

5.0

Proposed Westgate Development Targets

WOA aims to deliver a sustainable, retail-led mixed-use development within the heart of Oxford. To achieve this objective, a set of project specific sustainability targets has been established in order to inform and guide the design and construction of the Proposed Westgate Development.

The targets are grouped by category as follows.

- Environmental Assessment Methods;
- Materials;
- Waste;
- Energy and CO₂ emissions;
- Ecology and Biodiversity;
- Transport; and
- Community.

The following tables summarise the Proposed Westgate Development targets, agreed collaboratively by WOA and John Lewis Partnership, in order to inform and guide the design and construction.

Ref.	Target
Environmental Assessment Methods	
1	Residential – Code for Sustainable Homes (CISH) 'Level 4'.
2	John Lewis / Block 1 – To achieve in collaboration with John Lewis, Building Research Establishment Environmental Assessment Methodology (BREEAM) 'Excellent' as a minimum.
3	General Retail and Leisure – To target BREEAM 'Excellent', and achieve 'Very Good' as a minimum.
Materials	
4	Shell & core of the build to use materials with, on average, 25% recycled content using Waste and Resources Action Programme (WRAP) methodology.
5	Fit-out of the build to use materials with, on average, 30% recycled content using WRAP methodology.
6	Shell & core of the build to use 100% Forestry Stewardship Council (FSC) certified timber.
7	Shell & core of the build to use materials with low percentage of Volatile Organic Compounds (VOCs).
8	Shell & core of the build to specify 80% of materials, by volume, to be A+ / A rated (Building Research Establishment, (BRE) Green Guide).
9	Shell & core of the build to source 25% of materials (by volume) locally (within a radius of 100 miles)

Table 5.1: Proposed Westgate Development Targets.

Ref.	Target
Waste	
10	Shell & core of the build to divert 90% of construction, demolition and excavation waste from landfill, with the aspiration to achieve a diversion rate of 95% if feasible.
11	Fit-out of the build to divert 95% of construction, demolition and excavation waste from landfill.
12	Divert ≥90% (by weight) of operational waste from landfill.
13	Hold a 'Design out Waste' workshop in accordance with the requirements of the 'Site Waste Management Plan' regulations.
Energy & CO₂ Emissions	
14	Residential – Achieve an overall reduction in CO ₂ emissions of 25% beyond Building Regulations Part L (2010), required for CISH Level 4.
15	Block one – Achieve an overall reduction in CO ₂ emissions of >20% beyond Building Regulations Part L 2010, required for BREEAM 'Excellent' (BREEAM Issue Energy 1 calculator dependent).
16	Investigation of on-site energy generation from Low or Zero Carbon (LZC) technologies, and inclusion of technology where this is shown to be technically and economically viable.
17	Comply with the likely emissions requirements of Building Regulations Part L 2014.
18	Provision of metering strategies for billing (where appropriate) and energy monitoring.
19	Carry out an embodied carbon assessment for the development.
Water	
20	Reduce landlord water consumption (in cubic metres per square metre) by ≥10% relative to typical use of 0.28m ³ /m ² .
21	Provision of a water use strategy which investigates as a minimum: <ol style="list-style-type: none"> Rainwater harvesting Grey-water recycling Major leak detection systems (landlord) Sub-metering (landlord)

Table 5.1 (Continued): Proposed Westgate Development Targets.



Ref.	Target
Ecology & Biodiversity	
22	Record zero environmental incidents.
23	Maximisation of the quality and quantity of landscape with consideration of all surfaces as opportunities including roofs and walls.
24	Use of landscaping for a variety of functions such as sustainable drainage.
25	Selection of plants that don't require irrigation and that thrive on available rainwater where practical.
26	Selection of native plants to create and restore native ecosystems where practical.
27	For each tree cut down in the course of development activities, plant at least 100 new trees locally within the borough.
28	Hold a 'landscape / biodiversity workshop' to consider ways to encourage species
Transport	
29	Provision of secure cycle storage & ancillary facilities.
30	Production of a Travel Plan specific to Site employees, before the detailed design stages.
31	Production of a Travel Plan specific to shoppers, before the detailed design stages.
Community	
32	John Lewis / Block 1 fit-out contractors to score ≥36 under Considerate Constructors Scheme (CCS).
33	Shell & Core contractors to score ≥32 under CCS.
34	All contractors to have an equal opportunities and human rights statement.
35	Provision of a Sustainability Implementation Plan for the overall development.
36	Report annually against social, economic and environmental metrics agreed with OCC. To include education, training, employment, business development, local procurement and local labour.
37	Monitor wage levels in respect of living wage for the base build only.
38	To establish a grant giving fund contributing £2,500 per calendar month (subject to confirmed construction value) for the duration of the development project.

Table 5.1 (Continued): Proposed Westgate Development Targets

Ref.	Target
39	Include in tender documents main contractor requirements to <ul style="list-style-type: none"> a. Specify number of apprenticeships, training/work experience courses based on development size. b. Use nationally recognised qualifications. c. Use a named training provider. d. Include pre-employment training. e. Measure success in terms of job outcomes.
40	In line with the Proposed Westgate Developments' progression, apprenticeships and training schemes should include security, administration, retail and leisure facilities and operations positions as well as general construction site workforce as appropriate.
41	Establish a relationship with a local education establishment.
42	Commit to jobs brokerage throughout the construction phase and centre launch phases. As needs change, consider how local and long-term unemployed are given opportunities to gain appropriate skills.
43	Use local business and suppliers where viable and consider schemes promoting local employment.
44	Engage with local community throughout the planning and construction process and encourage two-way feedback.
45	Consideration of use of public space to deliver community recreational opportunities.

Table 5.1 (Continued): Proposed Westgate Development Targets

