



# CARBON NET ZERO DEVELOPMENT

## PLP BESSEMER PARK PHASE 2 CASE STUDY

Size: 84,650 sq ft - 292,000 sq ft  
Sat Nav: S9 1RF  
Completion: Q1 2023  
Development: Consented Speculative

Brand new industrial / warehouse units with immediate access to M1 J34. PLP Bessemer Park is being delivered as **Carbon Net Zero** in accordance with the **UK Green Building Council Net Zero Buildings Framework**, to deliver **efficient, low carbon** and **future-proofed** units.



40 acre development site



4 units












Carbon neutral development









Estimated total carbon saved / offset:  
**25,223 tCO2**

## ENERGY EFFICIENT OPERATION

-  20 electric car charging points (12 rapid, 8 fast)
-  12% roof lights
-  Dedicated space and infrastructure provided for future installation of battery storage units
-  VRV heating and cooling system throughout the office areas
-  Rainwater harvesting
-  LED lighting
-  BREEAM Rating Very Good
-  EPC A rating
-  PV panels and future capacity for additional PV panels on the roof

## INVESTING IN A SUSTAINABLE FUTURE: COMMUNITY & ENVIRONMENT

-  600 jobs will be created
-  Investment in carbon offset projects in partnership with Natural Capital Partners
-  Regeneration and reclamation of a former steelwork's brownfield site
-  Offsite habitat contribution
-  Remediation of groundwater
-  Contribution to upgrade of highway network

