Sustainability

The sustainability features provided by this development include the following:

- ✓ The proposal will provide an energy efficient new property with energy and water saving measures incorporated in the specification.

- ✓ Carefully designing the fabric of the building to reduce heat escape between inner and outer walls.

- ✓ Water saving measures will be incorporated in the build to meet the requirement of no more than a 110 litres per person per day is used. This will be achieved by incorporating measures such as low/dual flush wcs and flow reducing taps.

- ✓ Energy efficient central heating boiler system to be used.

- ✓ Site waste will be kept to a minimum, with regular waste collections to be made from site by specialist contractors.

- ✓ A++ rated domestic appliances will be incorporated.

- ✓ The rear garden areas give scope for areas to grow food and space for home composting.

- ✓ Providing energy efficient lighting (both internally and externally).

- ✓ Providing secure cycle storage.
- ✓ An electric car charging point will be provided.
- ✓ The first floor study provides space for home working.
- ✓ The proposal will positively contribute to the aims of socially inclusive communities.
- ✓ Level threshold and access to the property entrance are provided.
- ✓ All hard surfaced areas to be in permeable materials.
- ✓ All building materials sourced locally. Materials used will be those that have low embodied energy and materials that offer enhanced durability. All timber from certified sustainable sources.
- ✓ The site is in an accessible and sustainable location close to local transport links and services.

The proposal is complaint with the aims and guidelines of relevant policies set out in the National Planning Policy Framework and the proposal is considered sustainable development in relation to location, transport, the local economy, the local environment, socially inclusive communities and energy saving construction.