Statement of Sustainability for the Plot Substitution Application for plots 1-84, 93-111, 116-120 & 225-244 (122 No. Units)

at

Burton Road, West Green, Barnsley

by

Ben Bailey Homes

Introduction

This document has been produced to support the planning application to substitute plots 1-84, 93-111, 116-120 & 225-244 to an extant residential development site at Burton Road, West Green, Barnsley. The submitted planning application seeks to remove 118 units from the extant approval and replace with 128 units.

Although not to full code 3 for sustainable homes standards, a movement has been taken to specify the development to achieve an acceptable level of sustainability. The steps which will be taken are set out in this document.

Energy and Carbon Dioxide Emissions

SAP Assessments will be carried out to ensure the units meet with the current Part L section of the Building Regulations Standards. All dwellings to be constructed will incorporate the following measures:

- High levels of insulation will be specified to the floors, walls, roofs etc. of the dwellings which will provide a satisfactory dwelling emission rate and heat loss parameters.

- Internal lighting will be specified as dedicated energy efficient lamps.

- Each dwelling will have a sufficiently sized rear garden which can be utilised as drying space.

- Advice will be given to all new residents in respect of purchasing efficient energy labelled white goods. The level of information provided is now much more comprehensive than previously provided.

- All external lighting (where provided will be specified with PIR and daylight cut off sensors as well as being dedicated energy efficient fittings.

- We agree at this stage that a condition attached to any forthcoming planning permission will facilitate a requirement for 10% of the whole sites energy requirements to be provided via low or zero carbon technologies. Our proposal would be to achieve this with solar UV panels. It should be noted that this was not a requirement of the original outline permission and subsequent approval of reserved matters and is therefore a significant improvement when compared with the originally approved scheme in terms of renewable energy sources

- Each dwelling will be furnished with a home office pack which includes a dedicated space with relevant power sockets and BT connection point for internet usage. This was only previously offered as an option.

Water

Ben Bailey Homes are pro-actively specifying products within our house types which, by design, restrict the usage of water which are as follows:

- All baths will have a low fill level, all taps and showers will be specified with limited flow rates and WC's specified with alternative flush settings to minimise the flow of water. This is additional to what was specified on the previously approved scheme.

- A water but will be offered to all plot purchases as an optional extra at the point of sale to allow the recycling of collected rain water. Again this is additional to what was specified on the current permissions.

Materials

Ben Bailey Homes carefully consider which companies to use to supply the building material for their residential developments. Each potential supplier will be asked to provide us with their environmental credentials.

- All basic building elements are responsibly sourced. This includes masonry products and timber products with FSC & full chain of custody paperwork.

- Timber finishing elements such as stairs, doors, skirting etc are sourced from smaller companies; however sustainable credentials are sought for all products within the build.

Surface Water Run Off

The revised layout and details which accompany this application have been designed on the basis of the extant development and utilises the same surface water drainage solution as previously approved. All surface water run off for the site will be collected and stored to allow a restricted run off rate during peak events in line with that previously approved. (The site is classed as flood zone 1)

Waste

- Barnsley Metropolitan Borough Council currently operates a segregated kerbside refuse collection service. This system is currently being utilised on this development and will continue to be utilised as the units are completed.

- Composting bins will be offered to the plot purchases as an optional extra at the point of sale. Again this is additional to what was specified on the current permissions.

- Ben Bailey Homes operate a full construction site management plan for all our developments which is monitored and used by the company as one of our KPI's (Key Performance Indicators)

- All waste building products are segregated on site. ie. Brick, Timber, Plaster etc.

Pollution

- All insulation products which are specified have a global warming rating of less than 5.

- All boilers will be based on a gas system with a NOx emission of less than 70 (class 5)

Health & Wellbeing

- Each habitable room will be provided with an opening window to achieve satisfactory daylight and natural ventilation.

- All semi detached and terraced units will be acoustically designed at the party wall with a sound insulated cavity in accordance with the current building regulations.

- Purchases of each dwelling will benefit from their own private outdoor space.

Home User Guide

- All plot purchases will be given a 'Home User Guide' when they move in which offers guidance on the correct usage of the appliances within their dwelling.

Security

- The Police Architectural Liaison Officer will be consulted on the application through the councils consultation process.

- Suitable boundary treatments and gates have been specified on the site layout which accompanies this application.

Ecology

- The ecological value of the site will be enhanced by the use of a wide range of plants, trees and shrubs both within the individual plot perimeters and the public open space areas which will accommodate various species of wildlife. Details of the location and specification of the proposed landscaping can be found in the landscape layout which accompanies this application.

Contamination and Remediation

All relative information regarding contamination and remediation has been previously submitted and approved in accordance with the extant planning permission. The site was subsequently fully remediated in accordance with the approved remediation strategy. A full set of the contamination and remediation information and associated correspondence has been provided as part of this application for reference purposes.

Transport

The site enjoys a sustainable location whereby public transport and local services and facilities are readily available.
A section 106 agreement was signed at the time of the original Outline Planning Permission ref: B/04/0769/BA which requires Ben Bailey Homes to provide an annual travel pass with a value of £450 to the first occupants of each dwelling. This system is in place and will continue until all the dwellings have been occupied for the first time.

Summary

The general layout of the re-designed site is very similar to that previously approved with the general road layout remaining unaltered with the exception of the extension of two turning heads. The apartments which have not been constructed have been omitted and a general mix of smaller, more saleable units have been introduced across the re-planned areas, increasing the overall site numbers by 10, from 234 to 244 (128 units substituted for 118 units).
The individual house types on the re-planned areas now have improved specification with regards sustainability when compared with what is currently approved and under construction in accordance with the extant permissions. Many of the items which have been covered by this statement would not be provided under the terms of the current planning permissions and are therefore significant improvements to the originally approved scheme.