

Your Ref: **21/00847/REM**

Our Ref: **232.02**

**FAO Ewan Wright**  
**Housing Strategy & Enabling Officer**

Date 10<sup>th</sup> January 2022

**Re:** Kidnappers Lane, 21/00847/REM

Further to your communication dated 07.01.2022 in particular the comments raised regarding the following:-

#### Sustainability and Build materials

The quality of the homes and materials used do not vary between the open market and affordable homes and the details contained within our Design Statement remain accurate. However, since submitting the Reserved Matters application we have undertaken further detailed reviews and have increased the efficiency of the affordable homes further from Low Carbon to Zero Carbon. You will appreciate this goes far beyond our obligations under the planning application, local policy, building regulations or indeed what other property developers are currently providing in the local area.

Details of our Zero Carbon homes (both open market and affordable homes) are contained below and expand on the information provided in our Reserved Matters application. This confirms external fabric; renewable energy application; enhanced heating and hot water provision.

*The current Building Requirements are due to change in July 2022 to provide an uplift to achieve a 31% reduction in CO2 emissions over and above the Part L 2013 requirements. In 2025 the Future Home Standard is proposed to come into force this will require all new dwellings to be Zero Carbon Ready. In 2050 the current aim is for all dwellings to be Zero Carbon and this is foreseen as being made achievable through decarbonising the grid.*

*Having taken onboard the climate emergency we are proposing to provide our dwellings to surpass both the new Building Regulations 2021 coming into force July 2022 and the Future Homes Standard which will come into force in 2025. This enables us to provide a Nett Zero Carbon (EPC rating figure of over 100) level to all homes on site and is achieved by the following:*

1. *Enhancing the insulation levels of the fabric of the properties, this improves the fabric U-Values and accounts for 7% of the reduction in Carbon emissions and results in;*
  - *Improved floor, wall and roof insulation.*
  - *Improved window and door products.*
  - *Enhanced airtightness to reduce drafts and unwanted heat loss.*
  - *Reducing cold bridges by careful and considered detailing.*
  
2. *Providing Air Sourced Heat Pump (ASHP) to generate heating and hot water at a 400% efficiency rating. This highly efficient energy heating accounts for 36% of the reduction in Carbon emissions and results in;*
  - *Air Source Heat Pump (ASHP) coupled with Under Floor Heating to provide a Seasonal Coefficient of Performance of more than SCOP4 which means that throughout the year for every*

*kW of energy put in 4kW of energy is generated.*

3. *To offset any carbon by using photoelectric cell panels to create electricity that can be used or sold back to the grid, this on site renewable energy system accounts for 57% of the reduction in Carbon emissions and results in;*
  - *Photovoltaic Collectors creating electricity directly from the sun with latest high grade 335W monocrystalline panels. The quantity of panels required to achieve this depends on the size of property, and therefore varies from between 8-20 panels.*

### External Appearance

The affordable homes are, as the Officer notes smaller in size than the open market properties and therefore require a slightly different approach, nevertheless to remain true to the requirements the architectural language, quality of the materials and quality of details specified throughout the site do not differentiate between open market and affordable homes for the reasons listed below.

It is typical in the local area for larger properties to use a variety of techniques to provide visual interest and break up the mass of a building, this can be seen through the introduction of additional materials and/ or detailing, however on smaller scale dwellings this approach is not appropriate nor typical, therefore a single material is appropriate and consistent with the local vernacular.

As is noted the design approach utilises traditional form with a modern twist to reflect the era in which it is built. This has resulted in visual cues being taken from the local area and includes the roof pitches, dropped eaves, dormer windows and window proportions. These features and the resulting architectural style is consistent throughout the site regardless of tenure.

Both the main facing material (brick), roof tile and timber detailing are the core materials found throughout the open market and affordable homes, there are however small sections of cladding provided on the larger properties to provide visual relief, where necessary, as is typical and found locally. As a result the quality of materials, detailing and style throughout the development is reflective of the local area and again does not differentiate between open market and affordable homes.

It is also worth noting that to help further improve the reduction of waste materials and improve help the environment Newland Homes has selected a unique closed cell product made from recycled material to clad the areas on the larger properties. It is relatively new to the market and consequently the certification to use it for cladding across a party wall is not currently available, as required by part B of the Building Regulations.

Therefore, irrespective of any perceived preference to impose the same material combinations on all properties, thus taking away the variety of the development, in this instance it would not be possible.

Had this accreditation been made available Newland Homes remains of the opinion that the variety found throughout the development proposed is consistent with the local area in which it takes visual references from. In addition to being well balanced, appropriately distributed and tenure blind, and the Architectural Panels comments and recommendation for approval support this.

We also wish for it to be noted that during this application Newland Homes have increased the size of two of the affordable homes to meet local demand. This was not a requirement of the S106 and is

another example where we as a company have exceeded the standard expected in order to provide a robust and considered development.

Yours sincerely

**Craig Cobham**

**Project Manager**

DD: 01452 623017

Email: [craig.cobham@newlandhomes.co.uk](mailto:craig.cobham@newlandhomes.co.uk)