



# Sustainability Plan

Our strategy for creating better places  
for people and the environment



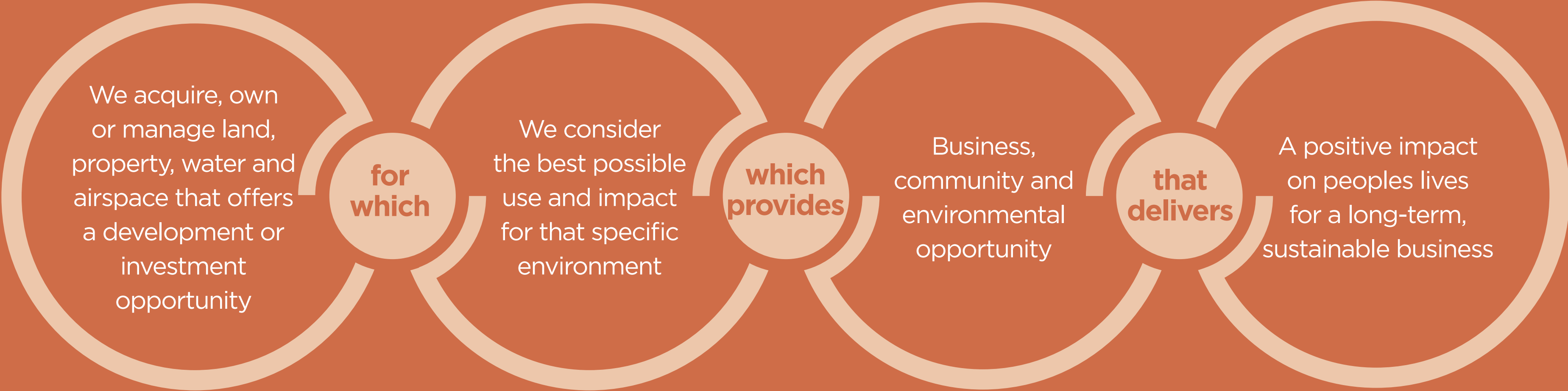
# Peel L&P Realising Possibility



We devote our energy to accomplishing great things; not for their own sake, or ours, but for those who come after. Today, tomorrow and for generations to come. Our ambitions are for a more prosperous, sustainable future for all; where people and places are matched with the opportunity to be the very best they can be.

Our **sustainability plan** aims to help us meet the current needs of our business and stakeholders whilst keeping ahead of key trends to ensure we future-proof our activities. We are often the facilitator, with an in-direct impact on sustainability, and our ambitions can only be achieved by working together with partners to keep pace with key future trends.

**We see possibility.**  
**We deliver transformation.**



**Peel L&P model**



## Future trends identified by the UK Green Building Council

### The Past

Reasonable change of pace

Regulation is the answer

Do less

Business as usual

It sits with the sustainability team

### The Future

Unprecedented instability

Business leadership is key

Do more

Breakthrough innovation

The mainstream own it



Climate change



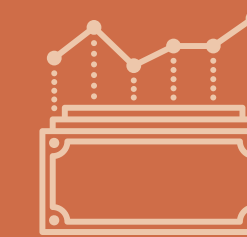
Nature & Biodiversity



Health & Wellbeing



Resource use



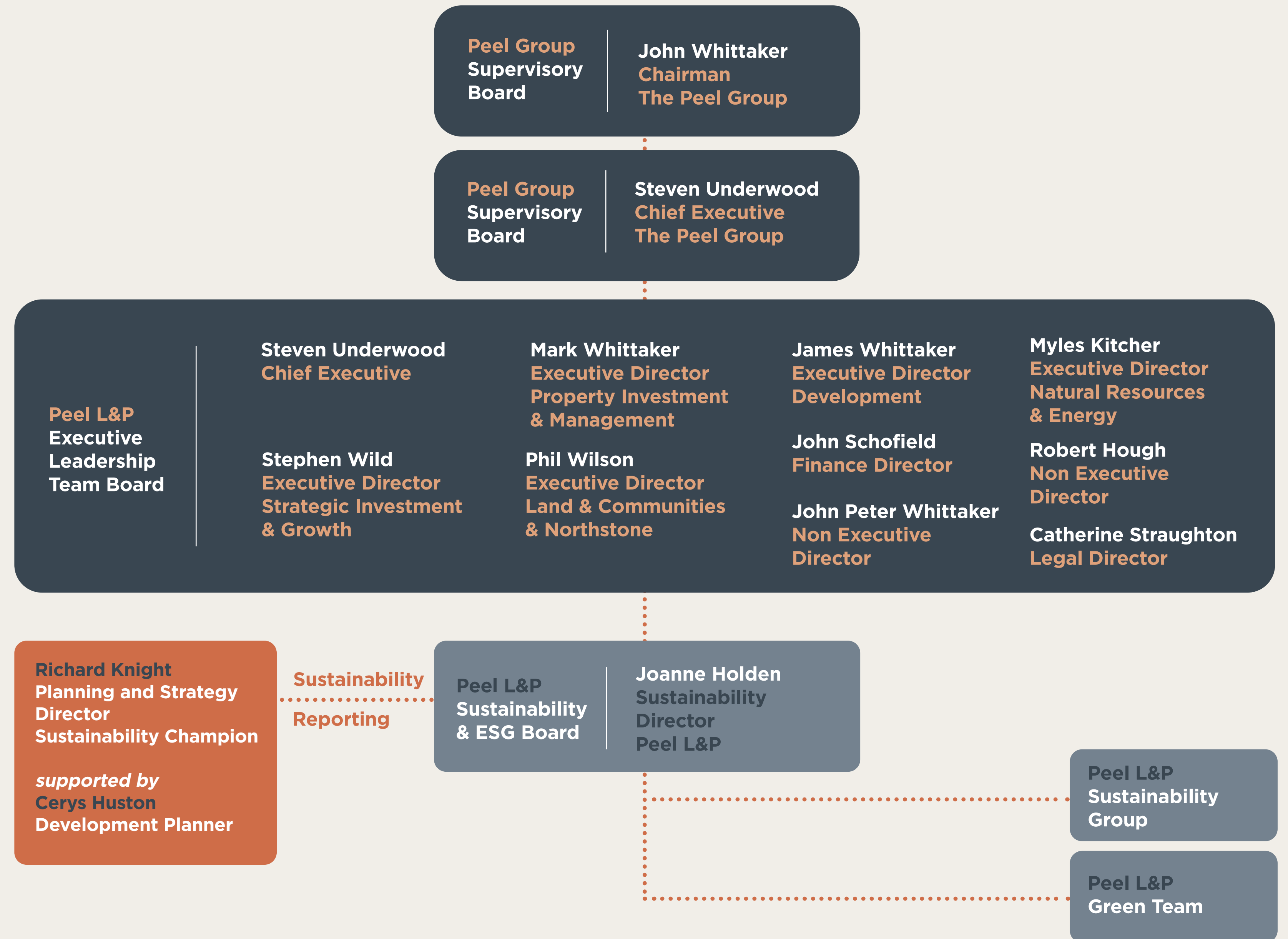
Socio-economic impact

# Peel L&P on governance

At Peel L&P we recognise the responsibility we hold as a leader in regeneration projects, and we understand that this responsibility starts with a governance structure that involves our Executive and Senior Leadership Teams.

Our sustainability activities are reported quarterly by business unit to the Peel L&P Sustainability Board, which in turn reports quarterly to the Executive Leadership Team Board.

The Peel L&P Sustainability Group and the Green Team both engage our practitioners in the delivery aspects of sustainability matters. A network of Sustainability Champions and Energy Champions ensure sustainability is embedded in everyday thinking.



# Sustainability Principles

**From the three pillars of sustainability - balancing the economy, environmental responsibility and community needs - we have developed 7 Sustainability Principles.**

To encourage the creation of highly sustainable, future-proofed destinations, we have developed the Principles for all our partners to seek to deliver in our development schemes. By setting a consistent approach across our developments and measuring progress, we can ensure our activities deliver liveability for whole communities, more sustainable individual sites and long-term custodianship.

1

Create opportunities for people to lead better, more prosperous lives

2

Engage with local people to understand the needs of existing and future communities

3

Develop highly sustainable and smart built environments

4

Embrace a low carbon energy strategy

5

Strive to put more back into the natural environment than is taken out

6

Support the health and wellbeing of communities by creating beautiful, functional and well-used green public realm

7

Promote sustainable transport options for all

**8** DECENT WORK AND  
ECONOMIC GROWTH



**15** LIFE  
ON LAND



## The United Nations Sustainable Development Goals (SDGs)

**The UN's 17 SDGs, otherwise known as the Global Goals, were launched in 2015 and underpin our ambition to embed sustainability into our placemaking activities.**

We support the principles of the SDGs and have started to look at how we can play our part in contributing to them.

We have prioritised the three that are most relevant to our business activities and recognise that none could be achieved without working in partnership with our stakeholders.

**11** SUSTAINABLE CITIES  
AND COMMUNITIES

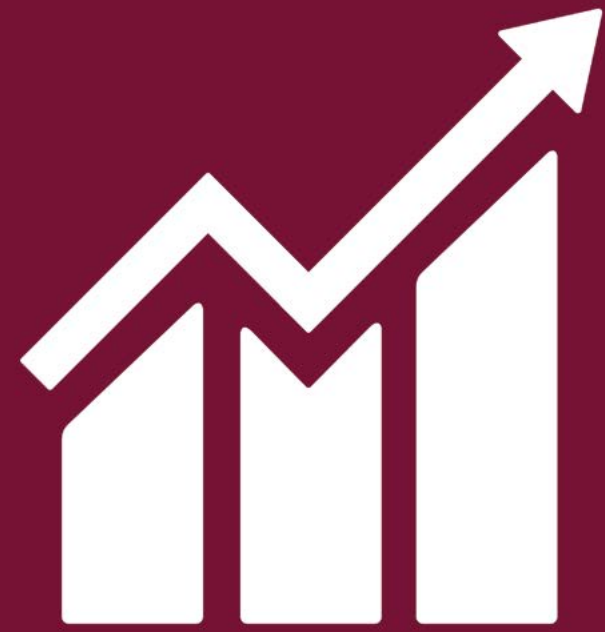


# Peel L&P Land and Communities UN SDG Commitments





# 8 DECENT WORK AND ECONOMIC GROWTH



**Promote sustained, inclusive and sustainable economic growth, full and productive employment and decent work for all**

## ***What does this mean?***

Economic and skill growth, inclusive and engaging working environments.



## ***Our Commitment:***

***We will build upon previous projects and the creation of the Social Value Framework, and will improve how our business activities create decent work and economic growth.***

Local employment and economic growth are dependent on access to jobs. At Land and Communities, we recognise that we have the ability to create employment opportunities through our projects, but also influence connectivity to employment. We are committed

to generating local employment opportunities and improving access to new and existing jobs through our project masterplans.

We are also excited to promote local culture and products native to the areas in which we work, by committing to projects that create sustainable tourism opportunities.

Using Peel L&P's innovative new Social Value Framework, maximising social value will be at the forefront of our projects. Social Value will be a priority throughout the lifecycle of our projects.

We will provide a range of skills and training opportunities related to our projects. These opportunities will include training to support our internal teams, but also engage with external groups, such as BAME and young people, who have been traditionally absent from the planning system.

We will support the wider company in transforming our supply chain management to guarantee sustainable procurement.

# 11 SUSTAINABLE CITIES AND COMMUNITIES



**Make cities and human settlements inclusive, safe, resilient and sustainable**

## ***What does this mean?***

High quality, safe and accessible housing, green spaces and public realm; inclusive and sustainable urbanisation; protecting and safeguarding cultural and natural heritage.



## ***Our Commitment:***

***We will support the development of sustainable, inclusive, connected, low-carbon communities for people to live, work and enjoy.***

Land and Communities is at the forefront of designing and promoting the new communities of the future. It has a responsibility to future residents, existing communities and the environment within and around these developments to ensure that the

places created using its blueprints are genuinely sustainable.

We will make our developments inclusive for a wide range of social needs, from including affordable and other housing requirements, to creating opportunities for community projects and facilities, and framing the requirements for skills and training initiatives.

We will make our developments low carbon and strive towards zero carbon, in both embedded construction and operational impacts. This will be achieved through a wide range of design

measures including transport, building design, energy infrastructure and green space proposals.

We will connect our developments, within themselves and to adjacent communities, so that our place making is integrated with localities and brings modern investment and infrastructure to the places in which we operate.

We will undertake an appropriate sustainability appraisal of our key projects to ensure our project developments achieve SDG11.

# 15 LIFE ON LAND



## Protect, restore and promote sustainable use of terrestrial ecosystems, sustainably manage forests, halt and reverse land degradation and promote biodiversity net gain

### *What does this mean?*

Conservation, restoration, sustainable use of terrestrial and inland freshwater ecosystems and the enhancement of natural habitats and biodiversity



### *Our Commitment:*

#### *We will help communities to connect with nature.*

We will enhance natural assets, help communities to connect with nature and support the long term stewardship of land.

We understand the innate connection between humans and nature and know that access to parks, woodland, water and open space is fundamental in assuring the long-term health, wellbeing

and productivity of any community. Through our development activities we have the opportunity to create high quality, functional new environments. We strive to put more back into the environment for people and wildlife – a net gain – to help ecosystems and communities prosper.

One way which we achieve this is through the creation of new open spaces in our developments. We believe open spaces are vital in good place making and we are committed to incorporating new

spaces and access to existing spaces into our proposals. This connects communities to natural assets and the associated benefits, which is something we value in our team. Another way we are committed to enhancing natural assets is through land remediation. We recognise that our portfolio includes a variety of previous uses, reflecting the mining and industrial legacy of the North West. It is our responsibility to take the steps required to remediate contaminated land and provide long-term management to restore and enhance natural assets.

# Targets

**Our 3 commitments are underpinned by 11 one-year and 6 five-year targets, focussed on the sustainability issues that are most relevant to our business unit.**

## SDG 8: Decent Work & Economic Growth

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### 1 Year Target

- Improve community access to jobs through project masterplanning by developing a new Decent Work & Economic Growth strategy that incorporates policy requirements and best practice, to include dialogue with relevant transport and employment partners.
- Undertake Social Value Assessments for all new projects with a minimum threshold of 250 homes or 10 Hectares, to understand the baseline social conditions, and identify opportunities for delivering social benefits through our projects.
- Incorporate Peel L&P's methods of sustainable procurement into Land and Communities tendering processes, to ensure our projects meet company-wide best practice.



### 5 Year Target

- Undertake Social Value Assessments as standard practice for all projects over a defined threshold (50 homes or 2 Hectares).
- Through planning applications, put in place employment, skills and training strategies, working with local providers and expert advisors to establish how our projects can deliver positive outcomes for local people.

## SDG 11: Sustainable Cities & Communities

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### 1 Year Target

- Put in place monitoring and review of past and current affordable housing delivery, and prepare viability appraisals that seek to achieve policy-compliant affordable housing where viable.
- Over the next 12 months, explore how Land Sales to third party developers can include requirements to achieve the levels of built sustainability that are achieved by Peel/Northstone delivery.
- Identify upcoming projects that would benefit from a community liaison group.
- Audit our current projects to identify a community facility that we could deliver.
- Explore the use of carbon assessments through a pilot project.



### 5 Year Target

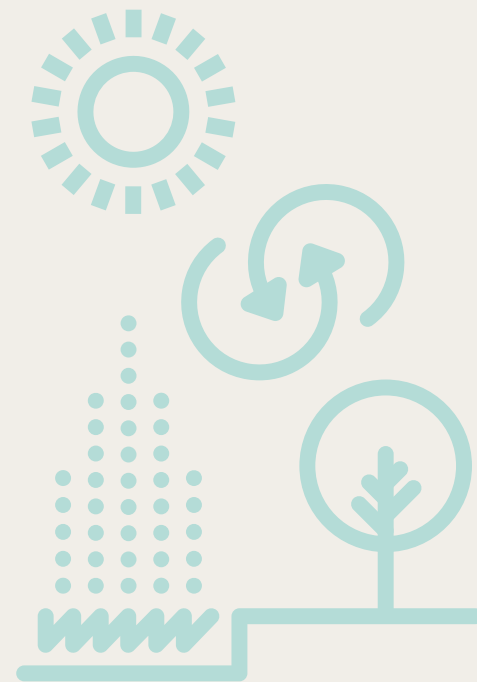
- Put processes in place to ensure Land Sales to third party developers include requirements to achieve the levels of built sustainability that are achieved by Peel/Northstone delivery.
- Implement a process for all projects above a threshold of 50 homes or 2 Hectares to achieve net zero carbon in construction and operation.

## SDG 15: Life on land

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### 1 Year Target

- Ensure that all current and future projects above a defined threshold of 50 homes or 2 Hectares deliver a Biodiversity Net Gain.
- Complete Natural Capital baseline assessments for Greater Manchester sites and commence Natural Capital masterplan testing on sites elsewhere.
- Review our land portfolio for opportunities to restore degraded land.



### 5 Year Target

- Identify an additional local or regional strategic green infrastructure or habitat network initiative that can be supported, which delivers additional environmental benefit relevant to our communities.
- Prepare and implement a remediation strategy for identified sites to bring forward habitable land for new communities and wildlife.

