

Principle	Objective	Code	Target Overview	Status
Energy and Climate Change	Develop an innovative low carbon energy supply strategy	RCC 1.1a	Create an Energy Strategy that identifies targets for the following: <ul style="list-style-type: none"> • Low and Zero Carbon energy generation and CO₂ reduction • Optimisation of PV including on-building and off-building grid-connected arrays, and stand-alone applications. • Requirements for new site wide infrastructure and phasing • Performance standards for infrastructure and connection requirements for future and existing buildings. • Flexibility for future energy sources 	Incorporated in final version of Energy Strategy
	Minimise the energy demand of future buildings.	RCC 1.2a	All buildings to incorporate passive design principles where viable. A hierarchy should be used to design and deliver buildings as follows: <ol style="list-style-type: none"> 1. Consider passive design principles and natural ventilation 2. Consider mechanical ventilation 3. Comfort cooling as and when necessary only Designers must demonstrate why a strategy is not viable before proceeding down the hierarchy. <p>All University buildings must be naturally ventilated with no comfort cooling except where operationally essential. Internal conditions for occupants of academic buildings must follow the University's Thermal Comfort Policy.</p> <p>All commercial buildings to be passively managed where appropriate comfort conditions can be achieved for tenants and where is can be shown the strategy is commercially viable.</p>	Incorporated in final version of Energy Strategy
	Minimise the energy demand of future buildings.	RCC 1.2b	Masterplan design to allow for good levels of daylight to all external building facades with building spacing allowing view of the sky from all occupied (office like) areas wherever possible.	Covered in Design Guidelines, section 1.2
	Minimise the energy demand of existing buildings.	RCC 1.3a	ECRP to review existing building performance and identify and implement cost-effective energy efficiency projects.	
	Mandate the undertaking of post-occupancy evaluation of the site in terms of energy performance, user satisfaction, flexibility and maintainability.	RCC 1.4a	Conduct the BSRIA Soft Landings handover framework for all new buildings for a period of 3 years post completion. Include requirements in masterplan documents, and subsequent commercial agreements for Soft Landings.	To be addressed at reserved matters stage
	Mandate the undertaking of post-occupancy evaluation of the site in terms of energy performance, user satisfaction, flexibility and maintainability.	RCC 1.4c	Post occupancy evaluation to be conducted on all buildings. Develop detailed requirements for monitoring and building performance evaluation at design stage and conduct monitoring post completion. University Estate Management to review monitoring reports and commit to make improvements in response to results.	To be addressed at reserved matters stage
	Address greenhouses gases other than CO ₂ from energy use.	RCC 1.5a	All refrigeration equipment to use zero GWP refrigerants. Where demonstrated not viable or under exceptional circumstances, a GWP of 10 or less may be used.	To be addressed at reserved matters stage
	Address greenhouses gases other than CO ₂ from energy use.	RCC 1.5b	Strive for site-based vehicles (delivery, waste management, etc) to be low or zero emissions.	Covered in Transport Assessment
	Develop and adopt a climate change adaptation strategy to ensure designs can provide comfortable and safe conditions under future climate scenarios.	RCC 1.6a	All designs must demonstrate acceptable internal conditions with low overheating risk under projected 2050 conditions using passive measures. Designs should be flexible to allow inclusion of passive measures (such as external shading) where required to meet these conditions. Where measures are not initially installed, the University commits to regular reviews (at least once a decade) of internal conditions, and to fit measures when required.	To be addressed at reserved matters stage
Water	Assess flood risk and minimise impact through site design	RCC 2.1a	Assess flood risk for the site and identify areas of medium or high risk. Ensure that all buildings and infrastructure in these areas are designed to be able to cope with flooding with no adverse impact. Consider the impact of climate change and future flooding events in the assessment.	Covered in Flood Risk Assessment
	Develop surface water management techniques in accordance with the SUDs hierarchy	RCC 2.2a	Identify and agree acceptable run-off rates with Cambridge City Council and the Environment Agency. This must take into account future climate change and increased peak rainfall events by modelling the 30% above current agreed run-off rates scenario.	Covered in the Flood Risk Assessment, section 6

	Develop surface water management techniques in accordance with the SUDs hierarchy	RCC 2.2b	Develop site-wide SUDs approach to integrate with existing infrastructure, which meets best practice guidance and achieves run-off targets.	Covered in the Flood Risk Assessment, section 6, and section 8
	Develop surface water management techniques in accordance with the SUDs hierarchy	RCC 2.2c	Set requirements for future management and maintenance and commit to maintaining infrastructure, and upgrading to meet future changes in drainage requirement.	To be addressed at reserved matters stage
	Develop surface water management techniques in accordance with the SUDs hierarchy	RCC 2.2d	Contractually require all new non-University site users and tenants to develop scheme proposals which meet the site wide drainage strategy for any future buildings.	To be addressed at reserved matters stage
	Reduce both overall water use and potable water use for welfare, process / research, building services and landscaping through efficient design, use of rainwater and greywater, and informed occupant behaviour	RCC 2.3a	Develop an approach to water capture and recycling to apply across the whole site. This should target the provision of all water for WCs and other non-potable uses across the site.	To be addressed at reserved matters stage
	Reduce both overall water use and potable water use for welfare, process / research, building services and landscaping through efficient design, use of rainwater and greywater, and informed occupant behaviour	RCC 2.3b	Ensure that no potable water irrigation is required for landscape planting, apart from during establishment phases. Provide planting which is either low irrigation, or which can use recycled water or rainwater.	Covered in Design Guidelines, section 1.1
	Reduce both overall water use and potable water use for welfare, process / research, building services and landscaping through efficient design, use of rainwater and greywater, and informed occupant behaviour	RCC 2.3c	Achieve a 55% reduction in mains potable water consumption per person for welfare uses in all buildings compared with baseline water consumption predictions (use BREEAM WAT1 water calculator for compliance). This should include the impact of water recycling / capture, and the use of water efficient fittings.	To be addressed at reserved matters stage
	Reduce both overall water use and potable water use for welfare, process / research, building services and landscaping through efficient design, use of rainwater and greywater, and informed occupant behaviour	RCC 2.3d	Give high priority to water efficient equipment selection for all significant process / research water uses (significant uses cover 80% of process water demand). Ensure that process water is recycled where technically viable.	To be addressed at reserved matters stage
	Reduce both overall water use and potable water use for welfare, process / research, building services and landscaping through efficient design, use of rainwater and greywater, and informed occupant behaviour	RCC 2.3e	Give high priority to water consumption when identifying building services strategies. Select strategies and plant with lowest water consumption where technically viable.	To be addressed at reserved matters stage
	Develop the contractor requirements with respect to water consumption	RCC 2.4a	Lead contractor to develop a water management plan for each scheme which adopts best practice water management.	To be addressed at reserved matters stage
	Develop the contractor requirements with respect to water consumption	RCC 2.4b	Lead contractor assesses water consumption, identifies mitigating actions, and sets out requirements for monitoring, and continued improvement through setting targets.	To be addressed at reserved matters stage
	Develop the contractor requirements with respect to water consumption	RCC 2.4c	University to monitor contractors' water use performance on each scheme, and review and revise targets for future schemes to promote further savings.	To be addressed at reserved matters stage
Materials	Minimise the demand for new materials through the reuse of existing buildings, structures, and components, and designing for an appropriate life, for robustness and for low maintenance	RCC 3.1a	Conduct and update a lifecycle assessment through the design process for each scheme. Include the following aspects in the lifetime assessment: <ul style="list-style-type: none"> Identify and adopt an appropriate lifetime for assessment based on realistic expected building useful lifetime. Select construction materials and techniques accordingly. Consider future maintenance and refurbishment requirements. Design to allow minimal disruption on retained components through maintenance and refurbishment. Assess flexibility measures in the design to allow the building to adapt to future changes in use. Include end of life dismantling and materials re-use / recycle in assessment. 	To be addressed at reserved matters stage
	Minimise the demand for new materials through the reuse of existing buildings, structures, and components, and designing for an appropriate life, for robustness and for low maintenance	RCC 3.1b	For all major components (making up 80% of the building by value), assess at least three options for each component which include one or more of the following selection principles: <ul style="list-style-type: none"> Incorporating re-used materials Using recycled materials Ensuring major components can be re-used or recycled for high grade uses at the end of life using current construction practices 	To be addressed at reserved matters stage
	Develop an approach to ensure responsible materials sourcing	RCC 3.2a	All timber to be 100% certified (FSC or equivalent) for construction phase uses and building materials.	To be addressed at reserved matters stage

	Develop an approach to ensure responsible materials sourcing	RCC 3.2b	Aim for 80% by area of all major components to be A or B rated in BRE Green Guide. Incorporate existing structures, materials and components from on-site demolition unless demonstrated not technically viable. Source materials locally where possible.	To be addressed at reserved matters stage
	Develop an approach to ensure responsible materials sourcing	RCC 3.2c	Prioritise materials for construction activities and building materials which are responsibly sourced. Achieve at least 2 credits using BREEAM Mat 3 methodology.	To be addressed at reserved matters stage
	Adopt construction approaches to minimise materials use	RCC 3.3a	Consider best practice design to minimise materials use, taking into account efficient design and ensuring that components are not over-engineered.	To be addressed at reserved matters stage
Waste	Use methods of design and construction which aim to minimise waste generation	RCC 4.1a	Consider waste generation during the design stage by assessing waste generation potential for all design and component options covering major components (80% by building value), and identifying design changes to improve upon these. This could include for example making use of common size components.	To be addressed at reserved matters stage
	Minimise the amount of construction waste generated, and sent to landfill or recycling	RCC 4.2a	Lead contractor for each scheme must develop and maintain a site waste management plan (SWMP) with 3-month reviews during the design and construction process. This should monitor and assess progress, and aim for improvements during the project lifetime. The contractor is required to report on construction waste to the University.	To be addressed at reserved matters stage
	Minimise the amount of construction waste generated, and sent to landfill or recycling	RCC 4.2b	Target a maximum waste generation rate of 3.2 tonnes waste per 100m ² gross area or less at the outset of all projects. This is calculated before mitigation methods such as recycling etc. A waste generation of more than 6.5 tonnes per 100m ² must not be achieved.	To be addressed at reserved matters stage
	Minimise the amount of construction waste generated, and sent to landfill or recycling	RCC 4.2c	Aim to target 100% of non-hazardous demolition waste and construction waste (excluding excavation waste) by weight to be diverted from Landfill. Aim for excavation waste from earthworks to be either used on site (balance of cut and fill) or contractors required to use excavation waste for other construction purposes. A materials management plan must be produced for excavation waste.	To be addressed at reserved matters stage
	Minimise the amount of construction waste generated, and sent to landfill or recycling	RCC 4.2d	Mandate all materials suppliers to adopt best practice including take-back and recycling schemes.	To be addressed at reserved matters stage
	Minimise the amount of construction waste generated, and sent to landfill or recycling	RCC 4.2e	The University to investigate the creation of an area on site to manage surplus materials for use on other local schemes, to avoid sending sound materials to landfill. This should include fixtures and fittings.	To be addressed at reserved matters stage
	Develop an operational site waste strategy and incorporate infrastructure to reduce operational waste and increase recycling	RCC 4.3a	Include appropriate recycling facilities in the design which support a reduction in operational waste going to landfill sites	To be addressed at reserved matters stage
	Develop an operational site waste strategy and incorporate infrastructure to reduce operational waste and increase recycling	RCC 4.3b	Meet the University-wide zero waste to landfill target. Achieve consistency with the overall strategy.	To be addressed at reserved matters stage
	Develop an operational site waste strategy and incorporate infrastructure to reduce operational waste and increase recycling	RCC 4.3c	Monitor operational waste generation, review targets, and engage with occupants to improve recycling rates year on year. Develop revised targets based on previous actions. Achieve consistency with overall University policy.	To be addressed at reserved matters stage
Transport and Mobility	Develop a Sustainable Transport Strategy	TLC 1.1a	Develop a site wide sustainable transport strategy with the fundamental policy of discouraging people driving by car when alternative more sustainable options exist. This should include: <ul style="list-style-type: none">• Assessment of current and future potential users, and associated transport requirements.• Assessment of available transport modes for current and potential users to identify potential for modal shift.• Identification of potential measures and targets to promote shift away from car use to sustainable transport modes (walking and cycling, public transport, and low impact car use).• Future requirements for ongoing monitoring and updating of targets.	Covered in Transport Assessment and West Cambridge Travel Plan

	Develop a Sustainable Transport Strategy	TLC 1.1b	Develop a framework travel plan across the site as part of the transport assessment report for planning, which subsequently informs future travel plans. This should also incorporate current building users. Produce a specific travel plan for each scheme which engages with specific building users / potential users. This should demonstrate how the overall objectives of sustainable transport will be met by each scheme, and include requirements for tenants / occupiers to maintain and update the travel plan on an annual basis, including the tightening of car use targets year by year.	Covered in the Framework Travel Plan
	Develop a Sustainable Transport Strategy	TLC 1.1c	Produce a site logistics and servicing plan for each site. This should identify all logistics and servicing needs and the impacts these may have on other travel modes. The plan should aim to remove conflicts between servicing needs, and sustainable modes of travel.	To be addressed at reserved matters stage
	Provide high quality access to public transport modes and reduce car use	TLC 1.2a	Aim to identify a target for a maximum of journeys to work using single occupancy car for commuting peak periods at 40% for commercial research and 30% for University academic reducing to 25% by 2020. Staff working at West Cambridge must have access to at least two managed non-private car modes to all other University sites. Mitigation measures must be committed to by the University if these targets are not achieved.	Covered in the Framework Travel Plan which targets 26% as the limit for single occupancy car usage across the site
	Provide high quality access to public transport modes and reduce car use	TLC 1.2b	The following measures should be included to reduce the impact of car use where technically viable, and should align with the travel plan: <ul style="list-style-type: none"> • Provision of electric charging points across the site with dedicated access. • Provision of car share scheme on site • Provision of electric pool cars and electric cycles • Priority car parking for low and zero emission vehicles • Priority parking for car sharers(2 or more car occupants). • Introduction of a managed car share scheme for all occupants. • Introduce variable car park charging for university staff based on uptake of more sustainable modes, and performance against targets. • Contractual commitments from commercial occupiers to meet transport strategy targets. 	Covered within the Travel Plan But very small change needed
	Provide high quality access to public transport modes and reduce car use	TLC 1.2c	Provide improved bus links with access to the Cambridge Rail Station and new Chesterton Station when operational.	Covered in section 7 of Travel Assessment and in Public Transport Strategy
	Provide high quality access to public transport modes and reduce car use	TLC 1.2d	Provide public transport services linking the town centre, and other University sites, using a low or zero CO ₂ emissions vehicles.	Covered in section 7 of Travel Assessment and in Public Transport Strategy

	Maximise the uptake of walking and cycling	TLC 1.3a	<p>Provide cycle storage for a range of site users including short and long term visitors and staff. The storage should include a range of types and locations to cater for the differing needs of the visitors and staff. The cycle storage should have the following features:</p> <ul style="list-style-type: none"> • Nearly all storage to be sheltered from the weather • All storage provides racks which bikes can be securely and safely locked to. • Staff bike storage is in secure areas. • Distances for visitor storage from external stores to visitor destinations should be minimised • Access from staff storage areas should be sheltered to the main staff locations. • Access to all storage facilities to have safe access in a prominent location . Access to facilities to not be combined with service vehicle access. <p>Cycle storage distribution and numbers must consider an assessment of need based on expected visitor and occupant numbers. Storage for University buildings should be provided for 50% of visitors and staff using cycles, with an additional space allocated, or strategy for obtaining space allocated for future storage .</p> <p>The commercial areas should initially target 25%,of staff and visitors, with additional space allocated for increasing this to 50% in the future. The number should also meet the requirements of Cambridge City Council cycle storage guidance if greater.</p> <p>In addition, the number of cycle spaces should always exceed the number of car park spaces provided across the site, and for each building.</p> <p>The University and all site occupants commit to annual monitoring of cycle storage and providing additional storage as required.</p>	Addressed in the Travel Plan and also the cycle stores within the Masterplan
	Maximise the uptake of walking and cycling	TLC 1.3b	<p>Aim to provide cycle facilities for all staff in each main building of occupation or in close proximity:</p> <ul style="list-style-type: none"> • Showering and changing facilities • Lockers for clothes and equipment • Drying facilities <p>Facilities adequate for the number of cycle storage places should be provided.</p> <p>The University and all site occupants commit to annual monitoring of cycle facilities and providing additional facilities as required.</p>	Covered in Travel Plan section 6.6.18
	Maximise the uptake of walking and cycling	TLC 1.3c	<p>Provision of the following facilities should be considered:</p> <ul style="list-style-type: none"> • Cycle and spares purchase • Investigate and include a Cycle hire scheme. Liaise with other operators in the city to investigate opportunities for linking to other schemes. • Cycle repairs (professional service) <p>Self-service cycle repair facility.</p>	Covered in Travel Plan in section 6.6.11 and section 6.6.16
	Maximise the uptake of walking and cycling	TLC 1.3d	<p>Appropriate locations for segregated cycle and pedestrian routes will be developed across the site to include cycle and pedestrian equal priority at all junctions.</p>	Covered in design guidance and Travel Assessment
	Maximise the uptake of walking and cycling	TLC 1.3e	<p>Safe cycle and pedestrian priority routes will be maintained during all construction activities. A construction transport plan will ensure that construction related vehicles do not impact on cycle and pedestrian routes.</p> <p>The University will contractually require that:</p> <ul style="list-style-type: none"> • All construction contractors will be members of the Construction Logistics and Cycle Safety initiative (Cambridge CLOCS) and; • All construction vehicles are fitted with cycle safety equipment. 	Covered in Travel Plan
Health and wellbeing	Provide a high quality internal environment for site occupants and visitors	PWB 1.1a	<p>Target that 80% (by floor area per building) of all occupied areas achieve a daylight factor of 2% or more.</p> <p>Relevant building areas are classified in BREEAM and are typically occupied for 30 minutes or more.</p> <p>In addition, all areas designed for work-stations areas must be compliant.</p> <p>Ensure that user-controlled glare control is available for all occupied areas.</p>	To be addressed at reserved matters stage
	Provide a high quality internal environment for site occupants and visitors	PWB 1.1b	<p>Target that where practical all occupied areas have access to natural ventilation, with inlets to be at least 10m from sources of external pollution (car parking, roads, plant exhausts).</p>	
	Provide a high quality internal environment for site occupants and visitors	PWB 1.1c	<p>Target that all internal finishes are classed as low or zero VOC and formaldehyde.</p>	To be addressed at reserved matters stage
	Provide a high quality internal environment for site occupants and visitors	PWB 1.1d	<p>Provide zoned temperature control for occupied areas based on analysis of user profiles and space use.</p>	To be addressed at reserved matters stage

	Target the site supports occupiers and their organisations through provision of high quality facilities and amenities	PWB 1.2a	Establish user requirements/requests for facilities through consultation. Assess all proposed options and include where appropriate. Where not included, justify why the facility is not proposed, and what alternative arrangements may be available to occupants. Example of facilities to be promoted following consultation could include: <ul style="list-style-type: none"> • Increased nursery provision • Eating and drinking (e.g., cafe, restaurant, canteen, pub) • Take-away / sandwich shop • Small scale shops • Banking/cash point facilities • Bicycle shop / repair / hire (see Transport) 	Covered in Statement of Communities Involvement
	Create a secure, functional, pleasant and attractive external space for site occupants	PWB 1.3a	Provide a range of external spaces which are freely accessible by all site occupants. The design should include: <ul style="list-style-type: none"> • Hard and soft landscaped areas • Formal and less formal areas • Consideration of safety and security • Assessment of external daylight accessibility • Provision of access for all abilities • Consideration of the impacts of future climate change, providing a comfortable environment in hotter summers. 	Covered in Design Guidelines, section 1.1
	Create a secure, functional, pleasant and attractive external space for site occupants	PWB 1.3b	Incorporate site-wide infrastructure such as SUDs into the external spaces in a manner which helps inform and educate occupants and visitors.	Covered in Design Guidelines, section 1.1
Collaboration and Inclusion	Conduct extensive consultation during the design and post construction stages between the design team, users, and neighbours	PWB 2.1a	Develop and conduct a consultation programme for the evolution of the Proposed Development which draws on a range of existing site users, potential site users, and neighbours. Demonstrate through the masterplanning process that consultation responses have been taken into account during the masterplan design, with justification provided where responses have not been incorporated.	Covered in Statement of Communities Involvement
	Conduct extensive consultation during the design and post construction stages between the design team, users, and neighbours	PWB 2.1b	Consult with potential building occupants during the design of individual schemes to identify the needs of users. Demonstrate in the design process how feedback from the consultation has been included in the design within the Design and Access Statement submitted with each reserved matters application. Provide justification if any consultation responses requirements have not been incorporated. The aim of this target is not to meet all of the users requirements (some of which may not be desirable), but that suitable consultation has taken place, and appropriate consideration given.	To be addressed at reserved matters stage
	Create designs which encourage collaboration through shared services and co-location	PWB 2.2a	Promote collaboration through co-location, adjacencies and sharing of facilities. Demonstrate that the masterplan has considered the opportunities for collaboration and included facilities which provide both efficiency of use, and work and leisure opportunities for university and commercial occupants. Shared facilities should include: <ul style="list-style-type: none"> • A range of formal and less formal landscaped areas • Shared teaching facilities for University purposes • Shared services for University purposes • Catering facilities open to University, visitors, and commercial occupants. • General formal and less formal meeting facilities open to University, visitors, and commercial occupants. 	Covered in Design Guidelines section 1.3 (Shared facilities for University)
	Create designs which encourage collaboration through shared services and co-location	PWB 2.2b	Develop community activity hubs. This should be accessible by a range of site users, visitors, and the general public. This should provide a range of facilities, and act as a focal point for local events, promotions and day-to-day activities. The operation of the hubs should incorporate all of the sustainability principles in their operation, and actively develop activities around supporting sustainability on the site and providing education to visitors.	Covered in Design Guidelines sections 1 and 2 (as Fcal points/social spaces)

	Create designs which encourage collaboration through shared services and co-location	PWB 2.2c	Develop a combined West Cambridge and North West Cambridge Website. This will be used as the conduit for sharing and exchanging ideas and information on the site, including for example all community activities, the operation of car share schemes, information about cycle hire and repair facilities, advertising for leisure classes, seminars (including sustainability sessions), etc. The website should be professionally developed and maintained, and have a core focus on sustainability and community activities. The website should also link to the commercial and academic aspects of the site to be the public face of West Cambridge and North West Cambridge as well as to the University website.	
	Create a consultative platform for engagement with local communities	PWB 2.2d	Develop a communications strategy to promote dialogue with local communities and stakeholders throughout the masterplanning process in advance of the outline planning application. Activities include consultative meetings with stakeholders, a website that share proposals and encourages dialogue and exhibitions	
	Design for inclusion for all specialist needs	PWB 2.3a	All external areas must be safely accessible by users of all abilities. An access consultant must be used to inform and assess the design proposals.	Covered in Design Guidelines - section 1.1
	Design for inclusion for all specialist needs	PWB 2.3b	All internal areas must be safely accessible by users of all abilities. An access consultant must be used to inform and assess the design proposals.	To be addressed at reserved matters stage
Education and Knowledge Transfer	Incorporate innovative practices within the redevelopment, making use of University experience and research skills	PWB 3.1a	Develop a strategy and programme to identify and evaluate existing knowledge from within the University, both on-site (existing and potential users) and elsewhere, to inform the design where relevant. Identify suitable research collaboration opportunities with the site development which have appropriate levels of risk, and minimal disruption.	
	Incorporate innovative practices within the redevelopment, making use of University experience and research skills	PWB 3.1b	Develop a process for identifying and selecting suitable opportunities for engaging with University programmes such as the "Living Lab" for short term projects. Include both student-led and academic staff-led projects in this process. Consider both site wide and building scale opportunities for collaborating on research.	
	Incorporate innovative practices within the redevelopment, making use of University experience and research skills	PWB 3.1c	Identify where innovative design ideas can be incorporated into the scheme, with a view to evaluating performance. These could include design features, infrastructure, technologies, and materials. Liaise with product developers and organisations (such as Cambridge Cleantech) to identify potential innovative approaches.	To be addressed at reserved matters stage
	Ensure there is continual learning through monitoring of key performance indicators, analysis and reporting	PWB 3.2a	Develop a monitoring framework and implementation process for the design and development stage, including personnel responsibility, over the life of the scheme. Monitor the site improvements in a qualitative way during the development of the scheme – lessons learnt. Analyse the findings and provide feedback to future stages of the scheme. Identify if any changes are needed to completed works to improve performance.	To be addressed at reserved matters stage
	Ensure there is continual learning through monitoring of key performance indicators, analysis and reporting	PWB 3.2b	Develop a monitoring framework and implementation process for the occupation phase, including personnel responsibility, over the life of the scheme. This should be a step change from current University practice and be embedded in the site governance and management. Personnel with responsibility for implementing the monitoring should report to the project board. Monitor occupant satisfaction and operational efficiency - quantitative and qualitative. Analyse the findings and provide feedback to future stages of the scheme. Identify if any changes are needed to improve performance.	To be addressed at reserved matters stage
	Engage with site users to ensure effective operation	PWB 3.3a	Engage with users and operators to ensure that buildings are operated sustainably, and that wider sustainability benefits are achieved. This includes University and commercial developers on site. The following must be provided: • Provision of simple building user guides for all occupants to ensure effective operation. • Use of simple systems within buildings to help occupants control the building effectively. For example, a lighting system to suggest when windows should be opened and closed. • Regular sustainability training sessions and updates to building occupants to inform about site operation, and also provide additional information and support on wider sustainability issues, for example waste management and recycling at home • Provide annual reviews to all site occupants and visitors on performance of the site against the sustainability metrics	To be addressed at reserved matters stage

	Engage with site users to ensure effective operation	PWB 3.3b	Implement and review wider University behaviour change activities on West Cambridge. Ensure these cover both university and commercial occupants where appropriate.	To be addressed at reserved matters stage
	Engage with site users to ensure effective operation	PWB 3.3c	All University buildings and occupants will be encouraged to engage with University-wide initiatives including the Environment and Energy Coordinator Network and Green Impact programme. Additional encouragement and support should be provided to commercial occupants to also engage and support the University programmes.	
Employment Opportunities	Support the development of new skills, jobs, and local employment during the construction phases	PWB 4.1a	Set appropriate targets in contractor's requirements for locally sourced labour	To be addressed at reserved matters stage
	Support the development of new skills, jobs, and local employment during the construction phases	PWB 4.1b	Set appropriate targets in contractors' requirements in terms of number of apprenticeships.	To be addressed at reserved matters stage
	Identify the local economic benefits associated with new employment on the West Cambridge site through the operation phases, and promote local employment and training arrangements	PWB 4.2a	Ensure that the University acts as a good local citizen, and offers opportunities for employment and training to local companies and organisations, in line with wider University policy. Assign responsibility for identifying existing and potential links with local organisations with respect to training programmes, and explore how these can be exploited further. Identify how the redevelopment and operation of the site could support local employment and businesses for contracted out work.	To be addressed at reserved matters stage
	Identify the local economic benefits associated with new employment on the West Cambridge site through the operation phases, and promote local employment and training arrangements	PWB 4.2b	Include local sourcing and local employment in sustainable procurement selection criteria when selecting service companies and facilities for use on West Cambridge.	To be addressed at reserved matters stage
Biodiversity and Ecology	Identify the current ecological baseline and maintain features of importance.	LEL 1.1a	Conduct an ecological survey of the current site to identify current baseline ecological value and features of importance to inform the proposed development.	Covered in EIA
	Identify the current ecological baseline and maintain features of importance.	LEL 1.1b	Design the proposed development to allow retention of all important features Include features provided as part of previous development work e.g. bat corridors.	Covered in Design Guidelines section 2.4
	Enhance levels of biodiversity and ecology	LEL 1.2a	Where existing features of importance have been removed, aim to replace with features of similar value on the new masterplan in addition to other improvements. Identify relevant experts within the University, including the Cambridge Conservation Initiative, and consult on the proposals with the aim to identify and to incorporate best practice and current research.	University to develop
	Enhance levels of biodiversity and ecology	LEL 1.2b	Design briefs for reserved matters applications to include the biodiversity and ecology improvements including both the phasing of the landscaping and buildings. This should include assessment of proposed construction works on each scheme and infrastructure, and the impact this may have on an existing assets. Ensure buy-in from contractors through contractual obligations.	University to develop
	Enhance levels of biodiversity and ecology	LEL 1.2c	Target for at least an average of 50% of useful, available roof area across the site to incorporate extensive green roofs. This target should be considered as complementary and working in conjunction with the 50% useful/available roof area PV target (in the energy strategy). The aim is to identify and introduce an overall 50% PV plus 50% green available/useful roof as available/applicable: it is unlikely that a roof achieving 50% of PV or 50% green roof target may have availability left for additional green roof space/PV respectively, but if it does, implementation of both features should be considered. Consider planting type where this needs to be compatible with other uses such as PV panels or water retention. Green walls should also be explored.	To be addressed at reserved matters stage

	Enhance levels of biodiversity and ecology	LEL 1.2d	The future detailed ecology design must take into account future climate change conditions: <ul style="list-style-type: none"> Planting must be drought resistant to withstand warmer and drier summers Planting must predominantly not require irrigation. Any irrigation proposed beyond establishment must be from recycled water or rain water collection, and be in addition to the recycled / collected water needs for buildings. 	Covered in Design Guidelines, section 1.1
	Enhance levels of biodiversity and ecology	LEL 1.2e	Develop a long term biodiversity and ecology management plan for the site and assign responsibility for its implementation. Aim to review the plan every five years with an expert ecologist based on monitoring and site surveys, and at each revision, commit to increasing the ecological and biodiversity value of the site.	University to develop
	Encourage site users and others to enjoy and engage with the biodiversity and ecology of the site	LEL 1.3a	Identify and include facilities and measures which allow site occupants to engage with the site biodiversity and ecology. These could include: <ul style="list-style-type: none"> Signage and displays Educational measures and features Community gardens managed by site occupants Roof top gardens Water features engaging with people Butterfly gardens 	To be addressed at reserved matters stage
Pollution and Local Environment	Identify and mitigate through design all potential sources of pollution and adverse local impact.	LEL 2.1a	Identify and review all possible sources of pollution and adverse local impact which may have an impact on the site and local environment. The sources should include: <ul style="list-style-type: none"> Existing sources from the site Potential sources from new site occupants activities Other local sources which may impact on the site Sources associated with construction activities The types of pollution and local impact reported on should include as a minimum: <ul style="list-style-type: none"> Ground contamination Water pollution Air pollution External noise impact on the site Noise generation from the site Night time light pollution Light impact on neighbours Impact of vibration Construction impacts (e.g. dust, noise, air quality, etc). Trade effluent 	Covered in Environmental Statement
	Identify and mitigate through design all potential sources of pollution and adverse local impact.	LEL 2.1b	Provide mitigation measures for all identified sources of pollution and local environmental impact.	Covered in Environmental Statement
	Ensure contractors develop and implement procedures to limit local environmental impact.	LEL 2.2a	Develop a robust construction framework as part of the Construction and Environmental Management Plan (CEMP). Make use of an assessment scheme such as the Considerate Constructors Scheme. Consult regularly with site occupants, neighbours and local residents to assess and mitigate any local impact.	To be addressed at reserved matters stage
	Ensure contractors develop and implement procedures to limit local environmental impact.	LEL 2.2b	Ensure appropriate on-site monitoring, and that construction periods do not exceed permitted times. Put in place reporting procedures for occupants, and neighbours. Undertake monitoring of buildings (on-site and neighbouring) for structural movement during construction. Record adverse impacts experienced and near misses to inform future activities.	To be addressed at reserved matters stage

	Establish operational procedures to prevent future pollution and adverse local impacts.	LEL 2.3a	Establish a system of recording and reviewing near misses as well as actual incidents. Conduct regular reviews of potential local impacts, and develop mitigation plans. Consult regularly with specific receptors such as the Institute of Astronomy.	To be addressed at reserved matters stage
Reputation, Heritage and the City	Embed sustainability into the site through branding and commitment	LEL 3.1a	West Cambridge to develop sustainability branding under which the sustainability strategy and communications strategy is adopted, and which sets out the commitment of the University to making West Cambridge a sustainable site. Branding to be used as a common element under which sustainability activities can be coordinated. Ensure branding fits within the overall sustainability branding being used by the University, including North West Cambridge. Create a dedicated Sustainability Champion for the site to head the branding and ensure implementation.	
	Embed sustainability into the site through branding and commitment	LEL 3.1b	Core principles of the sustainability strategy to be incorporated into a constitution and estate management plan which is embedded in all activities on the site including commercial occupiers. This should allow flexibility, but aim to drive for best practice standards and prevent activities which are seen as detrimental to achieving the principles. This requires long term high level University commitment and be embedded in the site governance.	
	Commit to deliver several Signature Sustainable buildings as part of the redevelopment	LEL 3.2a	Incorporate at least two exemplar sustainable University buildings as part of the masterplan. These should be highly visible and used by a range of site occupants and visitors. They should contain elements which are visibly exemplar in terms of sustainability and which are considered innovative at a UK level. Aim to achieve BREEAM Outstanding or equivalent for each of the exemplar buildings in addition to meeting the requirements of this framework. All other buildings will have to demonstrate why Outstanding is not viable, and will have to achieve BREEAM Excellent as a minimum.	Covered in Design Access Statement
	Display and celebrate innovative measures and sustainable infrastructure for occupants and visitors to see and explore.	LEL 3.3a	Identify key opportunities for displaying sustainable site infrastructure and features to occupants and visitors, as part of the communications strategy. Develop designs in combination with signage and information on sustainability features of the site to inform and educate site occupants and visitors about the infrastructure.	To be addressed at reserved matters stage