

Hinckley North Phase 2 Sustainability Statement



BARRATT
— HOMES —

Sustainability statement

This section sets out the sustainability aspirations for our proposed development Hinckley North Phase 2.

Overview

Barratt is a Gold Leaf member of the UK Green Building Council as well as being the only major house builder to be a founder member and we take our responsibility to safeguard the environment extremely seriously. Barratt operates a comprehensive corporate environmental policy which covers house design, construction, water usage, material sourcing, pollution prevention and the use of SUDS.

The implementation of this corporate policy combined with the other features including landscaping, ecology and biodiversity will have a significant contribution towards delivering a sustainable development within Hinckley. Our policy for reducing waste and increasing efficient use of materials mirrors the waste management hierarchy of reduce, re-use, recycle and results in significantly reduced amounts of waste produced on site, as well as excellent diversion from landfill rates.

Sustainable Approach

Our new homes are designed with energy efficiency as a key design consideration. Good levels of insulation, airtightness through quality construction on site, high efficiency heating systems, energy-efficient appliances and reduced water usage help occupiers keep bills to a minimum, whilst at the same time respecting the environment by reducing CO2 emissions.

The energy efficiency of new homes should now be solely driven through Approved Document Part L and current Government and industry thinking therefore reductions are achieved through the building fabric and Low & Zero Carbon technologies. All plots on Hinckley North Phase 2 will comply to a minimum of Approved Document Part L 2021.

The fabric-enhancement approach has a number of clear benefits notably that they are apparent for the full lifespan of the building, ensuring the aim of reducing CO2 emissions is upheld. Combined with the use of renewable technologies, which advances the ability of the home to reduce its CO2 emissions beyond the fabric's ability to do so.

Energy and CO2 Emissions

Our proposed development will be constructed to the Approved Document Part L 2021 of the Building Regulations as a minimum, using a fabric approach, which ensures that the statutory requirements for carbon reduction in new build homes are achieved, as set by the Department for Levelling Up, Housing and Communities. Our specification includes the following benefits as minimum;

- Higher levels of insulation
- Higher performance windows and doors
- Reduced air infiltration rates
- Enhanced thermal bridging performance
- Maximisation of passive solar and metabolic gains
- 100% Energy efficient lighting
- Energy efficient appliances
- Energy efficient space and water heating systems
- Waste Water Heat Recovery Systems
- Photovoltaics (PV)
- Flue Gas Heat Recovery

EPC

Our average EPC for plots built to Part L 2013 is a B, with SAP average scores of 85, this will be significantly higher through Part L 2021.

Electric Car Charging Points

All plots will be provided with a 7KW electric car charging point, in line with Part S of the building regulations. In most circumstances, the charger will be located on the side elevation of the dwelling adjacent to the respective parking for that plot. In cases of remote parking or communal parking, freestanding chargers will be installed.

Water

Part G of the Building Regulations requires water consumption in the home to be limited to 125 Litres per person per day, however, we now target below 105 Litres per person per day to further address issues of water shortage in the UK through several efficiency measures including;

- Water efficient dual flush WC's.
- Low capacity baths.
- Flow restricted taps and showers.
- Individual water metering to each dwelling.

Sustainable Urban Drainage

Barratt David Wilson seek to utilise Sustainable Urban Drainage Systems (SUDS) within our developments wherever possible, the use of which is dependent on ground conditions, topographical constraints and the adoption requirements of the Lead Local Flood Authority and Water Incumbent.

Surface water run off

Where possible on our sites we include drainage solutions such as soakaways and permeable paving to avoid, reduce and delay the discharge of rainfall run-off to watercourses and public sewers. This will protect receiving waters from pollution and minimise the risk of flooding and other environmental damage in watercourses.

Materials

All relevant suppliers have ISO 14001 and/or BES 6001 accreditation, which accredits their Environmental Management Standard. All timber is PEFC or FSC accredited, to ensure that materials used on our developments have been responsibly sourced. Where possible we incorporate reused and recycled materials in the new build, such as recycled aggregate rather than newly quarried.

We select materials accredited through the Green Guide for Housing specification published by the Building Research Establishment (BRE). We consider the Global Warming Potential (GWP) of insulants; to ensure we do all we can to help reduce the potential for further damage to the ozone layer; the insulations used in our floors and walls have a GWP of zero and an Ozone Depletion Potential of zero. Where possible, we will use local suppliers and sources to limit the effect on the environment and reduce our carbon footprint. All materials used on site will accord with COSHH guidelines, to ensure health hazards are eliminated, both during installation and in the supply chain, and to ensure the use of non-hazardous materials in our homes.

Waste & Pollution

Barratt David Wilson have a Site Waste Management Plan (SWMP) in place and we prevent pollution and reduce waste on our developments by using the 'Reconomy Portal' to manage our waste using real-time reporting.

Our policy for reducing waste and increasing efficient use of materials mirrors the waste management hierarchy of reduce, re-use, recycle and results in significantly reduced amounts of waste produced on site, as well as excellent diversion from landfill rates.

We ensure that all waste, including hazardous or contaminated waste, is tested, transported and disposed of in an acceptable environmental manner, in accordance with statutory duty of care requirements.

As a duty of care under the Environmental Protection Act 1990, all dwellings will be provided with sufficient space to store waste, and this will also accord with Local Authority requirements.

We seek to minimise noise levels, traffic nuisance, emission of pollutants and disturbance to the public and local ecosystem. We have processes and procedures in place to achieve this, and these are continually reviewed and updated as appropriate.

The Gas Boilers used in our homes have a NOx Classification of Class 5 and a Water Heating Energy Efficiency Classification of Class A.

Sustainable Design & Construction

We believe that Barratt David Wilson has the best quality of build in the industry. In 2021 the Barratt David Wilson group became the first major national house builder to be awarded a maximum five star rating for an twelfth consecutive year in the annual Home Builders Federation (HBF) Customer Satisfaction survey.

Additionally, in 2021 the Barratt David Wilson group amongst their site management won the highest number of NHBC Pride in the Job Quality Awards for a record seventeenth consecutive year. The honours are the most coveted in the industry and are awarded after the National House Building Council (NHBC), the construction standard setting body, carries out a series of spot check site inspections to select the best-organised and best-quality housing developments.

Design quality is also high on our agenda. All of our developments are scored against the criteria of Building for a Healthy Life, to assess how well they create places where our customers want to live and how well they meet our high standards. We will comply with the Disability Discrimination Act 1995 to ensure that the development is designed to provide access to all.

Sustainable Movement

There are opportunities for pedestrian travel within the area which would encourage the residents as well as staff and visitors of the site to travel to and from the facilities available on foot. The pedestrian facilities contained within the site provide access to a wider infrastructure network that is shown on the site wide masterplan, including community hubs, open spaces, shops and public transport links.

Ecology & Biodiversity

Our approach to Ecology and Biodiversity is underpinned by one our core principles; Safeguarding the Environment.

The retention and utilisation of existing landscape features is a key factor in shaping the development proposals and has been outline within the constraints plan as part of the wider masterplan.

We have completed an extensive Habitat and Protected Species Survey to assess the nature conservation interest of the site and the ecological constraints affecting the development, which have all been adhered to. There will be a further investigation undertaken prior to site start to ensure the constraints haven't changed.

Climate Change

As the country's leading national sustainable housebuilder we are working hard to try and mitigate climate change. One of the key areas of this is minimising the operational impact of our building sites through improving the energy efficiency of the new homes, by reducing water consumption and investing in renewable energy.

We put a lot of time and care on the design of our developments with our in-house design code called Great Places that ensures there are good sustainable transport links and site drainage at all of our locations. Across our supply chain too we work with suppliers and subcontractors to wherever possible specify low carbon materials and engage with them on ways to reduce embodied carbon.

We also want to lead the future of housebuilding which is why we are investing heavily in this area to try and future proof through innovation and research. We currently sponsor a number of PhD students, invest in trials and work with industry and academic bodies to develop new mitigation strategies and solutions for home that will be more weather resilient.