Appendix 1 – Current Development

Jackson's Brickworks

A recent example of a comprehensive development which has secured an holistic approach to sustainable development relates to a scheme which was Minded to Approve by a meeting of Planning Committee in October 2022. The development proposed the erection of 378 dwellings together with commercial floorspace and a new secondary school. The site had significant contamination which was subject to a previous application to deliver a remediation scheme, bringing brownfield land back into use after 40 years of dereliction.

The scheme includes the planting of 373 trees together with a deep landscaped buffer to an adjoining canal towpath as well as native hedging; with native herbaceous planting to water retention swales and rainwater gardens. Public realm would be brought forward through a 1.36ha park together with several smaller pocket parks/play areas. Water run-off and flood mitigation would be dealt with through the provision of swales, rainwater gardens and attenuation basins which also provide habitats as part of biodiversity enhancements. A fabric first approach has been included for the houses and apartments delivering an energy saving development that can meet housing needs and reduce carbon emissions during the lifecycle of each dwelling. Renewable technologies would be provided in the form of air source heat pumps to power the main heating systems and solar photovoltaic panels to provide the electricity.

Silk Street

The scheme brings forward a “passive fabric-first" approach. The apartment buildings and dwellings fabric would be highly efficient with energy saving measures incorporated into the design in the form of lighting, power and ventilation measures. photovoltaic array would be installed to the roof of the dwellings. The dwellings would be entirely electric and would not be fitted with gas boilers and would also have a highly efficient fabric and lighting systems. There are also green walls to the apartment buildings and ground source heat pumps/

These measures would achieve a site wide reduction in CO2 over Part L (2010) of the Building Regulations of 44.9%. This reduction exceeds the requirements of policy EN6 which seeks to achieve a 15% reduction in CO2 on Part L (2010) Building Regulations. There is an opportunity to reduce this further once the applicant has finalised measures and the overall carbon reduction is likely to be greater over the lifetime of the development as the electricity grid decarbonises. A post construction review would form part of the planning conditions to verify that this reduction has been achieved.

A drainage scheme would also minimise the flow rates of surface water into the surrounding network and the soft landscaping within the public realm would adopt sustainable principles as much as possible.

Trinity Islands

The development proposed will deliver a building fabric that will be highly efficient. An all-electric approach would be adopted using air source heat pumps and a fabric first approach to design. The fabric includes efficient mechanical and electrical systems with controls to reduce emissions and low energy lighting and efficient hot water storage. 20% of the on-site parking would be fitted with an electric car charging point with the remaining spaces fitted with the infrastructure to be adapted. 1950 cycle spaces would be created and with pedestrian and cycle infrastructure in the public realm to encourage cycling and walking. A travel plan would encourage residents to take advantage of public transport and minimise vehicle trips.
If the most up-to-date format for calculating grid carbon efficiency is factored in and the development achieves ongoing carbon reductions delivered by grid-scale infrastructure, the proposal could achieve a 50% betterment and therefore exceeds the 9% equivalent under Part L 2013. A post construction review will form part of the planning conditions to verify that this reduction has been achieved.
Green and accessible public realm would connect to the river and connect through an enhanced underpass. It would support the green and blue infrastructure strategy for the side as part of a sustainability strategy. Green infrastructure will include landscaping, trees, street trees and wildlife habitats to improve biodiversity. This would include 1.29 hectares of public realm, 149 trees, ornamental planting, shrubs, green walls and other planted areas. This would contribute to mitigating air quality conditions and surface water run off rates.