

Affordable Housing Statement and Energy/Sustainability

LAND TO THE R/O 27-43 BLENHEIM ROAD
CAVERSHAM
READING
RG4 7RT

Affordable Housing Statement

The applicant proposes to deal with the requirements of Policy DM6 by providing the 10% policy provision through a financial contribution.

Energy and Sustainability

(i) Sustainable Design

The proposal is to construct 3No. 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 dwelling 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 not situated in an area known to be at a risk of flooding.

(v) Biodiversity

The application is accompanied by a Tree Survey and a revised Ecological Survey carried out by Ecosa Ltd. The tree survey confirms that the trees proposed to be removed are within the C category (trees of a low quality). The original ecology report (Calyx Environmental Ltd) submitted with the 5 unit scheme did not identify any ecological potential for the site and found the site to generally be of a low ecological value. A revised ecology report has been produced by an alternative consultancy (Ecosa Ltd) and this has recommended mitigation and advised on future planting of native species. The report concludes that the site comprises of secondary regrowth largely of sycamore and non-native species. Other habitats comprise scattered scrub and poor semi improved grassland. The site therefore has 'moderate' suitability to support foraging/commuting bats and suitability to support badger, breeding birds, reptiles and hedgehog. Appropriate mitigation and compensation measures are proposed to deal with all these aspects and this includes the provision of native planted species and sowing of some grassland. Some of the existing non native species will also be removed. The conclusion is that the proposal complies with all local and national planning guidance and that the proposal will not result in harm.

(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.

(vii) Sustainable Transport

The application site is located within a sustainable location within easy reach of Caversham town centre and a number of bus routes. Cycle stores are also provided.

(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.