

# Limepit Lane, Huntington

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Vision Document  
December 2021



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**BARTON  
WILLMORE**

# 1. The Vision

// to provide a sustainable development offering a range of new homes for new and existing residents in the local community, within walking distance of Huntington Centre. The development seeks to use best practice urban design principles to promote a high-quality living environment that is responsive to its surroundings and local context. //



A development which creates a new, well defined settlement edge

The development will utilise existing topography and vegetation and reinforce existing field boundaries to create an enhanced new defensible green belt boundary to Huntington and provide transition to the countryside, preserving views and the setting of the AONB.



A development which retains and enhances existing green infrastructure

The development retains key existing green infrastructure on the site to enhance the character and setting of new homes and public open space.



The delivery of new homes within a high-quality living environment

The development will extend the existing residential community by creating high quality new homes within the framework of a carefully considered, design approach.

## 2. Introduction

The Vision Document has been prepared by Barton Willmore on behalf of IM Land. IM land is working with landowners to support proposals for residential development at Limepit Lane, Huntington.

The purpose of this document is to support the allocation of the site at Limepit Lane for residential development. The key aims and objectives of the document are to:

- present a vision and design framework to guide and shape the proposals
- review the site in the context of current Planning Policy
- present an initial understanding of the site and the local context, and
- present the emerging concept masterplan, supported by an explanation of the key design principles that have informed it.



Aerial site plan

### Site Location

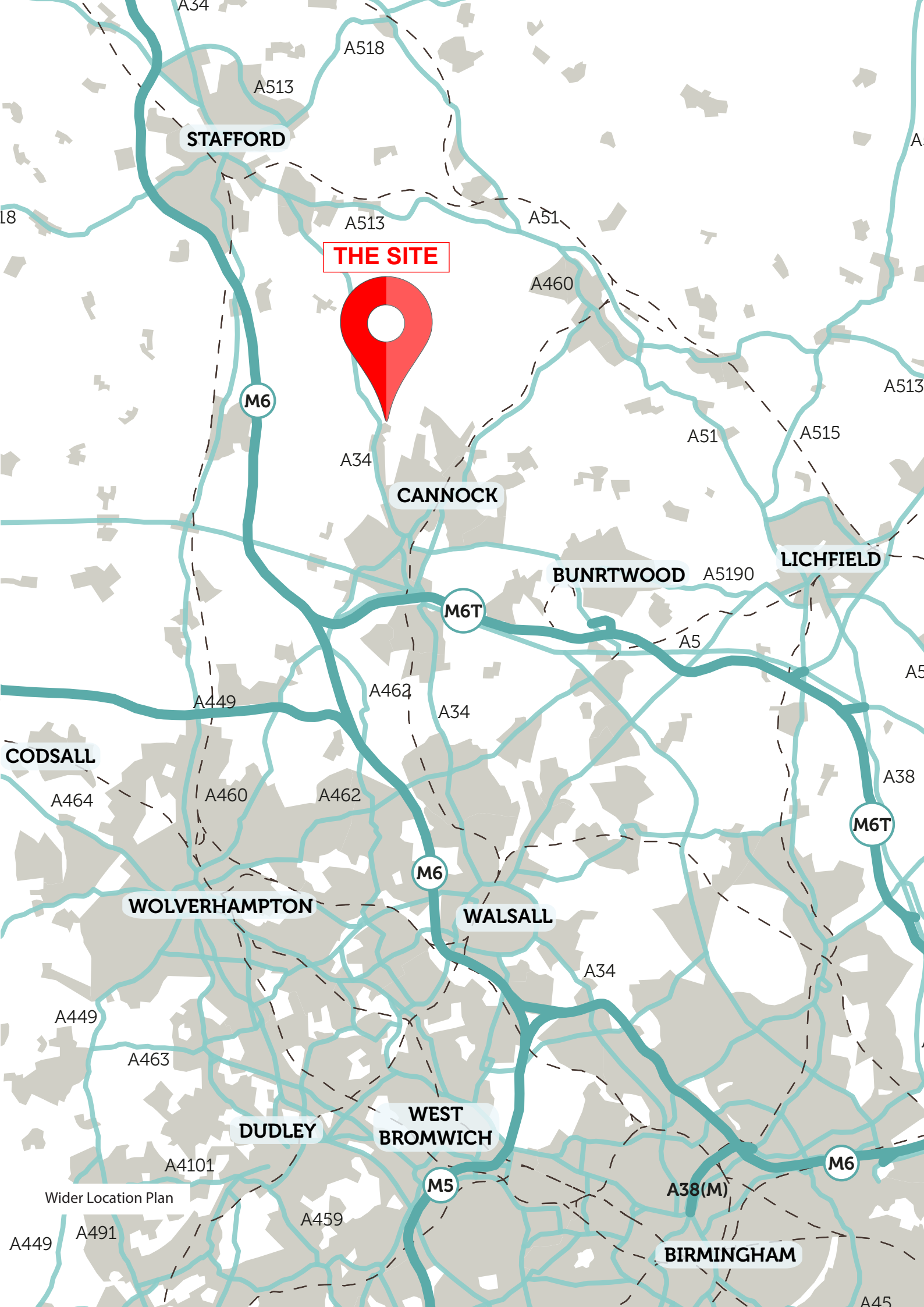
The site is located to the east of Huntington Village, Staffordshire. Huntington is a village and civil parish in the district of Staffordshire, located on the outskirts of Cannock Chase AONB.

Huntington Village is located 2 miles north of Cannock and 2 miles west of Hednesford providing wider facilities and services. It lies on the A34 road just north of Cannock .

The village is easily accessible from the adjacent A34, which provides excellent connectivity to the wider strategic road network – A5, A460 and A449, M6/M6 (toll) and M54. The strategic road network provides access to Stafford, Lichfield and Wolverhampton respectively.

Hednesford Railway Station can be reached via a 5 minute drive or 30 minute walk and Cannock Railway Station can be reached via a 10 minute bus journey. Both provide regular services to Birmingham.





**THE SITE**

**STAFFORD**

**CANNOCK**

**LICHFIELD**

**BUNRTWOOD**

**CODSALL**

**WOLVERHAMPTON**

**WALSALL**

**DUDLEY**

**WEST BROMWICH**

**BIRMINGHAM**

**M6**

**M6T**

**M6**

**M6T**

**M5**

**M6**

Wider Location Plan

### 3. Planning Context

#### Existing Development Plan

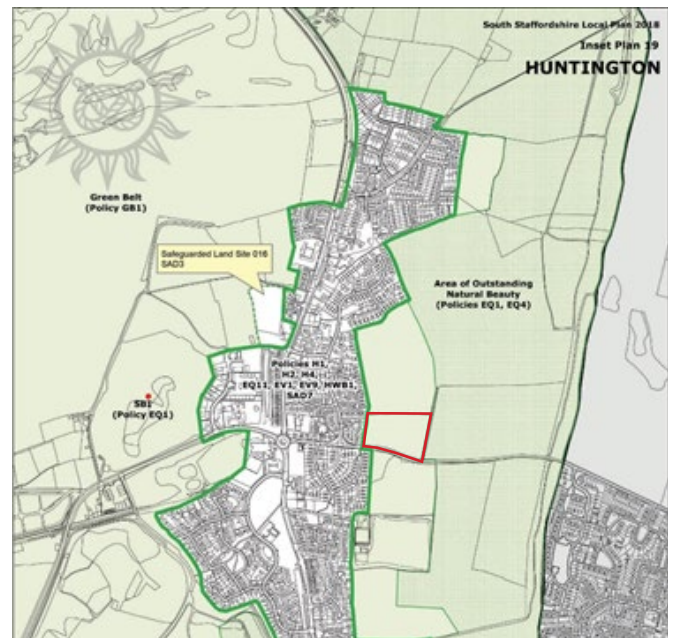
The existing Local Plan comprises the adopted Core Strategy and Site Allocations Document, which set out the planned level and distribution of growth for South Staffordshire up to 2027. Core Policy 6 (Housing Delivery) adopted a housing target of ‘at least’ 3,675 dwellings to be delivered between 2006 and 2027, at an annual rate of 175 dwellings per year.

Core Policy 1 (Spatial Strategy) identifies Huntington as a ‘Local Service Village’ where limited development would be supported.

The Core Strategy recognised the need to consider the release of some Green Belt land at the Main and Local Service Villages (Tier 2 settlement) in order to deliver the adopted development strategy, and that a review of the Green Belt (Policy GB1) would accompany the Site Allocations Document (SAD). Whilst only identifying a small area of ‘safeguarded’ land within the Green Belt at Huntington settlement.

The Core Strategy is over five years old and therefore the future housing target adopted through the development plan review will be based on the local housing need using the standard methodology. The emerging plan (as discussed below) is planning for a higher growth target (c. 444 dpa) and so there is increasing the need to consider suitably-located green belt sites for release to meet this level of growth.

There are no specific environmental or heritage designations directly affecting Huntington, or the site in particular. Nonetheless, the site lies close to the Area of Outstanding Natural Beauty AONB to the east (Policies EQ1 and EQ4) as shown in the Site Allocations Policies Map Inset Plan 19 (Huntington), extract set out below:



Site Allocations Policies Map - Inset Plan 19 (Huntington)

## Emerging Local Plan

The South Staffordshire Site Allocations Document (SAD) committed South Staffordshire to carrying out an early review of the development plan in order to respond to the increasing need for development, both within South Staffordshire, and in neighbouring authorities across the wider housing market area. Agreeing to an early review of the Local Plan was an essential requirement of the Government's Planning Inspector who examined the SAD and was largely in response to unmet housing needs in both South Staffordshire and the wider region.

South Staffordshire Council is currently progressing the review of the development plan for the District, and has now reached the preferred options stage. The Council is currently consulting on 'The Local Plan Review Preferred Options document between November and December 2021.

The Preferred Options Document ('POD') identifies the quantum of growth to be planned for in the district between 2018 and 2038. Under the new standard method approach for calculating local housing need, the POD now identifies a minimum local housing need of 4,881 dwellings over the plan period. In addition, the Council has retained the proposed contribution of up to 4,000 dwellings towards the unmet needs of the wider Greater Birmingham HMA. This means that the Local Plan Review needs to plan for a housing target of 8,881 dwellings over the 20 year period. This represents a significant uplift on past delivery rates achieved in the District, with a level of growth that is significantly higher than the current adopted strategy based on the delivery of 175 dwellings per year.

In terms of the spatial distribution of growth, Huntington remains a 'Tier 2' settlement within the District's settlement hierarchy. Tier 2 settlements have a range of local services and facilities, as well as access to public transport connections to higher tier settlements where a wider range of facilities and employment opportunities are provided. This is of particular relevance to Huntington, which is situated very close to the boundary of neighbouring Cannock District and shares, in part, a settlement boundary with Cannock town. Huntington therefore remains a sustainable location where additional growth can be suitably accommodated to meet the future needs of the District and the wider-HMA.

The POD proposes a number of preferred housing site allocations and strategic sites to help deliver the identified level of development needed in the District by 2038.

IM Land welcomes the Council's decision to identify the land north of Limepit Lane, Huntington for release from the Green Belt. IM Land also welcome the proposal by the Council to allocate the site for residential development in the POD.

The indicative concept plan (shown in section 6 of the Vision Document) clearly shows that a suitable development can be delivered on the allocated site, and can address and integrate site-specific requirements into the layout, i.e public open space and sustainable drainage measures, in line with current and emerging policies of the development plan.

## 4. Site Context

### Access & Movement

The site is located to north of of Limepit Lane, from which it is also accessed.

#### Limepit Lane

Limepit Lane is approximately 1.2km long connecting the Stafford Road (A34) roundabout to the east (beyond which the road becomes Cocksparrow Lane) and Pye Green Road to the west (beyond which the road becomes Belt Road).

#### Pedestrians and Cycles

The site is located within 10 minutes walking and 5 minutes cycling distance of a range of local facilities in Huntington village centre.

There is a pedestrian footpath along the southern (but not the northern) edge of Limepit Lane where it meets the site.

Cannock town centre is within a 10 minute cycling distance south of the site and includes a wider array of facilities and shops.

### Public Transport

The closest bus stops to the site are located:

On Stafford Road, serving the 2 Sapphire, 74 and 75B routes.

Across all services there are buses running to/from Cannock and Stafford every 20 minutes.

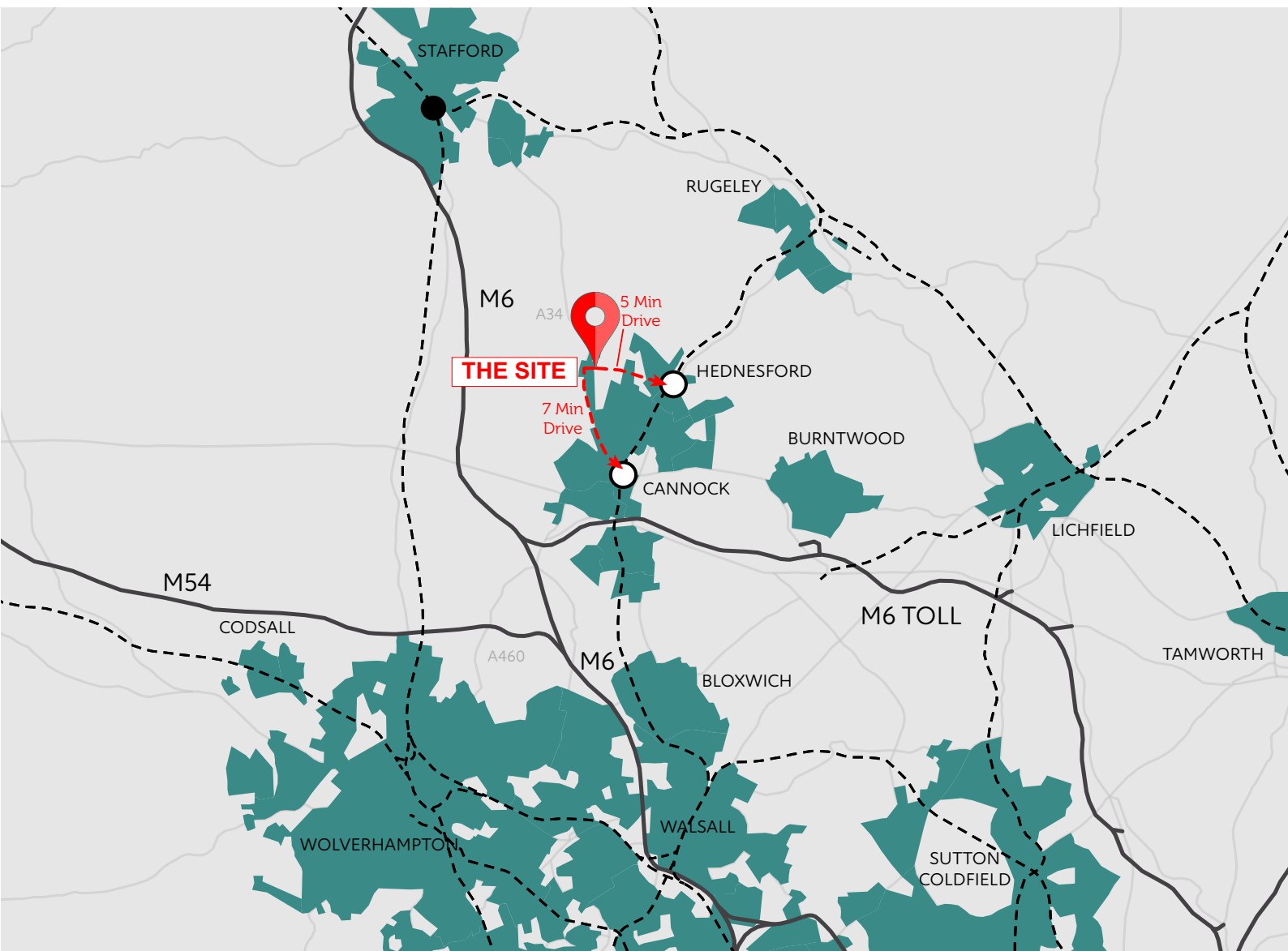
#### Summary of Existing Bus Services

Service	Route	Daytime Frequency
2 Sapphire	Walsall – Huntington	30 minutes
74	Cannock - Stafford	20 minutes
75B	Cannock - Stafford	Hourly

### Train Services

The closest train station to the site is Hednesford, approximately a 5 minute drive (or 30 minute walk) away with regular services available via West Midlands Trains to Birmingham New Street, Birmingham International, Coventry and London Euston.





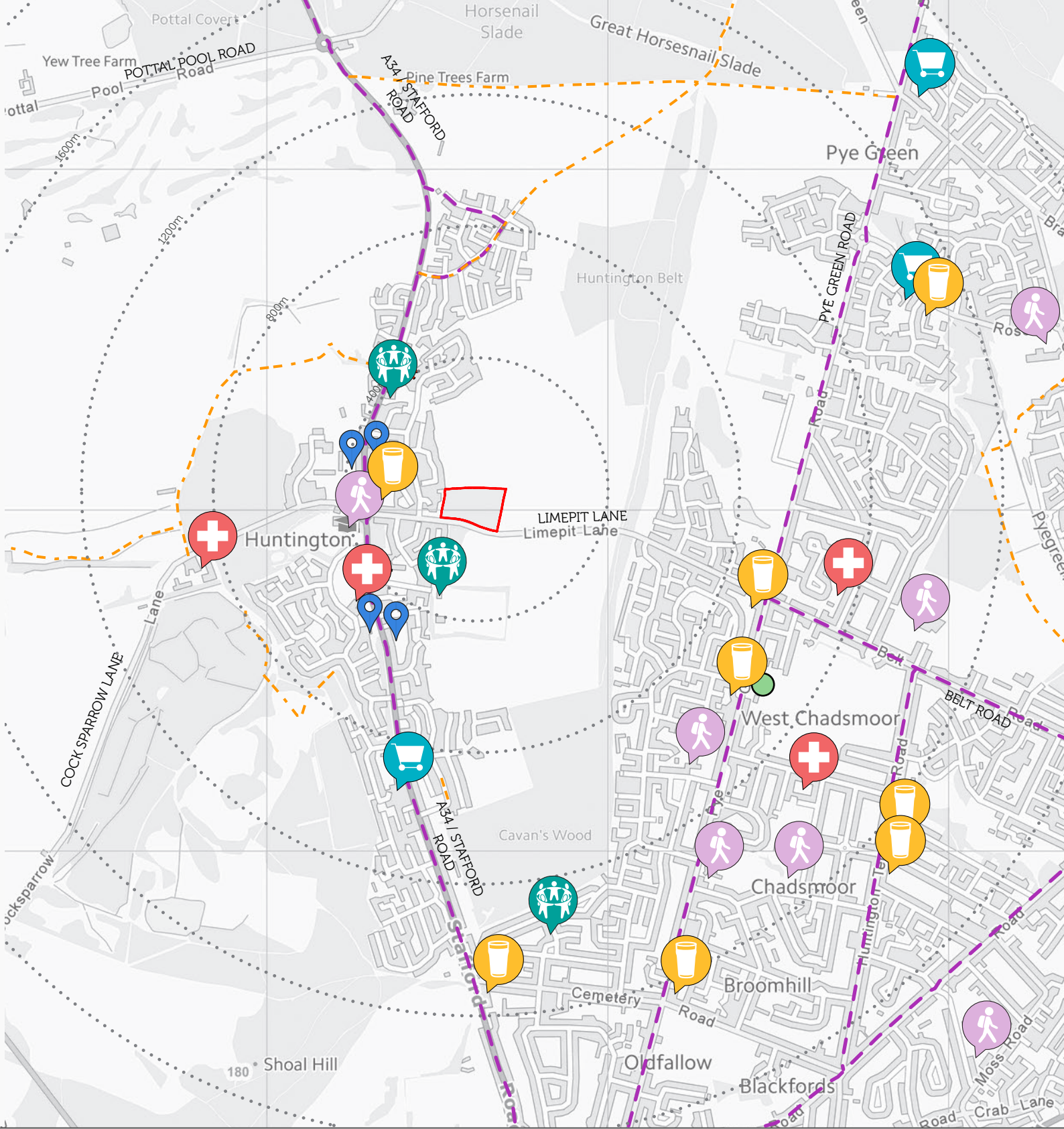
Transport Network Accessibility Plan

## Local Facilities & Services

Huntington Village has a number of facilities located close to the heart of the village on Stafford Road (A34). The village has two pubs, Littleton Arms and The Barns, McColls store (which includes a post office and Co-op), a Fish & Chip shop and an Indian Restaurant.

Littleton Green Community School is located on Collier Way, 0.2 miles west of the site. The Barns is a hotel/restaurant in a converted eighteenth century farmhouse in the heart of Huntington Village.

Type	Description	Walking Distance (from site access)	Walk / Cycle Time
Education	Littleton Green Community School	0.3km / 0.2 mile	4 minutes / 1 minute
	Moorhill Primary School	1.4km / 0.9 miles	18 minutes / 7 minutes
	Pye Green Academy	2.6km / 1.6 miles	31 minutes / 11 minutes
Healthcare	Colliery Pharmacy	0.5km / 0.3 miles	6 minutes / 2 minutes
	Chadsmoor Medical Practice	1.8km / 1.1 miles	21 minutes / 7 minutes
Community Facilities	Huntington Community Centre	0.6km / 0.4 miles	7 minutes / 2 minutes
Food Retail	Amo's Convenience Store	1.0km / 0.6 miles	12 minutes / 3 minutes



-  Site Boundary
-  Public rights of way
-  Bus routes
-  Schools and academies
-  Pharmacies and medical centres & nursing homes
-  Community centres
-  Pubs and restaurants
-  Supermarkets and food stores
-  Special needs adventure playground
-  Closest Bus Stops to Site

### Access & Movement plan

## 5. Key Opportunities

The findings from the site and context assessment have been evaluated to identify the emerging constraints and opportunities relevant to the development of the site.

The composite plan in this section presents the analysis of these elements, the qualities of the site and its immediate setting that provides the context for future development proposals. The positive features and opportunities on and around the site should be retained, enhanced and incorporated into the scheme where possible, to strengthen local distinctiveness.

### Key Opportunities

To utilise the site topography to inform site attenuation.

To retain existing high quality trees and hedgerows where possible and strengthen boundaries with new native planting to enhance the landscape structure and character.

Maximise connections into the wider pedestrian and cycle movement network, increasing accessibility to local facilities.











Opportunity to improve the settlement edge of Huntington and provide a new robust defensible Green Belt boundary and provide a transition with the AONB.

### Key Constraints

A sensitive design approach, particularly on the eastern edge, will be required in response to the nearby AONB to the east. This will involve locating public open space rather than buildings on the higher parts of the site. Storey heights on the eastern edge will be limited, with detached homes providing a more organic edge to the development. This will be supplemented with lower order roads and landscape planting to provide an appropriate transitional green edge to the development.



### Opportunities & Constraints Plan

- |  |  |  |
|--|--|--|
|  Site Boundary         |  Proposed Attenuation Basins  |  Category A - Trees of High Quality and Value                         |
|  Potential Site Access |  Rears of Adjacent Properties |  Category B - Trees of Moderate Quality and Value                     |
|  AONB                  |  |  Category C - Trees of Low Quality and Value                          |
|  Direction of Fall     |  |  Approximate Extent of BS5837 Calculated Root Protection Areas (RPAs) |

## Access & Transport

Accesses to the site for all modes will be provided from Limepit Lane, in the form of a simple priority junction with adjacent footways. Should access be required to provide a right turn lane, delivery of a compliant design is achievable within land under the control of the developer and/ or public highway. The layouts and visibility splays will meet the requirements of the local highway authority, informed by recorded vehicle speeds (c.40mph).

At present there is a continuous footway along the southern side of Limepit Lane between Huntington and Pye Green Road in Cannock. The development will provide a new footway on the northern side of Limepit Lane linking the proposed access to the residential development and the existing footway to the east of Foxfields Way. At present the existing footway is narrow and does not follow the likely desire line of future residents. Therefore, new dropped crossings and a new more direct wider footway will be provided. In addition, a new crossing on Limepit Lane will be delivered close to the site access point. The form of the crossing will be discussed with the Local Highway Authority, which could be either a refuge crossing, zebra or puffin.

The site is well located in terms of access to local facilities. Little Green Community School is c.550m (as measured from the centre of the residential area of the site) to the west and a local Co-op is a further 100m south along the Stafford Road. The nearest bus stops are located a similar distances to the west of the site on the A34, which provide access to regular services to Cannock, Walsall and Stafford. Staffordshire University Academy is located 1.1km to the east in Hednesford, which can be accessed safely on foot (c.14 mins).

There are no known highway capacity constraints that would prevent the proposed development coming forward.

## Drainage

According to the Environment Agency Flood Map for Planning, the application site is located entirely within Flood Zone 1 (Low Probability), which is land defined as having less than a 1 in 1000-year annual probability of river or sea flooding. The nearest Environment Agency Main River is the Ridings Brook, which is located approximately 2.2km southeast of the site and does not pose a risk to the development.

The proposed development has also been assessed against a further range of potential flood risk sources including surface water, canals, groundwater, reservoirs and sewers. None of these flood sources have been found to represent a potential barrier to development and any residual risk will be appropriately mitigated.

An appropriate Surface Water Management Strategy which complies with the latest local and national advice will be implemented on the site to attenuate the increase in surface water runoff caused by development. As a first option, infiltration should be considered for the disposal of surface water due to the expected favourable ground conditions and Sandstone bedrock geology. In the event that infiltration is not viable, the rate at which the runoff is discharged from the site will be restricted to the equivalent greenfield runoff rate, preventing an increase in flows leaving the site and thus ensuring that the development does not have a detrimental impact upon flood risk elsewhere.

Through the application of Sustainable Urban Drainage Systems (SuDS), the additional surface water will be stored within the site and subjected to multiple stages of treatment to guarantee that the water quality in the wider drainage network is protected. Wherever possible SuDS features will be above ground to enhance the aesthetic amenity of the development and provide valuable habitats for the local wildlife. The attenuation provided will be appropriately sized to include an allowance for climate change. Example SuDS features that will be incorporated into the development wherever possible include infiltration basins, permeable paving and swales.

## Archaeology and Heritage

A desk based archaeology and heritage assessment has been completed for the site. Few records are held for the study area and there is little indication that the site has greater than low archaeological potential. It is likely to have been historically part of Cannock Chase and subsequently farmed. Cultivation is likely to have truncated any earlier remains such that nothing of significance is likely to survive.

The site's earliest field boundaries lie alongside Limepit Lane and in the east and north of the site. These can be retained as part of the site's green infrastructure. Significant change within and adjacent to the site means that the landscape is not of intrinsic historical significance.

Few buildings or areas of historical or architectural interest lie nearby. The closest designated heritage asset is the Grade II listed Huntington Farm farmhouse well to the west of the site and neither this, nor any other heritage asset would be harmed by the proposals.'

## Green Belt

An analysis of the contribution that the site makes to the purposes of the Green Belt was assessed through a combination of desktop and on-site assessment, as well as the ability of the remaining Green Belt to perform its purpose should the site be developed.

The site was shown to make no contribution to the prevention of merging of towns or the setting of a historic town, as reinforced through the Council's own Green Belt Study.

The site was assessed as making a moderate to low contribution to the prevention of sprawl. The Huntington Belt prevents sprawl from Hednesford to the east, and the existing edge of Huntington at Linnet Close already extends as far east as the eastern site boundary. Development within the site will be a planned comprehensive development, rather than piecemeal sprawl and the creation of new areas of planting around the eastern hedgerows will help to create a strong defensible boundary to Huntington in this location, stronger than the current Green Belt boundary in this area.

The site was also assessed as making a moderate to low contribution to protecting the countryside from encroachment. Development on the site, and the potential future development of land to the north, will bring the settlement edge in this location as far east as the existing development on Linnet Close, creating a more logical and consolidated edge to Huntington in this location. In addition, the visual envelope of the site was shown to be localised to a limited number of viewpoints, and to be seen in the context of existing development when visible. As such, it will cause limited visual or perceptual encroachment into the countryside.

## Landscape

Having undertaken fieldwork to establish the landscape and visual context within which the site lies, the following opportunities and constraints have been identified. These reflect sensitivities associated with the setting of the AONB, as well as the situation of the site on the settlement edge:

- Limiting the extent of development within the site to respect the settlement pattern and respect the open character and setting of the AONB to the east;
- Development to be retained within the 175m contour line as much as possible to ensure development follows the landform and is not prominent on the higher slopes;
- Development to respect the height, scale and character of the adjacent built edge. Opportunities for single storey houses on the eastern edge of the development to reduce visual prominence when views from the higher land in the AONB;
- Opportunities to reinforce field boundaries to the eastern edge of the site with hedgerow tree planting, trees and woodland. This will provide an improved settlement edge and filter views of development, respecting the landscape character and retaining views from within the AONB.

# 6. The Proposals

## Key Guiding Design Principles

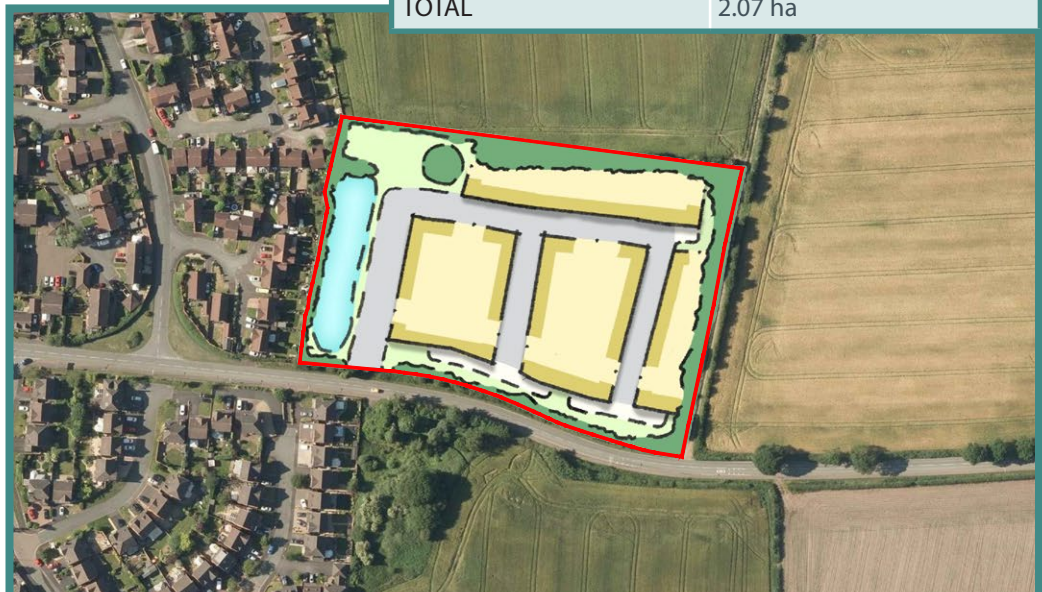
The plan for the site has been informed by the vision, site analysis and identified constraints and opportunities. The plan shows the key design principles which underpin the development of the site, as set out below:

- The proposal provides approximately 44 dwellings using an average density of 38 dwellings per hectare (dph) in line with the allocation of the site.
- We have set out below that there is also an opportunity for the site to accommodate 54 dwellings with minimal alterations to the proposed concept plan. This is demonstrated by the Option 1 concept plan shown below.
- Vehicle access to the site will be provided via an enhancement of the existing dropped kerb access from Limepit Lane.
- The development has a soft green transitional edge to the east.
- The retention and enhancement of existing green capital wherever possible, to shape a connected and multi-functional green infrastructure network – including recreation, ecological habitats and attenuation.
- New public open space which is well fronted onto by development and well overlooked incorporating green and blue infrastructure including SuDS.

Proposed Land Use - Concept Plan	Area
Residential Development Area	1.16 ha (equating to approximately 44 dwellings at 38 dph)
Infrastructure	0.08 ha
Public Open Space (including SuDS)	0.65 ha
TOTAL	1.89 ha





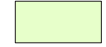

Proposed Land Use - Option 1 Plan	Area
Residential Development Area	1.42ha (equating to approximately 54 dwellings at 38 dph)
Infrastructure	0.08 ha
Public Open Space (including SuDS)	0.57 ha
TOTAL	2.07 ha

Option 1 Concept Plan







-  Site Boundary (1.89ha)
-  Proposed development area
-  Proposed infrastructure
-  Proposed attenuation
-  Proposed public open space
-  Proposed and existing planting

Concept Plan

## 7. Development Benefits



### A development which creates a new, well defined settlement edge

The development will utilise existing topography and vegetation and reinforce existing field boundaries to create an enhanced new defensible Green Belt boundary to Huntington and provide transition to the countryside, preserving views and the setting of the AONB to the east.



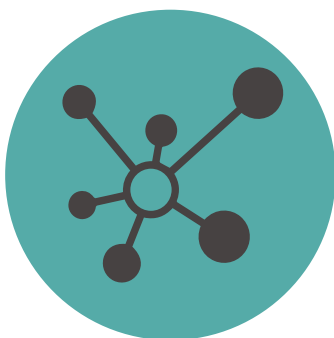
### A development which retains and enhances existing green infrastructure

The development retains and expands existing green infrastructure on site, enhancing the character and setting of new homes and incorporated within newly created areas of public open space.



### The delivery of new homes within a high-quality living environment

The proposal will extend the Huntington residential community creating approximately 44 high quality new homes within the framework of a carefully considered, site sensitive design approach.



### A flexible and robust design framework

The proposals have been designed to be flexible, allowing the site to accommodate up to 54 dwellings with minimal alterations required to the proposed concept plan.

## 8. Appendices

Appendix A: Sustainability  
Infographic (Source: Turleys)

# Land at Limepit Lane, Huntington

## A Sustainable Location for Development



The proposed development in Huntington, South Staffordshire will deliver a sustainable development of approximately 44 high quality new dwellings with the potential for up to 54 in total. The development will incorporate sustainable measures in response to long term climate change, preserving the physical environment and creating healthy and well-connected communities.

### Sustainable Location



The site is located to the east of Huntington village and is approximately 2.3km northwest of Cannock Town Centre.

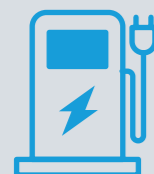
### Local Amenities and Accessibility



The development is sustainably located benefiting from a range of local amenities and transport links.

- **Key local amenities located within 800m of the site include;** Cannock Rugby Club, Co-op food store, Colliery Pharmacy, Create Community Church and the Littleton Arms Pub.
- **Within 2km of the site;** A range of additional amenities accessible via cycling and public transport include; two primary schools, Staffordshire University Academy Sixth Form, secondary school, nursery, medical centre, food retail and green spaces.
- **Bus services** - Bus stops located on Stafford Road, approximately 400m from the centre of the site, providing journeys to Walsall, Cannock, Huntington and Stafford.
- **Rail services** - Hednesford Train Station located 2.7km from the site, a 30 minute walk, provides onward services to Birmingham, Rugeley Trent Valley and Northampton.

### Sustainable Transport



To facilitate sustainable transport the development will include:

- Provision of a new footway on the northern side of Limepit Lane as well as new dropped crossings along the existing footways. A new crossing will also be provided on Limepit Lane close to the access point of the site.
- Provision of secure cycle parking within garages, sheds or in secure, well-lit, covered cycle storage facilities.
- Walking and cycling access to local amenities within 800m of the site.
- Bus stops 400m from the site.
- Provision of an EV charging point for each dwelling.



#### LEGEND

- Site Boundary (1.89ha)
- Proposed development area
- Proposed infrastructure
- Proposed attenuation
- Proposed public open space
- Proposed and existing planting

# Land at Limepit Lane, Huntington

## A Sustainable Location for Development



### Policy



**Climate emergency** – The development will endeavour to meet the Climate Change Action Plan released by Staffordshire County Council following the Council's pledge to become net zero carbon by 2050.



**Future Homes Standard** – The development will align, as appropriate, with the interim Future Homes Standard (FHS) requiring a 31% reduction in CO2 emissions over Part L 2013 or the full FHS from 2025 requiring homes to achieve a 75-80% reduction in CO2 emissions.



**National Planning Policy Framework (NPPF)** – The development will meet the objectives of the NPPF:

- Building a Strong and Competitive Economy;
- Promoting Sustainable Transport;
- Delivering a Wide Choice of High Quality Homes;
- Requiring Good Design;
- Promoting Healthy Communities;
- Meeting the Challenge of Climate Change;
- Conserving and Enhancing the Natural Environment;
- Sustainable Waste Management.



**South Staffordshire Council Core Strategy December 2012** – The development will endeavour to:

- Facilitate sustainable modes of transport;
- Maximise energy efficiency, incorporate sustainable construction techniques, and minimise and manage waste;
- Building design is flexible and reduces energy consumption;
- Incorporate the use of SUDS.

**South Staffordshire Local Plan Preferred Options** – South Staffordshire Council is currently consulting on The Local Plan Review Preferred Options document between November and December 2021:

- Each dwelling will be provided with an electric car charging point;
- A biodiversity net gain will be achieved, where possible;
- Major residential developments will achieve a 31% carbon reduction over Building Regulations Approved Document Part L 2013;
- Carbon emission targets will be exceeded through fabric and energy efficiency measures, whilst achieving the additional 31% CO2 improvement target through further fabric and energy efficiency and the use of, low and zero carbon energy technologies such as PV cells or Air Source Heat Pumps.

# Land at Limepit Lane, Huntingdon

## Delivering Socio-economic Benefits



IM Land is committed to creating a sustainable future and has a proactive Corporate Social Responsibility programme to deliver social benefits to communities. The development at Lane at Limepit Lane will generate a range of socio-economic benefits for future residents and the wider area and local economy.

### Socio-economic benefits of the development

The proposed development at Limepit Lane will generate a range of socio-economic benefits for future residents and the wider area and local economy.

**Economic benefits** – The proposed development will contribute to positive economic growth from construction and occupation through:



Provision of employment opportunities during the construction of new homes;



The generation of demand for local goods and services by new residents;



Generation of additional Council Tax revenue to support local Council services.

### Social benefits

The proposed development will consider the surrounding landscape and the health and wellbeing of future residents. The development design will include areas of open space providing recreational, health and wellbeing and community benefits:



Creation of formal open space to maintain a sense of openness;



Creation of a new footway along Limepit Lane, increasing accessibility to local facilities;



Provision of affordable housing.

### IM Group's Corporate Social Responsibility

IM Land, part of IM Group, are experienced professionals specialising in promoting IM Land, part of IM Group, are experienced professionals specialising in promoting sites to obtain planning permission. IM Group is committed to creating a sustainable future by providing quality products and services whilst striving to minimise their environmental impact. They continually work on their impact on a range of issues, including the environmental, health and safety, employment, supply chain and community issues. This is done through the implementation of IM Group's 2030 ambitions to create positive change in communities, become climate and nature positive, and enable and inspire sustainable thinking.

As part of creating a sustainable future, IM Group provide educational and social welfare help to children and families within the communities they work in through their Corporate Social Responsibility programme.

#### Corporate Social Responsibility

IM Group provide employees with the opportunity to get involved in a range of CSR activities that aim to help the local community:

- **Community action** – Working as a team to give something back to the community.
- **Education ambassador** – Involving IM Group employees in inspiring a future generation of students within schools or higher education.
- **Fundraising** – Raising funds to support causes that reinforce the values and vision of IM Group.
- **Grace Partnership** – Partnering with the Grace Foundation to help students develop healthy relationships and soft skills that will assist with their transition to the working world. Mentoring adults and young people – Supporting and enhancement the development of individuals within the community. IM Group offer leadership programmes to help develop employees' business and leadership skills. The programmes are offered to those both already in managerial positions and those in the early stages of management or have a desire to progress.
- Further information can be found here.

# Land at Limepit Lane, Huntington

## Sustainable Design and Meeting the Challenge of Climate Change



The design of the proposed development at Land at Limepit Lane, Huntington will include a sustainability strategy which is flexible and fit for the future. A range of measures will be incorporated into the development design to enhance the sustainability of the development ensuring it is resilient to the future impacts of climate change as well as reduces carbon emissions.

### Reducing Energy Use and GHG Emissions



Homes will be designed in accordance with the Energy Hierarchy to reduce energy use and carbon emissions and design will incorporate a range of fabric and energy efficiency measures to meet the requirements of the Building Regulations. From 2022, new homes will be required to achieve a 31% carbon reduction beyond the current regulations in accordance with the Future Homes Standard. The detailed design of the development will explore options for reducing carbon emissions in accordance with the FHS as required, considering the use of renewable technologies such as Air Source Heat Pumps and Solar PV.

### Sustainable Materials



Homes will be designed to specify sustainable materials, considering the whole life cycle of materials to reduce the embodied carbon of development. Principles of the circular economy will be incorporated where appropriate and the design will aim to ensure reduction of materials and waste in the first instance.

### Sustainable Transport



To facilitate sustainable transport the development will aim to connect to the wider footpath and cycle path network. Additionally, new footways will be included, the development design will incorporate secure cycle storage, and an Electric Vehicle charge point will be provided for each dwelling.



### Biodiversity



Through enhancement and creation of open spaces and habitats, the development will aim for a net gain in biodiversity. High quality trees and hedgerows will be retained, where possible, and field boundaries to the eastern edge of the site will be reinforced with hedgerow tree planting, trees and woodland. New trees and planting will be included across the development, where feasible,

### Climate Change Adaptation



#### Flood Risk

The development is located in Flood Zone 1 and will incorporate Sustainable Drainage Systems to attenuate surface water to the 1 in 100 year event with an allowance for climate change.



#### Sustainable Water Use

To reduce the pressure on potable water availability, new homes will achieve a water consumption rate of 110 l/p/d by incorporating water efficiency measures such as water meters and low flow fittings.



#### Overheating

Homes where appropriate will undergo overheating assessments using future climate projections to inform the design to minimise the risk of overheating occurring as a result of increasing summer temperatures due to climate change.

