



GROSVENOR

Masterplanning Sustainable Development Brief

Grosvenor
Britain & Ireland

Think
Zero



Contents





Foreword

Grosvenor Britain & Ireland (GBI) creates places where communities, business and nature thrive. We are part of a global property business that has been developing and managing land and property for over 340 years.

We develop, own and manage a diverse property portfolio in London’s West End whilst also creating sustainable new neighbourhoods in London and new communities across the South of England.

As Master Developers, our Strategic Land team are bringing forward over 18,000 homes. We are actively engaged on a range of strategic sites at different stages of the development cycle.

Climate breakdown and the mass destruction of land, rivers and seas is now happening worldwide. Faced with this threat, it’s our job as long-term placemakers to ensure that the communities we create are resilient and actively contribute towards healing the environment. Up to this point, we have all worked hard to try and ensure that our activities don’t have a negative impact. Now it’s clear we have to lead a positive, transformational response.

Our business has set itself four ambitious environment goals for 2030 themed around zero carbon, zero waste, valuing nature and bringing our partners with us. We have outlined within our Net Zero Carbon Pathway that our scope covers the emissions from assets that we realistically control and influence. Where we are not in direct control of construction, we will work with our partners to influence and reduce these emissions. We are committed to supporting job creation and improving quality of life in our communities. These commitments are already driving the way we contribute towards a sustainable built environment and economic growth.

This Masterplanning Sustainable Development Brief (MSDB) is the culmination of project research and a behavioural shift within our business towards exponential change and thought leadership. We want to work hand in hand with our supply chain and project partners to implement it within each new community we plan. It should challenge all of us to innovate, to disrupt our normal business operations, and in so doing help secure the future of our planet.

Rachel Dickie
Executive Director, Investment





Our Masterplanning Sustainable Development Brief

Putting Purpose into Practice

Grosvenor’s core purpose is to improve properties and places and deliver lasting commercial and social benefit. This MSDB has been driven by our sustainability commitments which flow directly from this purpose.

This brief enables us to embed our environmental and community governance aspirations into development proposals and establishes a set of progressive requirements that can develop further over time, as the expertise of our supply chain, products and technology evolves.

Our MSDB comprises two elements that will be required to be completed before the start of all new Strategic Land development projects:

- The **Requirements Schedule** that details the development’s sustainability objectives, requirements and outcomes;
- The **Requirements Tracker** that will help monitor progress and understand what is expected of our projects at each stage.

Those requirements provide a way of translating our 2030 and 2050 commitments into development outcomes. The purpose of this will be to support the delivery of our Sustainability Objectives through our development projects, whilst also allowing projects to drive innovation and best practice through the supply chain.

Our Objective

The aim of this brief is to deliver best practice consistently across our Strategic Land development projects, improve performance in-use, drive continual improvement and optimise the wellbeing and life satisfaction of communities, while minimising the carbon impacts of each development.

Who is this for?

Our MSDB is intended for use by everyone collaborating on Strategic Land projects, at all stages of its life cycle, from site identification to project handover. All stakeholders involved in the development process are expected to embrace the ethos and purpose of our MSDB and we challenge our partners to exceed our expectations and identify opportunities to incorporate emerging best practice and innovation.





Our Masterplanning Sustainable Development Brief continued

Sustainability Requirements

We have grouped our sustainability requirements into themes that best represent our vision, commitments and the outcomes we want to achieve through the design, construction and operational phases of each new community. These themes shape how we plan and deliver developments and contribute to the delivery of our 2030 environmental goals and community outcomes.

Net Zero Carbon Ready

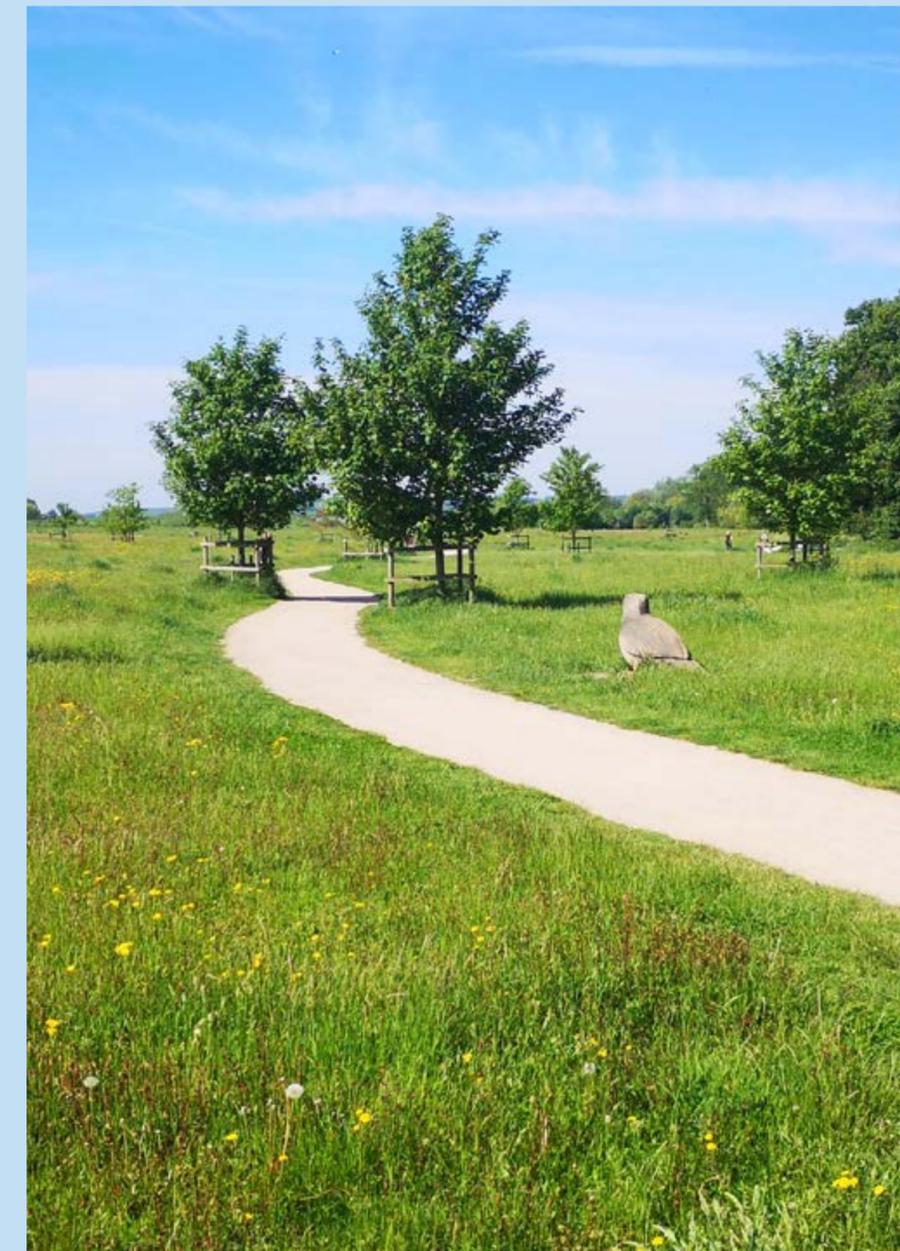
To align with industry best practice and emerging frameworks we align with the UKGBC's framework definition, adopting its principles and outlined steps to delivering net zero carbon buildings in operation by 2030. For more details of our 2030 Net Zero Carbon Pathway visit www.grosvenor.com/thinkzero

Strategic Land Sustainability Requirements

In addition to our corporate sustainability commitments, there are several additional commitments that are key to our success in delivering new communities at scale.

- We will ensure an integrated approach to meeting the needs and demands of existing and future communities within our developments.
- Communities over 1,000 homes will include:
 - Access to a primary school, primary healthcare and community meeting space on or close to the site; and
 - A local community hub providing a focal point for the community, meeting day to day needs including local shops, services and workspace.
- These communities will ensure access to a range of green open spaces providing for recreation and access to nature within walking distance, meeting or exceeding local standards.
- They will be designed to promote walking and cycling connectivity with key destinations and will be served by public transport enabling access to work, education and leisure opportunities.

- We will ensure that these places are accessible and safe, and our designs are of high quality and inclusive to a broad range of ages, abilities and socio-economic backgrounds.
- We will provide at least 25% of affordable housing on site and a mix of housing sizes and types.
- These communities will be designed to encourage inclusivity.
- All communities will have a plan for their long-term management and stewardship.
- We will comply with the Grosvenor Supply Chain Charter and consider opportunities to engage with local supply chains early to deliver socio-economic and environmental value in the places where we operate. We will unlock high value jobs by supporting local talent, by contributing to local employment skills development and by attracting industry.



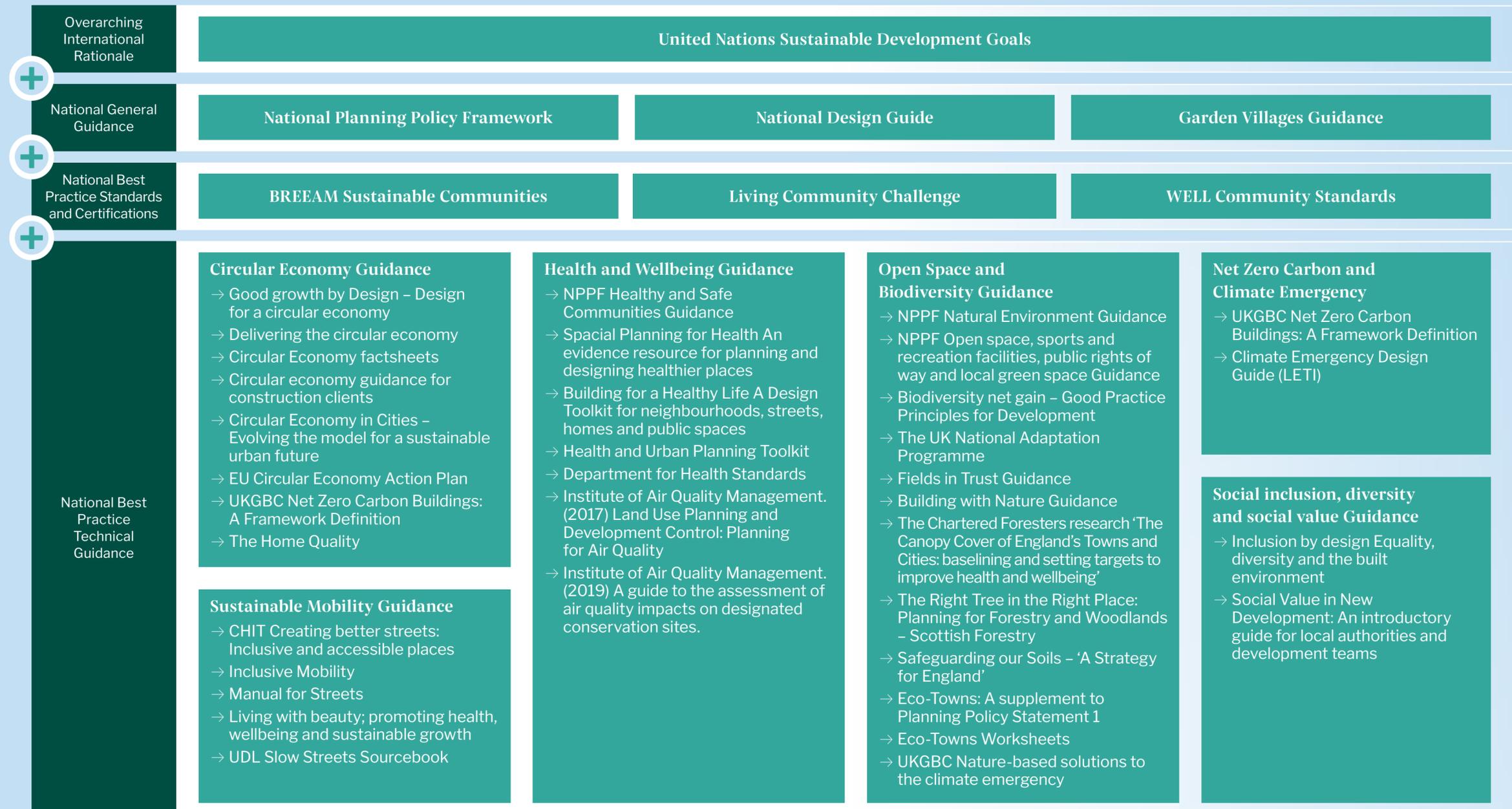


Our Masterplanning Sustainable Development Brief continued

Supporting Documents

Our Sustainability Requirements have been compiled based on best-in-class industry practice, emerging standards and on our own delivery experience to deliver the highest levels of sustainability across our portfolio.

In addition, to embrace Strategic Land requirements and to ensure that we deliver our environmental and social aspirations on each development project, our MSDB and Requirements align with and adopt existing strategic land best practice, commitments, standards and technical guidance. The following diagram demonstrates how our brief fits within those, organised by hierarchy, scope and theme:





Applying the Framework

Strategic Objectives and Themes

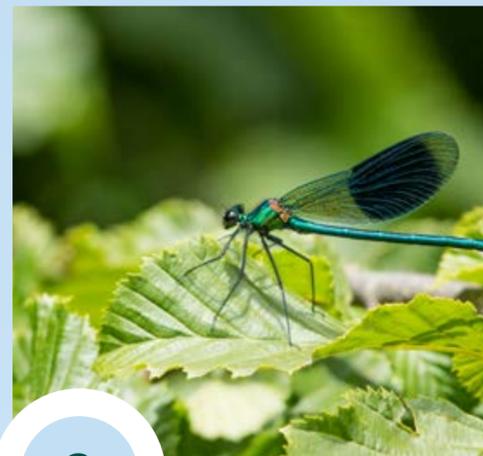
Our MSDB is structured so that there is a clear link between our 2030 and 2050 commitments (zero carbon, zero waste, valuing nature and bringing partners with us) and our Sustainability Requirements.

To translate our commitments and aspirations into outcomes, we have grouped our Sustainability Requirements into three Strategic Objectives, which consider and are based on current best-in-class practice and existing overarching strategic land aspirations:



1

Resilient and low impact places – that support the transition to a low carbon future, through resilient and adaptable designs and by protecting, enhancing and providing natural capital and ecosystem services;



2

Connected and prosperous places – that provide equal opportunities of access for all residents, with a focus on active and zero-carbon emissions modes, that support economic growth and productivity, taking into consideration both local business needs and wider opportunities for development.



3

Community focused places – that promote healthy, inclusive and safe living, promoting social interaction and achieving a strong sense of place through high quality design.

Overarching Stewardship and Governance Principles are weaved throughout to ensure that our development plans and proposals take into consideration community and stakeholder engagement and allow for flexibility and adaptability throughout the development life cycle process, from site identification, management and maintenance to handover.

The purpose of this will be to support the delivery of our Sustainability Requirements through our development projects, whilst also allowing projects to drive innovation and best practice through the supply chain.

Eight themes (set out [\[overleaf\]](#)) best represent our vision and the targets that we want to achieve at each stage of our projects.



Applying the Framework continued

Three Strategic Objectives drive our eight themes that capture our Sustainability Requirements for our Strategic Land development projects:

Our 2030 and 2050 Commitments:



Zero Carbon



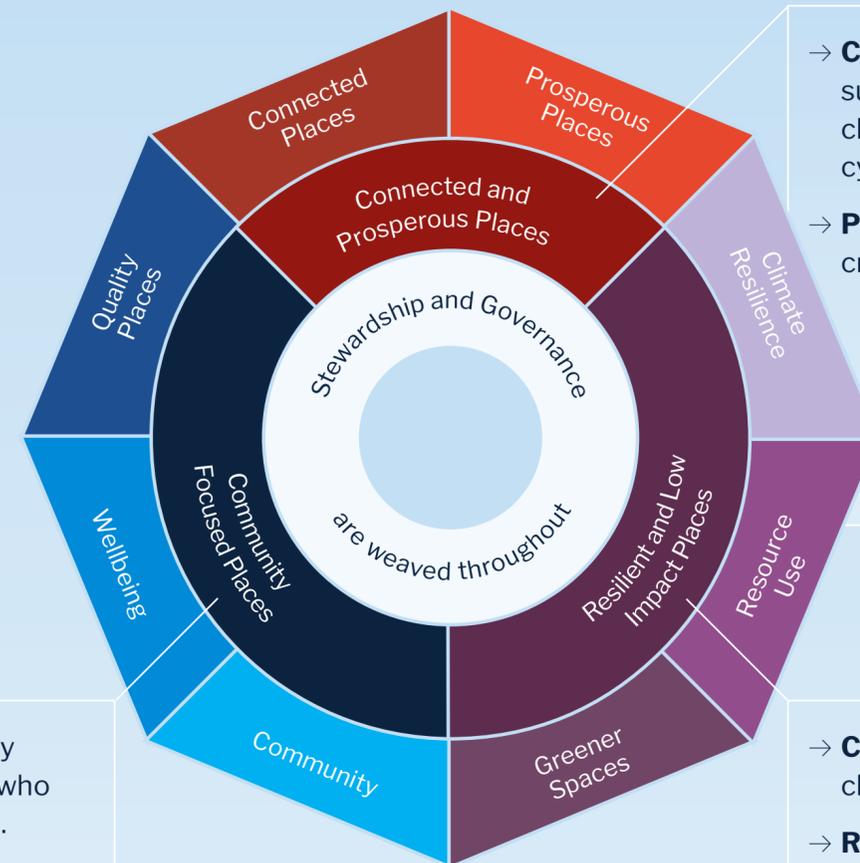
Valuing Nature



Zero Waste



Community



→ **Connected Places** – Tied to the success of the surrounding community, connected, smart, safer, cleaner, more pleasurable for pedestrians and cyclists and well-served by public transport.

→ **Prosperous Places** – To ensure developments create thriving economic communities.

→ **Community** – Diverse, active and continually adapting to meet the changing needs of all who use our buildings, streets and public spaces.

→ **Wellbeing** – Places that support healthy lifestyles and help to make people feel at their best.

→ **Quality Places** – High performing assets, beautiful buildings, streets and public spaces distinguished by the quality of their design and an exceptional cultural legacy.

→ **Climate Resilience** – Resilient to both long-term climate and extreme weather events.

→ **Resource Use** – Sustainable management of natural resources to meet long-term needs. Resources are conserved and responsibly sourced to maximise recycled materials and adopt a circular economy approach.

→ **Greener Spaces** – Thriving trees, greater planting and flourishing natural resources making our strategic land projects a beacon of environmental excellence and resilience.



Applying the Framework continued

The Process

The following process is proposed to embed our MSDB and requirements through the various stages of the project lifecycle, from site identification through to exit from the project.

The execution process for strategic land starts early in the development process from site identification. More detailed analysis, review and evidence is produced through the development of an integrated masterplan, and attention is given to local plan promotion and planning consent.

Teams will be provided with a separate excel monitoring tracker detailing responsibilities and all mandatory requirements for developments to help measure progress and understand what is expected of our projects at each stage.



The following progress tables highlight which Key Performance Indicators (KPIs) are applicable at each stage in the project lifecycle, giving an overview of key requirements and considerations by stage:



Applying the Framework continued

Stage 1 – Site Identification – *Early view of sustainability potential*

Grosvenor’s Strategic Land team will undertake an initial appraisal of the site’s potential and will score the site against the relevant requirements and KPIs in the MSDB. The MSDB tracker will be completed to score the site and consider whether it is likely to meet GBI commitments and other MSDB Requirements. This information will be used within our internal approval process to secure a position on the site.

Key themes to consider are climate resilience and risks, availability of and access to energy, infrastructure, facilities and green space, physical and environmental constraints and strategic accessibility.

Resilient and Low Impact Places			Connected and Prosperous Places		Community Focused Places		
Climate Resilience	Resource Use	Greener Spaces	Connected Places	Prosperous Places	Quality Places	Wellbeing	Community
<p>CR.1 Resilience to flooding</p> <p>CR.2 Future proof for Overheating/ Rising Temperatures</p> <p>CR.3 Water efficiency</p> <p>CR.4 Resilience to more intense and frequent storm events</p> <p>CR.5 Minimise impact to food production (BMV)</p>	<p>RU.1 Renewable energy generation</p> <p>RU.2 Potential to establish or connect to a local energy network</p> <p>RU.3 Target building energy efficiency and performance to meet 2030 Net Zero Carbon</p> <p>RU.4 Buildings, infrastructure and materials circularity</p> <p>RU.5 Operational Waste</p> <p>RU.6 Innovation</p> <p>RU.7 Efficient land use</p> <p>RU.8 Net Zero Carbon Construction</p>	<p>G.1 Access to nature and greenspace</p> <p>G.2 Tree protection and planting</p> <p>G.3 Biodiversity</p> <p>G.4 Quality of greenspace</p> <p>G.5 Plot level greening</p> <p>G.6 Create opportunity for food production (Landscape)</p>	<p>C.1 Strategic Access</p> <p>C.2 Reducing travel demand and transport-related carbon emissions</p> <p>C.3 Public transport availability</p> <p>C.4 Integration and connectivity by active modes</p> <p>C.5 Provision of EV charging infrastructure</p> <p>C.6 Access to broadband and ICT enabled workplaces</p> <p>C.7 Future proofing</p>	<p>E.1 Local economic benefit and contribution to regeneration of wider locality</p> <p>E.2 Scale of employment generation potential</p> <p>E.3 Skills development potential</p> <p>E.4 Workspace provision</p> <p>E.5 Home working opportunities</p>	<p>QP.1 Place making</p> <p>QP.2 Housing/building quality</p> <p>QP.3 Current land use and character</p> <p>QP.4 Adjacent land use and character of surroundings</p> <p>QP.5 Create high quality public realm</p> <p>QP.6 Flexibility</p>	<p>WB.1 Air Quality management</p> <p>WB.2 Air Quality</p> <p>WB.3 Safety and security</p> <p>WB.4 Noise</p> <p>WB.5 General health and wellbeing</p> <p>WB.6 Promote active lifestyle</p>	<p>C.1 Community Engagement</p> <p>C.2 Community participation in management</p> <p>C.3 Supply Chain Charter</p> <p>C.4 Access to shops and services and community facilities Temporary amenity provision</p> <p>C.5 Education facilities</p> <p>C.6 Primary Care facilities</p> <p>C.7 Housing Affordability</p> <p>C.8 Housing mix</p>
Stewardship and Governance are weaved throughout							



Applying the Framework continued

Stage 2 – Local Plan Promotion – *Building the case*

Grosvenor’s Strategic Land team and consultant teams will consider the opportunities to deliver the Sustainability Requirements within the detailed context of the site and local requirements. The team can use the requirements schedule to define which supporting studies will be required to provide evidence for site promotion.

Key themes to consider are local economic contribution, potential to connect to local energy and transport networks, opportunities for biodiversity net gain and assessment of current land uses.

Resilient and Low Impact Places			Connected and Prosperous Places		Community Focused Places		
Climate Resilience	Resource Use	Greener Spaces	Connected Places	Prosperous Places	Quality Places	Wellbeing	Community
CR.1 Resilience to flooding	RU.1 Renewable energy generation	G.1 Access to nature and greenspace	C.1 Strategic Access	E.1 Local economic benefit and contribution to regeneration of wider locality	QP.1 Place making	WB.1 Air Quality management	C.1 Community Engagement
CR.2 Future proof for Overheating/ Rising Temperatures	RU.2 Potential to establish or connect to a local energy network	G.2 Tree protection and planting	C.2 Reducing travel demand and transport-related carbon emissions	E.2 Scale of employment generation potential	QP.2 Housing/building quality	WB.2 Air Quality	C.2 Community participation in management
CR.3 Water efficiency	RU.3 Target building energy efficiency and performance to meet 2030 Net Zero Carbon	G.3 Biodiversity	C.3 Public transport availability	E.3 Skills development potential	QP.3 Current land use and character	WB.3 Safety and security	C.3 Supply Chain Charter
CR.4 Resilience to more intense and frequent storm events	RU.4 Buildings, infrastructure and materials circularity	G.4 Quality of greenspace	C.4 Integration and connectivity by active modes	E.4 Workspace provision	QP.4 Adjacent land use and character of surroundings	WB.4 Noise	C.4 Access to shops and services and community facilities
CR.5 Minimise impact to food production (BMV)	RU.5 Operational Waste	G.5 Plot level greening	C.5 Provision of EV charging infrastructure	E.5 Home working opportunities	QP.5 Create high quality public realm	WB.5 General health and wellbeing	C.5 Education facilities
	RU.6 Innovation	G.6 Create opportunity for food production (Landscape)	C.6 Access to broadband and ICT enabled workplaces		QP.6 Flexibility	WB.6 Promote active lifestyle	C.6 Primary Care facilities
	RU.7 Efficient land use		C.7 Future proofing				C.7 Housing Affordability
	RU.8 Net Zero Carbon Construction						C.8 Housing mix
Stewardship and Governance are weaved throughout							



Applying the Framework continued

Stage 3 – Framework Masterplan – *Develop the future community strategy for development*

Grosvenor’s Strategic Land team and consultant teams will use the requirements schedule to ensure that the team are developing strategies and masterplan solutions that meet the commitments and other strategic land sustainability requirements.

Key themes to consider are the site design layout and urban form to respond to constraints and risks and to develop landscaping and green infrastructure, the location of local services, facilities and employment opportunities, integration of active modes of transportation and electric vehicles, responding to climate change risk and site environmental issues and opportunities. It is crucial that plans and proposals will be tested to allow for adaptability to economic conditions across several market cycles.

Resilient and Low Impact Places			Connected and Prosperous Places		Community Focused Places		
Climate Resilience	Resource Use	Greener Spaces	Connected Places	Prosperous Places	Quality Places	Wellbeing	Community
<ul style="list-style-type: none"> CR.1 Resilience to flooding CR.2 Future proof for Overheating/ Rising Temperatures CR.3 Water efficiency CR.4 Resilience to more intense and frequent storm events CR.5 Minimise impact to food production (BMV) 	<ul style="list-style-type: none"> RU.1 Renewable energy generation RU.2 Potential to establish or connect to a local energy network RU.3 Target building energy efficiency and performance to meet 2030 Net Zero Carbon RU.4 Buildings, infrastructure and materials circularity RU.5 Operational Waste RU.6 Innovation RU.7 Efficient land use RU.8 Net Zero Carbon Construction 	<ul style="list-style-type: none"> G.1 Access to nature and greenspace G.2 Tree protection and planting G.3 Biodiversity G.4 Quality of greenspace G.5 Plot level greening G.6 Create opportunity for food production (Landscape) 	<ul style="list-style-type: none"> C.1 Strategic Access C.2 Reducing travel demand and transport-related carbon emissions C.3 Public transport availability C.4 Integration and connectivity by active modes C.5 Provision of EV charging infrastructure C.6 Access to broadband and ICT enabled workplaces C.7 Future proofing 	<ul style="list-style-type: none"> E.1 Local economic benefit and contribution to regeneration of wider locality E.2 Scale of employment generation potential E.3 Skills development potential E.4 Workspace provision E.5 Home working opportunities 	<ul style="list-style-type: none"> QP.1 Place making QP.2 Housing/building quality QP.3 Current land use and character QP.4 Adjacent land use and character of surroundings QP.5 Create high quality public realm QP.6 Flexibility 	<ul style="list-style-type: none"> WB.1 Air Quality management WB.2 Air Quality WB.3 Safety and security WB.4 Noise WB.5 General health and wellbeing WB.6 Promote active lifestyle 	<ul style="list-style-type: none"> C.1 Community Engagement C.2 Community participation in management C.3 Supply Chain Charter C.4 Access to shops and services and community facilities Temporary amenity provision C.5 Education facilities C.6 Primary Care facilities C.7 Housing Affordability C.8 Housing mix
Stewardship and Governance are weaved throughout							



Applying the Framework continued

Stage 4 – Outline/ Full Planning Consent – Embedding the principles

Following on from the Framework masterplan, use the requirements schedule to ensure that the project specific Sustainability Requirements have been embedded into the project brief and are demonstrated within the planning application and supporting documents such as design and access statement, transport assessment, EIA and a sustainability strategy demonstrating how sustainability principles have been applied and integrated within scheme proposals.

This requires the revisiting of masterplan themes and topics and elaborating scheme proposals and the mechanisms for implementation and delivery.

Resilient and Low Impact Places			Connected and Prosperous Places		Community Focused Places		
Climate Resilience	Resource Use	Greener Spaces	Connected Places	Prosperous Places	Quality Places	Wellbeing	Community
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CR.2 Future proof for Overheating/ Rising Temperatures	RU.2 Potential to establish or connect to a local energy network	G.2 Tree protection and planting	C.2 Reducing travel demand and transport-related carbon emissions	E.2 Scale of employment generation potential	QP.2 Housing/building quality	WB.2 Air Quality	C.2 Community participation in management
CR.3 Water efficiency	RU.3 Target building energy efficiency and performance to meet 2030 Net Zero Carbon	G.3 Biodiversity	C.3 Public transport availability	E.3 Skills development potential	QP.3 Current land use and character	WB.3 Safety and security	C.3 Supply Chain Charter
CR.4 Resilience to more intense and frequent storm events	RU.4 Buildings, infrastructure and materials circularity	G.4 Quality of greenspace	C.4 Integration and connectivity by active modes	E.4 Workspace provision	QP.4 Adjacent land use and character of surroundings	WB.4 Noise	C.4 Access to shops and services and community facilities
CR.5 Minimise impact to food production (BMV)	RU.5 Operational Waste	G.5 Plot level greening	C.5 Provision of EV charging infrastructure	E.5 Home working opportunities	QP.5 Create high quality public realm	WB.5 General health and wellbeing	C.5 Education facilities
	RU.6 Innovation	G.6 Create opportunity for food production (Landscape)	C.6 Access to broadband and ICT enabled workplaces		QP.6 Flexibility	WB.6 Promote active lifestyle	C.6 Primary Care facilities
	RU.7 Efficient land use		C.7 Future proofing				C.7 Housing Affordability
	RU.8 Net Zero Carbon Construction						C.8 Housing mix
Stewardship and Governance are weaved throughout							



Applying the Framework continued

Stage 5 – Design & Construction – *Implementing*

Grosvenor’s Strategic Land team to use the requirements schedule to procure and manage design and construction packages for the site.

Key themes to consider are follow through of sustainability requirements from planning into design and construction supervision and to manage the sustainability of the project through its construction. Examples include addressing surface runoff, incorporate air quality management and noise mitigation strategies and use of innovative and recycled materials during construction.

Resilient and Low Impact Places			Connected and Prosperous Places		Community Focused Places		
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CR.2 Future proof for Overheating/ Rising Temperatures	RU.2 Potential to establish or connect to a local energy network	G.2 Tree protection and planting	C.2 Reducing travel demand and transport-related carbon emissions	E.2 Scale of employment generation potential	QP.2 Housing/building quality	WB.2 Air Quality	C.2 Community participation in management
CR.3 Water efficiency	RU.3 Target building energy efficiency and performance to meet 2030 Net Zero Carbon	G.3 Biodiversity	C.3 Public transport availability	E.3 Skills development potential	QP.3 Current land use and character	WB.3 Safety and security	C.3 Supply Chain Charter
CR.4 Resilience to more intense and frequent storm events	RU.4 Buildings, infrastructure and materials circularity	G.4 Quality of greenspace	C.4 Integration and connectivity by active modes	E.4 Workspace provision	QP.4 Adjacent land use and character of surroundings	WB.4 Noise	C.4 Access to shops and services and community facilities
CR.5 Minimise impact to food production (BMV)	RU.5 Operational Waste	G.5 Plot level greening	C.5 Provision of EV charging infrastructure	E.5 Home working opportunities	QP.5 Create high quality public realm	WB.5 General health and wellbeing	C.5 Education facilities
	RU.6 Innovation	G.6 Create opportunity for food production (Landscape)	C.6 Access to broadband and ICT enabled workplaces		QP.6 Flexibility	WB.6 Promote active lifestyle	C.6 Primary Care facilities
	RU.7 Efficient land use		C.7 Future proofing				C.7 Housing Affordability
	RU.8 Net Zero Carbon Construction						C.8 Housing mix
Stewardship and Governance are weaved throughout							



Applying the Framework continued

Stage 6 – Exit – Monitor and handover

Grosvenor’s Strategic Land team to review against the requirements schedule to assess how the project has performed and use the tracker to report progress. Agree any ongoing commitments as part of the sale.

The key themes to consider are to ensure that the project meets its long-term achievements and establishes a sustainable lifecycle, that commitments are made for embodied carbon offset payments and other mitigation measures and that maintenance strategies are implemented.

Resilient and Low Impact Places			Connected and Prosperous Places		Community Focused Places		
Climate Resilience	Resource Use	Greener Spaces	Connected Places	Prosperous Places	Quality Places	Wellbeing	Community
<ul style="list-style-type: none"> CR.1 Resilience to flooding CR.2 Future proof for Overheating/ Rising Temperatures CR.3 Water efficiency CR.4 Resilience to more intense and frequent storm events CR.5 Minimise impact to food production (BMV) 	<ul style="list-style-type: none"> RU.1 Renewable energy generation RU.2 Potential to establish or connect to a local energy network RU.3 Target building energy efficiency and performance to meet 2030 Net Zero Carbon RU.4 Buildings, infrastructure and materials circularity RU.5 Operational Waste RU.6 Innovation RU.7 Efficient land use RU.8 Net Zero Carbon Construction 	<ul style="list-style-type: none"> G.1 Access to nature and greenspace G.2 Tree protection and planting G.3 Biodiversity G.4 Quality of greenspace G.5 Plot level greening G.6 Create opportunity for food production (Landscape) 	<ul style="list-style-type: none"> C.1 Strategic Access C.2 Reducing travel demand and transport-related carbon emissions C.3 Public transport availability C.4 Integration and connectivity by active modes C.5 Provision of EV charging infrastructure C.6 Access to broadband and ICT enabled workplaces C.7 Future proofing 	<ul style="list-style-type: none"> E.1 Local economic benefit and contribution to regeneration of wider locality E.2 Scale of employment generation potential E.3 Skills development potential E.4 Workspace provision E.5 Home working opportunities 	<ul style="list-style-type: none"> QP.1 Place making QP.2 Housing/building quality QP.3 Current land use and character QP.4 Adjacent land use and character of surroundings QP.5 Create high quality public realm QP.6 Flexibility 	<ul style="list-style-type: none"> WB.1 Air Quality management WB.2 Air Quality WB.3 Safety and security WB.4 Noise WB.5 General health and wellbeing WB.6 Promote active lifestyle 	<ul style="list-style-type: none"> C.1 Community Engagement C.2 Community participation in management C.3 Supply Chain Charter C.4 Access to shops and services and community facilities Temporary amenity provision C.5 Education facilities C.6 Primary Care facilities C.7 Housing Affordability C.8 Housing mix
Stewardship and Governance are weaved throughout							



Our Sustainability Requirements

The MSDB Requirements Schedule provides a way of translating our 2030 and 2050 commitments into practicable development outcomes. This will support the delivery of our Sustainability Requirements through our development projects, whilst also allowing projects to drive innovation and best practice. It also enables us to monitor progress across our portfolio of Strategic Land sites, so we can assess progress against requirements across the portfolio.

Our Requirements Schedule adopts current Strategic Land standards and comprises a range of approaches driven by both qualitative and quantitative metrics that together will help inform strategic land development, improve the performance of our places in use and the satisfaction of our occupants.

Our schedule is organised by three strategic objectives detailed in section 3 of the MSDB with the sustainability eight themes set out under these strategic objectives. For each theme a set of KPIs, objectives, sustainability requirements and targets are set out.





Resilient and Low Impact Places





Climate Resilience

Development on strategic land sites will need to demonstrate that it can cope with long-term climatic changes and associated extreme weather events and reduce potential adverse impacts from issues such as flooding, storm events and overheating. In addition, strategic land will need to be able to accommodate development without impacting on water use and food security.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
CR.1 Resilience to flooding	<p>Future proof developments against flood risk:</p> <ul style="list-style-type: none"> → Identifying potential risk of flooding. → Avoid developing in areas with high flood risk. → Understanding the potential consequences of flood risk. → Incorporating appropriate flood mitigation measures to reduce the risk to an acceptable level. 	<p>Identify potential flood risk zones on or impacting the site to avoid or minimise risk.</p> <p>Where appropriate completion of a flood risk assessment.</p>	<p>100% of built-up areas fully in Flood Zone 1 (low risk) and/or 100% built-up area in higher risk Flood Zones (2 or 3) will have mitigation measures in place (such as placing water compatible development in the Flood Zone to make most efficient use of land).</p>	1	6
CR.2 Future proof for overheating/ rising temperatures	<p>Future proof developments responding to local micro-climates with smart site layout against rising temperature to avoid overheating risk.</p>	<p>Public realm/streets to be designed to include areas of shade and consider material selection to ensure reduced potential for heat build-up/retention.</p>	<p>Up to and including planning stage: Y/N</p> <p>Design and Construction Stage: % external public spaces with planned occupancy shaded for summer solstice at 1pm (21st of June). Score based on % (>25%, >50%).</p>	1	6
CR.3 Water efficiency	<p>Increased water-use efficiency and alleviating the impact of water scarcity.</p>	<p>Water infrastructure to be planned for an internal water consumption of no more than 90 litres/p/day for residential buildings, non-domestic achieve 55% reduction (BREEAM Wat 01) and ensure it is included within planning requirements.</p> <p>Landscaping to be designed to promote drought tolerant planting (whilst native species where possible).</p>	<p><90 litres/p/day for residential buildings, non-domestic achieve 55% reduction (BREEAM Wat 01).</p> <p>Y/N</p>	3	6



Climate Resilience continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
CR.4 Resilience to more intense and frequent storm events	<p>Effective management of surface run off from development so that risks associated with more frequent and intense rainfall events are addressed.</p> <p>Seek no net additional impact so that run off is managed within the site wherever possible.</p>	<p>Ensure scheme is designed to accommodate more frequent and intense rainfall and minimise any resultant flood risk and opportunities to minimise off site flooding to be considered.</p> <p>Nature based solutions will be used in preference to other sustainable drainage systems options wherever possible to maximise biodiversity, water quality and amenity value and use permeable surfaces where possible.</p> <p>Long-term management plans to be devised for blue infrastructure.</p>	<p>Sustainable drainage measures are specified so that the peak rate of run-off from the site to the watercourses: shows a 30% improvement for the developed site compared with the pre-developed site for brownfield sites.</p> <p>Scheme design achieves better than greenfield run off rates post development.</p> <p>Both cases should comply at the 1-year and 100-year return period events plus a 20% allowance for climate change.</p> <p>Nature based solutions will be used in preference to other sustainable drainage systems options wherever possible to maximise biodiversity and amenity value.</p>	3	6
C.5 Minimise impact to food production (BMV)	<p>Seek to avoid development of best and most versatile (BMV) agricultural land and soils (Grades 1, 2 & 3a only).</p>	<p>Masterplans to be developed to minimise development on BMV agricultural land but not at the expense of preserving ecological and environmental features (see KPI G.3).</p>	<p>Avoid development on BMV agricultural land zones targeting 75% of development on non-agricultural land and agricultural land zones 3b, 4, & 5).</p> <p>Include requirement for soil management plan.</p>	1	6



Resource Use

Meeting our commitments on net zero will require a holistic approach to site masterplanning (for layout, buildings and infrastructure) that optimises material use, construction and operational energy, and minimises waste, including through support of innovate construction methods.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
RU.1 Renewable energy generation	To maximise on-site low and zero carbon technologies to significantly contribute to carbon reduction savings and reduce cash in lieu contributions made to offset remaining carbon emissions. Where renewable energy cannot be provided on-site, supply the energy from LZC sources.	<p>Residential buildings: Maximise onsite renewable energy generation Reduction of regulated CO₂ emissions in line with Future Homes Standards (assumed 80%)</p> <p>Non-residential buildings: To reduce regulated CO₂ by 35% over Part L 2013</p> <p>Ensure 100% energy is procured from Renewable Energy Guarantees of Origin (REGO) schemes.</p>	<p>Residential buildings: Zero fossil fuels</p> <p>Sliding scale: → minimum 20% of energy from on-site renewable energy sources → stretching 30% of energy from on-site renewable energy sources → highest performing 50% of energy from on-site renewable energy sources</p> <p>Y/N</p>	1	6
RU.2 Potential to establish or connect to a local energy network	To identify opportunities to connect into a local energy network to reduce environmental impact, and if not, to establish a local energy network for the development.	Completion of energy needs and demands assessment to identify site appropriate solutions. Developments will connect with local heat networks where they exist subject to capacity and viability and being the right environmental solution. Buildings to be future proofed to allow for low temperature electrified heat networks.	Y/N	3	4



Resource Use continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
RU.4 Target building energy efficiency and performance to meet 2030 net zero carbon	State and set the ambition of becoming net zero carbon by 2030, commitment and implementation in the early stages.	<p>Regulated CO₂ ('lean efficiency improvements from energy demand reduction alone')</p> <ul style="list-style-type: none"> → Domestic: >15% reduction over Part L1A 2013 → Non-Domestic – Offices: >20% reduction over Part L2A 2013 → Non-Domestic – Other: >5% reduction over Part L2A 2013 (to be agreed with Grosvenor depending on typology) <p>Regulated CO₂ ('lean, clean, green performance Part L 2013')</p> <ul style="list-style-type: none"> → Domestic: EPC A → Non-Domestic – Offices: EPC A → Non-Domestic – Other: <2025 – EPC >C65 >2025 – EPC >B50 <p>Operational Energy (improving over time)</p> <ul style="list-style-type: none"> → Domestic: <2025 <56 kWh/m²/year (NLA), Electrical equivalence >2025 PassivHaus (<45 kWh/m²/year) >2030 LETI (<35 kWh/m²/year) → Non-Domestic – Offices: <2025 – 4.5 Star NABERS rating >2025 – 5 Star NABERS rating → Non-Domestic – Other: Targets set on case-by-case basis (to be agreed with Grosvenor depending on typology) 	<p>Regulated CO₂ ('lean efficiency improvements from energy demand reduction alone')</p> <ul style="list-style-type: none"> → Domestic: >15% reduction over Part L1A 2013 → Non-Domestic – Offices: >20% reduction over Part L2A 2013 → Non-Domestic – Other: >5% reduction over Part L2A 2013 (to be agreed with Grosvenor depending on typology) <p>Regulated CO₂ ('lean, clean, green performance Part L 2013')</p> <ul style="list-style-type: none"> → Domestic: EPC A → Non-Domestic – Offices: EPC A → Non-Domestic – Other: <2025 – EPC >C65 >2025 – EPC >B51 <p>Operational Energy (improving over time)</p> <ul style="list-style-type: none"> → Domestic: <2025 <56 kWh/m²/year (NLA), Electrical equivalence >2025 PassivHaus (<45 kWh/m²/year) >2030 LETI (<35 kWh/m²/year) → Non-Domestic – Offices: <2025 – 4.5 Star NABERS rating >2025 – 5 Star NABERS rating → Non-Domestic – Other: Targets set on case-by-case basis (to be agreed with Grosvenor depending on typology) 	2	6



Resource Use continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
RU.5 Buildings, infrastructure and materials circularity	To examine opportunities for retention and upgrading of existing buildings and infrastructure to reduce embodied carbon and materials demand.	<p>Completion of an assessment to identify any existing buildings and infrastructure which can be retained or utilised for materials. Target 100% material reusability of the substructure and superstructure.</p> <p>Potential for 10% of the total value of materials used should derive from recycled and reused content in the products and materials selected.</p> <p>Divert 98% (by tonnage) of construction waste and 95% demolition waste from landfill.</p>	<p>100% reuse/recycle</p> <p>10% of materials from recycled reuse origins</p> <p>>98% construction waste diverted</p>		
RU.6 Operational waste	To promote resource efficiency by reducing waste in the operation and management of the development and throughout its life cycle.	<p>Completion of a waste strategy and Refuse and Recycling Operational Waste Plan, calculating space requirements for residential and commercial waste. All homes and businesses to be served by suitable and accessible recycling facilities.</p> <p>All homes are provided with composting facilities, for garden or food waste, in the form of one or more of the following: a: Individual home-composting facilities. b: Local communal facilities within 50m from the main entrance to the home via Safe pedestrian routes. c: Composting collection services run by the waste collection authority.</p>	<p>Y/N</p> <p>Y/N</p>	3	6
RU.7 Innovation	To meet the needs for modern methods of construction (MMC) requirements to explore the opportunity to be more sustainable and reduce waste e.g., houses are built in a factory-controlled environment using sustainable materials.	The development promotes the use of MMC.	15% of the non-residential 10% for residential	3	6



Resource Use continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
RU.8 Efficient land use	To identify and address physical constraints (e.g. topography and landforms, unstable land, pipelines, substations and high voltage cables) and environmental constraints (e.g. contaminated land) on site so that development can be achieved in a sustainable manner and potentially have an environmentally positive impact.	Minimise impact of site constraints through, mitigating adverse impact caused by previous use or adjacent use.	Y/N	1	4
RU 9 net zero carbon construction	To reduce embodied carbon and materials demand of required Infrastructure.	Undertake initial embodied carbon assessment for infrastructure works and look to minimise embodied carbon where possible.	40% embodied carbon reduction by 2030	2	6



Greener Spaces

Development on strategic land sites provides an opportunity to make a significant contribution to enhancing biodiversity gain, both on site and by creating important connections to surrounding habitats. Making space for green spaces within our sites will help to create resilient and liveable places.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
G.1 Access to nature and greenspace	<p>To provide a diverse range of accessible and interconnected open spaces and green infrastructure for wellbeing and leisure purposes within walking distance to all residents linked by walking and cycling networks.</p> <p>Create a habitat network providing residents with opportunities to interact with nature on a day to day basis – crucial wellbeing and biodiversity parameter.</p>	<p>Based on the needs of each site exceed minimum local standards for open space provision (per 1000 population) with a minimum of 20% of the site area dedicated to green space (sites will score more highly depending on %).</p> <p>Where local standards don't exist national standards will be considered (e.g. Fields in Trust)</p> <p>High quality green space should be accessible to all and be within 15-20 minute walk from all homes</p>	>20% green space	1	5
G.2 Tree protection and planting	<p>To ensure that the character of the landscape is respected and that tree protection and planting are integral measures as part of the provision of green infrastructure, enhancing physical and mental health; contributing to local environmental character and distinctiveness; providing habitats for wildlife; reducing noise and excessive heat; and supporting sustainable drainage.</p>	<p>Landscape strategy (informed by tree survey) which retains and enhances important features including retention of broadleaved woodland, ancient woodland, protected hedgerows, veteran trees and protected trees.</p> <p>All new streets (unless character or scale dictates otherwise) should be tree lined considering an effective planting and maintenance strategy and resource plan.</p>	<p>>80% of existing trees/hedgerows to be maintained</p> <p>Where existing trees do have to be removed – achieve net gain in trees</p> <p>Y/N</p>	2	5
G.3 Biodiversity	<p>To achieve a biodiversity net gain and ensure that the development protects existing natural habitats, creates new habitats and where not possible, minimises and mitigates its impact on existing habitats and promotes measures to enhance biodiversity on site and/ or off-site in the locality. Reference should be made to the GBI Biodiversity Framework.</p>	<p>If local standards do not exist, seek to improve biodiversity net gain by 10% either on-site or off-site using the DEFRA metric (Environment Bill 2020), subject to baseline conditions, with an aspiration to increase this to 12-15% or more where possible.</p>	Biodiversity net gain 10% either on or off site.	1	6
G.4 Quality of greenspace	<p>To provide good quality greenspace that is inclusive and equitable to deliver substantial benefits for public health and for wider local priorities</p>	<p>Greenspaces, should be designed to comply with Building With Nature (BWN) Standards and to allow for spaces managed to meet Green Flag Park standard.</p>	BWN – Full Award Excellent	3	5



Greener Spaces continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
G.5 Plot level greening	To provide functional green infrastructure at the building plot level to increase urban green spaces.	Design code should encourage plot level greening including green roofs and walls and landscaped garden areas.	Y/N	2	5
G.6 Create opportunity for food production (Landscape)	To support local food production in the form of productive landscape or allotments.	Develop masterplan to allow for areas to be allocated for growing food purpose and provisions to be made for the necessary storage of tools & rainwater collection.	Minimum 0.5 Ha for 1,000 residents linked to National Association of Allotment and Leisure Gardeners guideline.	3	5



Connected and Prosperous Places





Connected Places

Our Strategic Land sites should be outward facing and tied to the success of surrounding communities. Strategic land should be masterplanned to reduce travel demand and connect people through safe, clean and pleasurable spaces that enable active travel modes. The sites should be digitally connected and provide for electric vehicles whilst also being future proofed to allow for changes in personal mobility choices.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
C.1 Reducing travel demand and transport-related carbon emissions	To support opportunities for local employment, retail and services to reduce the need to travel by motorised modes and plan for last mile e-commerce delivery.	Discourage use of single occupant private car journeys by offering convenient and affordable alternatives (active travel modes or public transport).	>60% of journeys	1	3
		To include transportation of people, goods and waste.	Y/N		
		Include remote parking/car free areas for residential properties.	Y/N		
C.2 Public transport availability	To focus development on locations which are capable of being served by frequent and convenient public transport links to fixed public transport nodes (train, bus, tram) and local centres.	Homes are within a minimum of ≤ 650m metres or 10 mins walk of a transportation stop.	>90%	1	3
C.3 Strategic access	To focus development on locations which are, or can be, made sustainable. This includes sites capable of connecting to strategic links between homes, employment, education, open and green spaces and services, limiting the need to travel and offering a choice of transport modes.	The site is connected to (or has a planned connection to) the strategic road network that would support the use of non-car mass transport modes in the local and sub regional context.	Y/N	1	3



Connected Places continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
C.4 Integration and connectivity by active modes	To provide high quality walking and cycling network links, and support and integrate with existing networks.	Prioritise active travel through safe, integrated walking and cycling routes.	Y/N		
		The site has the ability to provide connections to or extensions of local and strategic cycle network.	Y/N		
		Cycle provisions to be included within masterplan/design code as below.	Y/N		
		Non-residential: → Provide 1 cycle space per 10 users within 100m of a building entrances. → Provide supporting cycling facilities, such as one on-site locker for every five regular building occupants, one onsite shower for the first 100 regular building occupants, secure, accessible, well-lit and covered cycle storage.	Y/N		
		Residential: Accessible cycle storage is provided for individual homes or in a communal setting as follow: 1 space per bedroom up to 3 bedrooms, 3 spaces for 4/5 bedroom. Provide safe, attractive and convenient walking routes to amenities and public transport facilities including both shared surface and segregated routes where appropriate.			
				1	6



Connected Places continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
C.5 Provision of EV charging infrastructure	To support passive and active EV infrastructure considering movement, parking, smart grid and power considerations	<p>Residential: Provide active EV charging infrastructure within communal non allocated parking areas.</p> <p>Provide passive EV charging infrastructure to every new home with an on-plot parking space.</p> <p>Non-residential: Buildings with more than 10 parking spaces, include at least one charge point and cabling routes for one in five spaces.</p> <p>Electrical infrastructure to be sized to cope with >25% electric vehicles.</p> <p>Provision for communal E-Bike charging facilities.</p>	<p>>25% of total spaces – distributed throughout development</p> <p>100% (EV Charging) for homes that have on-plot parking</p> <p>Y/N</p> <p>Y/N</p> <p>Y/N</p>	3	6
C.6 Access to broadband and ICT enabled workplaces	To ensure buildings and developments have high-speed broadband connectivity and that the site is capable of integrating with emerging city-wide smart networks and consider points of presence for mobile phone infrastructure	<p>High speed internet across the site for all buildings.</p> <p>→ Gigabit connectivity for all users.</p> <p>→ All populated areas to have 5G connectivity.</p>	<p>Y/N</p> <p>Y/N</p>	3	6
C.7 Future proofing	To ensure that designs are adaptable and take account of expected future changes.	<p>Masterplan design considers:</p> <p>→ impact of autonomous vehicle within masterplanning</p> <p>→ designation of car club spaces will need to be considered in line with overall level of planned parking provision, but as a guide could be provided at the following rates:</p> <ul style="list-style-type: none"> • 400 homes – 2 spaces • 1,000 homes – 4 spaces • 1,600 homes – 7 spaces • 2,200 homes – 10 spaces <p>→ Mobility hub for cycle hire/repair, e-bike, scooters</p> <p>→ Last mile freight delivery/consolidation inc. drones.</p>	<p>Y/N</p>	3	5



Prosperous Places

Our Strategic Land sites should be masterplanned to help balance environmental, social and economic objectives. To meet the economic objectives, strategic land should contribute to regeneration in the locality, generate jobs on site, support skills development and deliver onsite workspace and adaptable homes for home-working.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
E.1 Local economic benefit and contribution to regeneration of wider locality	To attract potential investors, entrepreneurs, employers and residents as well as enabling the place to grow sustainably within the region.	Development strengthens the locality and delivers socio-economic benefits to the local community including indirect and induced employment and Gross Value Added (as assessed through completion of a socio-economic assessment).	Y/N	3	5
E.2 Scale of employment generation potential	To benefit the local economy through construction and operational employment opportunities. High value jobs supported/unlocked by Grosvenor's development with talent and targeted industries/companies attracted to the local area.	Where possible generate 1 job per every new home on site.	1 job per new home	3	5
E.3 Skills development potential	To make significant contribution to local employment skills development.	Develop skills and local employment training programme covering development and operational phase and ensure incorporated within relevant sales/procurement agreements.	Y/N – report number of jobs/skills opportunities created	2	6
E.4 Workspace provision	To provide sufficient land and workspaces to support local employment activities and promote inclusive and sustainable employment workspace for all.	The site incorporates range of sizes and types of on-site workspace including communal working facilities that can meets locally defined needs for employment floorspace.	Y/N	2	6
E.5 Home working opportunities	To provide opportunities for future adaptability for the provision of home working space.	Adaptable homes suitable for home working.	Y/N	2	5



Community Focused Places





Quality Places

Our strategic land sites should be masterplanned in a way that creates beautiful, high performing places. To deliver quality places our approach to masterplanning will respond to local character and heritage, create a sense of place, and respect existing landscape character. Buildings should achieve recognised standards of high quality and should provide flexibility to adapt to changing lifestyles.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
QP.1 Place making	<p>To create places that have strong sense of place and identity, maximise shared value, and that delight.</p> <p>To promote social and cultural wellbeing meeting the needs of all ages, socioeconomic backgrounds and abilities through the planning and design of a built environment which is well designed, safe and accessible.</p>	<p>Masterplan meets the place making principles set out in national policy, reflecting local context to ensure it: enhances the surroundings; is attractive and distinctive; has a coherent pattern of development and has public spaces that are safe, social and inclusive.</p>	Y/N	3	6
QP.2 Housing/ building quality	<p>To provide well designed and quality housing.</p> <p>To provide future residents with comfortable homes which are affordable to operate.</p>	<p>For residential – Achieve 4* Housing Quality Mark rating.</p> <p>For non-residential – Achieve BREEAM Excellent for non-domestic; Aspiration for Outstanding for buildings above £10m construction value.</p>	<p>Residential: >4 HQM score</p> <p>Non-residential: BREEAM Excellent</p>	3	5
QP.3 Current land use and character	<p>To create places that are memorable.</p> <p>To identify opportunities to integrate and re-use existing features of value.</p> <p>To respond to topography and use existing landscape features.</p>	<p>Development of the site would not impact on sites of national landscape designation, would minimise any impact on local landscape designations</p> <p>Mitigation planned in a way that will manage impacts</p>	<p>Y/N</p> <p>Y/N</p>	2	5
QP.4 Adjacent land use and character of surroundings	<p>To create places that are well integrated into the site and their wider natural and built environment.</p> <p>To consider the local archaeological or cultural heritage.</p>	<p>Development of the site will minimise impact on heritage assets and will celebrate on site features within the masterplan.</p> <p>Proposals will respond to local context and enhance the character and setting of adjacent designated areas.</p>	<p>Y/N</p> <p>Y/N</p>	2	5
QP. 5 Create high quality public realm	<p>To ensure the public realm is well designed, safe, accessible, inclusive, attractive, well connected, related to the local and historic context, and easy to understand, service and maintain.</p>	<p>Masterplan/Design code developed with engagement of community to demonstrate brief for high quality public realm.</p>	Y/N	2	5
QP.6 Flexibility	<p>To provide sufficient design flexibility and potential for future adaptability.</p>	<p>25% of housing complies with Building Regulation M4 (2) on accessible and adaptable dwellings.</p> <p>Flexibility within building design to facilitate changing use for greater activation or other trends.</p>	<p>Y/N</p> <p>Y/N (within design code)</p>	2	6



Wellbeing

Our strategic land sites should be masterplanned to create healthy and safe environments for those that will live, work and visit them. In particular, they should have good quality air, minimise noise pollution, promote healthy lifestyles and be designed for in safety and security.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
WB.1 Air quality management	To address and consider local air quality management policies (national and regional).	Undertake air quality monitoring and ensure management strategies incorporated within the masterplan, design codes and transport strategies that align with existing local Air Quality Action Plans.	Y/N	2	6
	To identify proximity and significance of local sources of pollution at an early stage of the master planning process.	Design should consider location of sensitive receptors away from existing sources of pollution.	Y/N		
WB.2 Air quality	To minimise exposure to poor air pollution and ensure air quality is not worsened through the masterplanning process.	<p>Baseline annual mean concentrations at sites meet enhanced thresholds for particulate matter and nitrogen dioxide:</p> <ul style="list-style-type: none"> → PM2.5 <15 µg/m³ → PM10 < 20 µg/m³ → NO2 < 36 µg/m³ <p>Where the above levels are not met, appropriate mitigation measures must be implemented to minimise exposure and safeguard the health of future site users. Measures to design out exposure to poor air quality must be considered in the earliest stages of the design process and take preference above other forms of mitigation. Further mitigation measures may include landscaping, green infrastructure and improvements to local sustainable transport infrastructure.</p>	<p>Annual mean PM2.5 <15 µg/m³</p> <p>Annual Mean PM10 < 20 µg/m³</p> <p>Annual Mean NO2 < 36 µg/m³</p> <p>Y/N</p>	1	6
WB.3 Safety and security	To create spaces that are safe, inclusive and accessible, promote health and wellbeing, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.	<p>Develop masterplan to meet “secured by design” principles.</p> <p>Target SABRE accreditation</p>	<p>Y/N</p> <p>Y/N (consider viability)</p>	1	3
WB.4 Noise	To provide a suitable sound environment for the development.	Develop masterplan/mitigation measures to minimise proportion of residents likely to be exposed to excessive noise as a result of an intrusive noise source (e.g. roads, industry, airport).	Y/N	1	6
		The population that would be exposed to noise pollution measured at Lden >55dB, after mitigation measures have been considered.	Y/N		



Wellbeing continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
WB. 5 General health and wellbeing	To ensure that the development delivers positive benefits for the health and wellbeing of its new and existing communities.	Masterplan to be developed in alignment with NHS healthy New Towns guidance. Commission a Health Impact Assessment.	>High positive impact	3	6
WB.6 Promote active lifestyle	To provide opportunities for walking and cycling to everyone.	Develop masterplan in line with healthy place making principles, encouraging walking and cycling and providing opportunities for activity for diversity of groups and physical abilities including associated facilities.	Y/N	1	6



Community

In order to provide lasting benefits for communities, our strategic land sites should create social value, by supporting a range of facilities (community, education and healthcare) and a mix of housing types and tenures. In creating future proofed communities, masterplanning must engage with relevant local stakeholders to identify priorities and create ownership and share governance of places.

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
C.1 Community engagement	To ensure that existing and new communities are involved in the decision-making process.	Develop and implement a community engagement strategy in line with Positive Space. Support establishment of new community.	Y/N	2	6
C.2 Community participation in management	To develop long-term governance arrangements that ensure the continued sustainable high-quality management of the community assets with community participation.	Develop a long-term management and governance strategy for the community assets. This will ensure the continued sustainable high quality management of the asset and provide a voice for the local community.	Y/N	2	6
C.3 Supply Chain Charter	To support Grosvenor's Supply Chain Charter to deliver socio-economic and environmental value in the places where we operate.	100% compliance with the Grosvenor Supply Chain Charter.	Y/N	1	6
C.4 Access to shops and services and community facilities	To support residents' day-to-day needs through access to shops, services and community facilities accessible by walking, cycling and public transport.	Develop masterplan so that local centre(s) providing local retail and services and a range of community facilities within 15 minutes walking distance from all homes and at scale which reflects the future population and local needs.	Y/N	1	4
Temporary amenity provision	Grosvenor strategic land projects will include a local neighbourhood or district centre or be located in close proximity to one.	Phasing plan includes arrangements for temporary facilities or amenity provision from early occupations until permanent facilities available.	Y/N		
C.5 Education facilities	To identify needs for early years and school places, and further education facilities provision and provide for the net additional requirements to complement existing capacity in the locality in line with DfE Area guidelines and design standards.	Homes to be located within 1km of a primary school and 4.6km of a secondary school. All sites over 1,000 dwellings will include provision for a primary school site. Permanent education facilities to be delivered to suit need and help establish community.	Y/N Y/N	1	6
C.6 Primary care facilities	To enable access to primary care facilities to meet the needs of the future population in line with the department for health standards.	Facilities/funding will be providing for accommodating 1 GP per 1,800 population accommodated within the local centre or other suitable location (may be off-site).	Y/N	1	6



Community continued

KEY PERFORMANCE INDICATOR	OBJECTIVE	SUSTAINABILITY REQUIREMENTS	TARGET	PROJECT STAGE	
				ACTION	CLOSE OUT
C.7 Housing affordability	To deliver a supply of homes which meet the needs of the community.	At least 25% of homes to be available as affordable housing tenures which are tenure blind and clustered through the development.	>25%	1	3
C.8 Housing mix	To provide a mix of housing sizes and types to accommodate different occupant needs.	Proposals include a mix of sizes and types of housing mix responding to local needs including family homes and provision for older persons (as defined by local authority studies).	Y/N	1	3

70 Grosvenor Street
London, W1K 3JP

T: +44 (0) 20 7408 0988

Twitter: @Grosvenor_GBI

LinkedIn: Grosvenor Group

britainandireland@grosvenor.com

www.grosvenor.com

