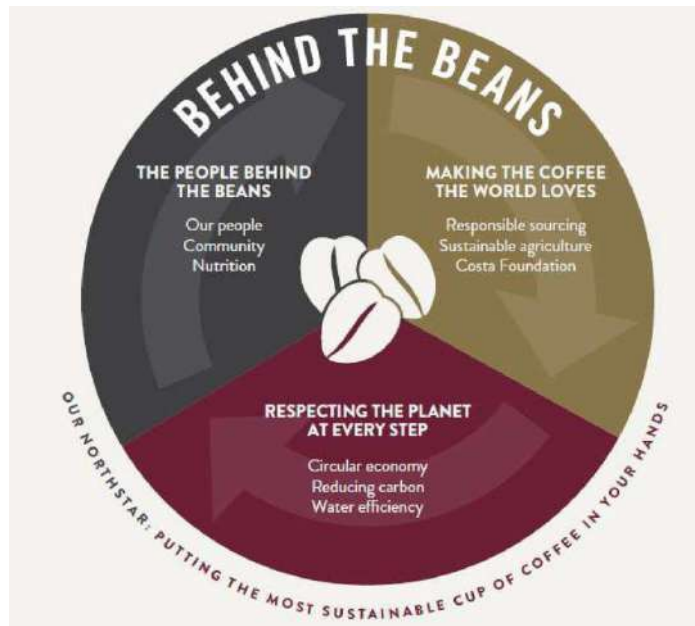
The environmental issues facing us all are extremely important, and it is evident by the aims set out that CDP are fully committed to these issues.

# 8.0 Environmental & sustainability statement

## 8.7 Tenant Sustainability

### EVN

- EVN are the leading electric vehicle charging infrastructure development and investment company streamlining the transition to a cleaner and more sustainable future.
- Enabling and expanding access to high power EV charging solutions reducing the dependency on fossil fuels.
- Sustainable development through out all stages of design such as, location selection, design and construction, ensuring minimal impact and promoting smart land use.
- Uses of materials and construction methods that minimize waste, promote recycling and reduce environmental impact.



### COSTA

#### Environmental Credentials

- In 2008, Costa moved to Rainforest Alliance certified coffee beans, sourcing coffee beans, tea and coco only from rainforest alliance certified farms. The rainforest alliance works with farmers to ensure farms are run in an environmentally sustainable manner whilst also improving the livelihoods of workers and their families.
- Costa's UK stores now divert 99% of their waste from landfill with 60% being recycled
- Their in store waste solution ensures that stores segregate their food, plastics and cardboard from general waste. Food waste is then processed via Anaerobic digestion, as a biomass fuel source. Any leftover waste is used as fertiliser for farmland.
- Costa works with Bio-bean to recycle waste coffee grounds into advanced biofuels and bio-chemicals, which can be used as a source of energy.
- In many stores coffee grounds are available for customers to take home to use as fertiliser through the 'Ground to Gardens scheme'.
- In order to reduce single use packaging, Costa offer a 25p discount to customers using reusable coffee cups.

#### Corporate credentials

- Costa has a clear strategy to reduce energy in store through efficient light HVAC and equipment. This has led to a 46% reduction in energy usage.
- 100% of the energy purchased by Costa is only sourced from REGO backed renewable energy.
- Costa intend to utilise electricity as the sole source of energy supply for their buildings, with high efficiency air source heat pumps providing environmental control to the spaces in the new buildings.
- Many stores have onsite solar generation and are leading the industry in developing net zero energy retail units.
- Costa are the only UK coffee shop to be 100% certified rain forest alliance for coffee, tea and hot chocolate.
- Costa are continuing to innovate with low energy equipment such as a Astoria coffee machine which uses 27% less energy and low energy dishwashers which saves energy and water.
- All new stores get an environment pack containing tips about how to save energy and recycle.
- Costa boast their own sustainability programme called 'behind the beans' ensuring sustainability is at the forefront of the brand.

# 10.0 Conclusion

This design statement is submitted in support of a proposal for the comprehensive and coherent development of a key site along the A16 and A151, Spalding. Careful consideration has been developed to determine appropriate locations for building layout, massing and pedestrian routes, whilst also focusing on the existing topography, landscaping and neighbouring properties that are in close proximity to the site.

The proposal comprises of a Foodstore 2,007 sq.m (total gross internal) EVN EV charging station and a Costa coffee drive thru with a 168 sq.m (total gross internal) utilising a contemporary design with materials that complement the surrounding area and character of Spalding.

The overall massing design is consistent with many local buildings. A strong built frontage, glazing and detailing have been proposed to ensure a high quality development that integrates successfully with the existing urban grain.



