

Your ref: NE/23/01076/FUL  
Our ref: N714  
Direct line: [REDACTED]  
E-mail: [REDACTED]  
Date: November 2023



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## **Sustainability Statement**

### **Land Rear Of 36 To 44 Marshalls Road Raunds NN9 6ET**

*“Construction of 2No. two-bed semi-detached, 3No. three- bed detached and 4No. four-bed detached dwellings with associated new vehicular access, parking and landscaping.”*

The proposed dwellings will incorporate energy efficiency features in accordance with the latest guidance on sustainable dwellings. This will include high levels of insulation in the structure of the building and double glazed, windows with UPVC frames. ‘A’ rated materials from the Green Guide for Housing will be utilised wherever possible.

### **Energy Efficiency**

The construction methods adopted to this development will allow for the following U values, a tool which measure how effective a material is an insulator.

Floor = 0.11  
Walls = 0.18  
Roof = 0.12  
Windows and Doors = 0.14

Each of these values fall well below what is actually required. As a result, the Applicant predicts that each dwelling will have an energy efficiency rating of between 85B to 92A, depending on the usual variances including orientation.

It is considered that adequate design measures will be implemented to ensure that landscape and planting provides wind shelter as well as avoiding potential overshadowing.

### **Renewable Energy**

There will be a minimum of a 10% reduction in CO2 provided directly from on-site renewable energy sources. Solar panels of up to 4kw per unit, depending on the roof area and orientation will also be provided, along with air source heat pumps.

### **Water**

Estimated water consumption of no more than 105 litres/ person / day. The Applicant will also provide 800 litre water butts across the development.

### **Waste**

A ‘Site Waste Management Plan’ will be implemented which will include procedures and commitments to minimise waste and to sort, reuse and recycle waste the on site itself.

Bin storage and collections points are provided across the development in support of each of the proposed units.

## **Summary**

It should be noted that the development will utilise sustainable materials that are in accordance with the LPA's standards. The use of these materials will help to minimise the environmental impact of this development with each unit achieving an A rating.

In justifying the new dwellings proposed, it is considered that the scheme is a sustainable development with regard the NPPF and local Development Plan, given that the application site is located within an existing residential context. Furthermore, the application site itself is within walking distance to a bus stop too. As such, the above demonstrates that the proposed development is acceptable with regards to the overall sustainability requirements of MK Borough Council.