

Sustainability Strategy for Development

Permission in Principle for the provision of a minimum of 1 and a maximum of 3 serviced plots for self-build and custom housebuilding.

Land adjoining White House Farm, Workhouse Lane,
Hinckley, LE10 3AS.

June 2026



Objective: To ensure that the development is sustainable in design, construction, and operation, reducing environmental impact and ensuring efficient use of resources.

1. Fabric Efficiency:

- a. Construct buildings with a high standard of fabric efficiency.
- b. Employ advanced insulation techniques and materials to minimize heat and energy loss.
- c. Ensure windows, doors, and other openings are designed to prevent energy leakage.

2. Renewable Energy Deployment:

- a. Incorporate Solar PV panels on suitable rooftops and open spaces to harness solar energy.
- b. Implement Air and/or Ground Source Heat Pumps in buildings to efficiently heat and cool spaces.
- c. Where feasible, both practically and commercially, Install solar thermal cells to provide clean and renewable heating solutions.
- d. Explore other renewable energy sources, such as wind turbines or hydroelectric, based on site feasibility.

3. Energy Storage:

- a. Install advanced battery technology across the development.
- b. Store energy generated from renewable sources for use during peak demand times, ensuring a consistent energy supply.
- c. Evaluate the scalability of the battery storage systems for future expansions.

4. Heat Distribution:

- a. Conduct a detailed feasibility study for a shared ground source heat pump network based on the anticipated thermal load of the buildings.
- b. If feasible and economically viable, design a district heat network that efficiently distributes heat to all buildings, minimizing energy waste.
- c. Ensure that the system is adaptable to cater to changing energy needs.

5. Operational Energy Efficiency:

- a. Implement smart building technologies, including sensors, to monitor and control energy use.
- b. Educate inhabitants on best practices for energy conservation.
- c. Utilize energy-efficient appliances and fixtures in all buildings.
- d. Consider employing green roofs or walls to naturally regulate building temperature.

6. Water Efficiency:

- a. Use low-flow fixtures to reduce water consumption.
- b. Implement rainwater harvesting and greywater recycling systems.
- c. Landscape with drought-resistant plants to minimize irrigation needs.

7. Waste Management:

- a. Designate waste sorting and recycling stations throughout the development, based on site feasibility.
- b. Encourage reduction, reuse, and recycling among inhabitants.
- c. Collaborate with local waste management facilities for efficient disposal and recycling.

8. Transport:

- a. Promote the use of electric vehicles (EVs) by providing EV charging stations throughout the development.

9. Continuous Monitoring and Feedback:

- a. Use advanced analytics to monitor the success of sustainability measures.
- b. Encourage feedback from inhabitants and make necessary adjustments to improve sustainability outcomes.

By incorporating these measures, the development aims to set a standard for sustainable living and construction, minimizing its carbon footprint and ensuring a harmonious balance with the environment.

To ensure energy standards for self-build properties, the following protocols can be enforced:

1. Mandatory Energy Audits: Before the discharging of the relevant reserved matters, require a comprehensive energy audit of the proposed design. This audit will assess the energy efficiency of the design and recommend improvements if necessary.
2. Building Codes and Standards: Adopt and enforce strict building codes that emphasize energy efficiency. These standards should be clear, measurable, and in line with current best practices.
3. Certification Requirements: Require that self-build properties achieve certain energy efficiency certifications, such as LEED, BREEAM, or Passive House, before they can be occupied.
4. Inspections: Conduct regular inspections during the construction phase to ensure that energy-efficient practices are being followed. After construction, a final inspection can verify that the property meets the required energy standards.
5. Energy Performance Certificates (EPCs): Require all self-build properties to obtain an EPC rating of 'A' before they can be sold. This rating indicates that the property is highly energy efficient.
6. Formal Arbitration Mechanism: Establish a formal arbitration mechanism to resolve disputes related to energy standards. This could involve third-party experts who can objectively assess whether a property meets the required standards.
7. Review and Update: Regularly review and update energy standards to reflect advancements in technology and construction practices. This review process should involve stakeholders, including builders, energy experts, and representatives from the self-build community.
8. Feedback and Reporting System: Create a formal system where builders and homeowners can report on the energy performance of their properties. This feedback can be used in the review process to refine and improve energy standards.

9. Renewable Energy Integration: Encourage or mandate the integration of renewable energy sources into the design of properties, and have a review mechanism in place to ensure compliance.

