Planning Application - Demolition of existing buildings and the erection of 9 dwellings with associated access - Aster Close- P20-S4039-O

The application made by agent Carter Jonas on behalf Mr and Mrs White.

It is proposed that The Great Western Park Residents' Association currently **SUPPORTS** the planning application, with the following comments and provisos:

General

1. Concerns over the construction traffic using Aster Close, a secondary residential road.
2. The application was made without listing GWPRA as an interested party, despite being in the middle of Great Western Park.
3. Concerns that the additional dwellings do not provide any community facilities or benefit. It is suggested that the developers undertake to fund a defibrillator for the Southern Community Centre as part of the GWPRA Defibrillator project, in recompense.
4. The current lack of provision of health centre, open facilities, allotments and community centres should prevent the permission of any further peace meal housing developments to GWP. Although since this application is for only 9 dwellings and replaces existing non-dwelling buildings, it is not deemed critical.
5. None of the housing is listed as affordable and that form of housing has the greatest need in this area.
6. Spacing around building seems adequate and slightly more than the average across GWP.
7. Off road parking, 21 spaces for 31 bedrooms is probably adequate, although 1 per bedroom would be ideal and certainly the proposed is a better ratio than the rest of GWP.
8. Given the plot of land of land owned by developers extends South; there would be a concern of a second proposal, to avoid the planning obligations. However since the property to the South is a Grade II Listed Farmhouse, this is unlikely and would be objected to should this arise.

Environmental

Homes account for 30% of the total energy usage in the UK. Given the Government's Climate Emergency and an acknowledgement that this stage of planning there is insufficient detail provided to make a proper assessment, the follow suggestions are made. Failure for the developers to seriously consider the following will likely remove GWPRA support for the planning application:

1. In view that sale of Electric vehicle will become mandatory in Law; each property should have access to a minimum of **one off road, electric vehicle charging point**.
2. Each Dwelling should be connected to **3 phase electricity supply**. The cost of installation is much less on building that retrofit and allows faster vehicle charging, better grid balance, required for larger rooftop solar installations and battery energy storage. The cost at initial installation is significantly less than retrofit.
3. Each building should be constructed to achieve **low U-Values for insulation**, meeting the BREEAM Excellent standards or better. The current minimum Building Regulations standards

are wholly unacceptable for new builds and insulating a building at time of construction is far more cost effective than retrofit.

4. All non-North facing rooftops areas should be **completely fitted with solar panels or solar tiles**. This would help reduce the energy impact of additional housing and the wider environmental problem. Again the cost of retro fitting panels with scaffolding is almost that of the cost of the panels, so fitting at the construction phase is logical. At the absolute minimum, if selling off plan, this should be an option to the Home buyers.
5. The building should be designed and fitted with **Ground Sourced heating and cooling** (Geothermal) The rationale behind this is the UK Government will ban the installation of gas boilers in new homes in 2025. The climate in the UK makes air sourced heating less efficient and unsightly in the small gardens. Ground Sourced using 200m vertical hole underground has no sound or visual signature and will achieve efficiencies of 400% using renewable energy, compared to 93% for gas, which will add to carbon dioxide emissions. The drilling of the ground loop is expensive and requires specialist equipment but can be placed under the drive and planning to avoid other utilities at the time of construction. This would be massively more cost effective than post construction fitment.
6. To best make use of the renewable energy generated both from the rooftop solar and elsewhere in the UK, fitting a **battery energy storage** solution is strongly advised. It is acknowledged that currently this is fairly costly (£4k) but should be at least considered as an option to off-plan customers. Again retrofitting is more expensive and less efficient, although if an option it could be designed and wired for but not with.

<u>Plan</u>