

Affordable Housing, Heads of Terms and Energy/Sustainability Statement

PLOT ON THE WARREN
CAVERSHAM
READING
RG4 7TH

Affordable Housing Statement

The applicant will be providing an affordable housing contribution that equates to 10% in line with Policy H3.

Heads of Terms

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Energy and Sustainability

(i) Sustainable Design

The proposal is to construct 1No. new dwelling with parking and amenity space.

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating

(ii) Energy Efficiency

To minimise heat loss from the proposed building and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

Domestic appliance ratings will aim to comply with the following:

A+ Fridge Freezer
A rated dishwasher & washing machine
A rated tumble dryer

(iii) Water Resource Management

To minimise the use of water, the proposal will incorporate the following:

- Water saving devices, such as dual flush /low flush toilets

- Rainwater harvesting such as water butts

(iv) Flood Risk Management

The application is situated in an area known to be at a risk of flooding.

(v) Biodiversity

The application does not remove any buildings or vegetation with potential for bat roosts.

(vi) Waste Recycling

The proposal will encourage responsible waste recycling in the following ways:

- Adequate space exists for storage of waste and recycling containers within the site with a refuse and recycling collection point provided near the site entrance.

(vii) Sustainable Transport

The application site is located within a sustainable location within easy reach of bus stops and shops.

(viii) Sustainable Construction

Materials will be, as far as possible, environmentally friendly and the 'Green Guide' and BRE publication 'Methodology for Environmental Profiles of Construction Materials' will be consulted. Timber will be obtained, where possible, from certified sources. A waste separation and disposal policy will be operational for the duration of the site construction.