SUSTAINABILITY AND ENERGY STATEMENT

PROPOSED CARE HOME FOR OLDER PEOPLE, DAISY ROAD, HOLBEACH MEADOWS, PE12 7HZ

LNT Care Developments
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1.0 INTRODUCTION

1.1 This statement is submitted in support of the planning application made on behalf of LNT Care Developments, a company with considerable experience in the development and operation of care homes for older people. This strategy sets out the commitments of the developer in relation to sustainability and energy.

1.2 LNT Care Developments acknowledges the importance of the term sustainability within both the immediate and wider context. The main contribution towards sustainability is the extensive research that is undertaken into finding the most appropriate locations.

1.3 In accordance with National Planning Policy Framework (NPPF) and the policies with the South East Lincolnshire Local Plan the proposed development seeks to mitigate its impact on climate change and reduce carbon dioxide (CO2) emissions.

1.4 The following sustainability statement will demonstrate that thought has been given to both the area chosen for development and the materials used in the construction process.

1.5 The report aims to cover the main aspects with regards to Sustainable Design and Construction in addition to wider issues in relation to sustainable development.

2.0 LOCATION, TRANSPORT AND THE LOCAL ECONOMY

2.1 At the heart of the NPPF is a "presumption in favour of sustainable development". The more efficient use of land through optimum density, mixed use development and the use of suitably located previously developed land and buildings has always been a key element to achieving sustainability objectives.

2.2 At the local level the Council has also developed policies aimed at achieving sustainable development. As with many local authorities, all overriding policies have been strengthened to concentrate development on brownfield sites in accessible locations within the urban/suburban area.

2.3 All LNT Care Developments homes have been constructed in urban or suburban locations. An urban location has the benefit of not only being a more sustainable choice but it also allows for the construction of a well accessed community facility to the benefit of the residents, visitors and staff.

2.4 The development of this site enables a positive contribution to the area by developing a site within the built-up area.

2.5 The proposed development is set within a mainly residential area, where the character of the environment will be residential and community uses. The proposed facility will enhance the site and wider area and add to local economic growth. It will provide a local social care service and employment opportunities and as such reduce the need to travel outside the area.

2.6 The proposed care home will provide employment opportunities within the area during the initial construction stages and within the operational functions and management of the proposed facility, on its completion.

2.7 The majority of the construction work is done by sub-contractors to benefit the local economy. Wherever possible, local firms and people will be given opportunities to tender and undertake works related to the development.

2.8 A home of the size proposed would provide for the equivalent of 52 full time equivalent jobs. The home offers options for full and part time employment and flexible working hours, at various levels. Work experience and long-term training opportunities/career progression are offered to all, from care assistant to care home manager. Other service sector jobs would also be available within the home, such as kitchen and domestic staff.

2.9 The proposed site is ideally located to reduce the average journey time to work, thereby helping to reduce pollution and emissions, as the proposed home can be effectively reached by a range of sustainable transport modes (bus, cycle and walking).

2.10 As the submitted Travel Plan has demonstrated, the site for the proposed development aims to help reduce the proportion of journeys made by non-sustainable modes of transport, in line with national and local transport policy objectives.

2.11 The Travel Plan Co-ordinator aims to help achieve a shift of 15% away from the use of private cars by staff and visitors to public transport and other modes of travel to the site by the expiry of the first two years of occupancy.

2.12 The site is well served by adjacent footways and there is good opportunity for cycling to work. The site also has good access to public transport.

3.0 SITE LAYOUT, DESIGN AND MATERIALS

3.1 The proposed building configuration creates a secure parking area close to the main entrance. The main external elevations benefit from views out over the secured landscaped gardens and the activity on Daisy Road. Windows located at the ends of corridors and within stairwells would provide natural light into the circulation areas and reduce the level of artificial lighting required. Low energy luminaires and occupancy sensors are to be used throughout in the communal areas and corridors to control and minimise the energy used.

3.2 The use of large areas of glazing to the main lounges and dining elements of the building will maximise the opportunity for the absorption of natural daylight into the building.

3.3 The majority of materials used within the development will be locally sourced, where possible. Particular attention will be paid to the main walling and roofing materials, which will make up the bulk of the construction.

3.4 These design considerations ensure that the development is energy efficient maximising the use of sun and shade to offset the demand for heating and cooling through the orientation of building, the internal layout, external landscaping, window design and intended material finishes.

4.0 ENERGY

4.1 General planning policies within the NPPF require development to: -

i. Include measures to maximise energy conservation through the design of buildings, site layout and provision of landscaping; and

ii. Incorporate the best practical environmental option (BPEO) for energy supply.

4.2 In terms of building design, steps have been taken to reduce energy demand having regard for the operational requirements of the home.

4.3 Low energy luminaires and occupancy sensors are used throughout within the communal areas, corridors, bathrooms, toilets and ensuites to control and minimise the energy used. There will also be a control centre which will enable areas within the building to be isolated at night to further minimise energy use. This will shut off lighting within communal and corridor areas. However, these lights will still operate on a Passive Infra Red (PIR) system, if people enter these areas during the night.

4.4 The proposed building has been designed to a high level of construction. High levels of insulation will be provided to reduce the consumption of energy required for heating. The Building Regulations submission provides the Simplified Building Energy Model (SBEM) calculations relating to the energy efficiency of the building including the heating, lighting and orientation of the building.

4.5 High levels of insulation in the walls, roofs, floors, doors and windows will be included in the building to reduce winter heat loss, therefore, energy demand. Insulation also helps keep the building cool during the summer months, an increasingly important issue as climate changes.

4.6 Heat recovery systems are also installed within the roof space of the proposed home. Due to modern construction methods the buildings are all air tight, the installation of heat recovery ventilation combines energy efficiency with a healthy indoor living environment.

5.0 RENEWABLE ENERGY

5.1 As a company, we are continuing to review, a range of renewable energy technologies such as biomass, ground source, air source heat pumps, photovoltaic and solar power. It is acknowledged that technologies are continually improving and for this reason our company continues to review the viability of the various options available.

5.2 At present there are two types of preferred technology that can be utilised to contribute to the overall energy requirements of a particular care home. These include Solar Thermal for hot water production and Ground Source Heat pumps for general heating purposes. At this stage, we do not have full details of the technical equipment associated with these technologies but are able to provide some general information.

5.3 **Solar Thermal** - It is estimated that 6 solar thermal panels, each measuring 2m x 2m, will be required. The solar thermal panels would be readily accommodated on the southern roof plane of the proposed building and as such not affect its general outward, public appearance.

5.4 **Ground Source** – This will involve the creation of a number of bore holes within the site. At this stage, there is ample opportunity to locate these bore holes beneath the proposed car park and within the proposed soft landscaped areas.

5.5 It is the applicant's intent to implement renewable energy technologies which will reduce CO2 emissions and deliver in excess of 15% of the care homes predicted energy requirements.

6.0 SITE WASTE MANAGEMENT

6.1 Resource management in the construction process is an essential element in the efficiency of the design and build of a project. An integral element of the design strategy is to ensure that the creation of waste and potential adverse impact on the environment is kept to a minimum.

6.2 At the very basic level LNT Care Developments maximise the opportunity to work with the existing site characteristics and site levels to minimise the creation of waste for landfill. At a more general level, and subject to environmental ground conditions, crushed material from demolished buildings and car parking are re-used in the form of hard core. Alterations to site levels will be kept to a minimum and where remodelling is required efforts to minimise waste generation will be made.

6.3 All of our development schemes are accompanied by a Site Waste Management Plan (SWMP) which have a number of objectives, as follows:

- All environmental safeguards are carried out correctly;
- Site activities are well managed;
- Adverse impacts on the environment are minimised;
- The biodiversity of the site is conserved or enhanced;
- All relevant legislation is complied with; and
- The project is monitored for environmental impact.

6.4 From a very early stage in the project, the development team will review how waste generation can be minimised, thereby reducing the amount of waste to be removed from the site and project. Trade Contractors, the Design Team and Suppliers are all to be encouraged to look at ways to minimise waste.

6.5 Surplus or waste materials arise from either the materials imported to site or from those generated on site. Imported materials are those, which are brought to the project for inclusion within the permanent works. Generated materials are those, which exist on the project such as topsoil, sub-soil, trees and materials from demolition works etc.

6.6 There are other considerations to waste management such as: waste reduction; segregation of waste; disposal of waste; financial impacts of waste disposal; and recording, monitoring, education and review. A project's SWMP will outline the procedures that have been put in to place and demonstrate: how they benefit the environment; how we can measure the effects; and how these procedures and practices are sustainable.

7.0 BIODIVERSITY

7.1 There are no trees within the application site. Any existing habitats around the site will be retained where possible as well as new habitats created through the intended soft landscaping.

7.2 Proposed planting is shown with additional hard and soft landscaping to provide an attractive landscaped setting for the home and usable amenity space for residents. The proposed planting scheme would be designed to include native indigenous species and aim to provide all year round colour and interest and also to enhance local biodiversity.

8.0 COMMUNITY INVOLVEMENT

8.1 The proposed care home would provide a social care facility in this location. It would provide a much needed local service to support the local community, either directly in the case of future residents, or indirectly in the case of those with elderly dependant relatives. In so doing, it would assist in ensuring a balanced, sustainable and inclusive community within the local area.

8.2 Supporting neighbourhoods is a fundamental element of sustainability; therefore, communication with local residents is essential. The applicant will endeavour to respond appropriately and effectively to any comments raised by the local community. A representative will be available, at all reasonable times, to answer any questions that may arise during the application and consultation process and will endeavour to respond positively to any comments made.

8.3 Arrangements will be made to prevent or deal with any issues that might arise as a result of the proposed development and construction operations. Advance warning will be provided to all neighbouring residents/land users of the commencement of the construction works and emergency telephone and contact details will be distributed within the local area, prior to any commencement of works on site.

8.4 Notification of the application submission with copies of the submitted plans has been sent to adjoining neighbours and local ward councillors. Further consultations with the neighbouring residents can be arranged, should the need arise.