

Coopers Hill Sustainability Strategy

1. Introduction

- 1.1 This report is intended to outline the approach to sustainability and the energy strategy for Coopers Hill. The report has been prepared jointly with our consultants Hodkinson's.
- 1.2 Coopers Hill is a key site within the Councils long term aspirations within the 'Bracknell Town centre Vision 2032' report which sets out how Bracknell will realise its potential as a strong town centre, serving a prosperous and dynamic area. Coopers Hill is part of the first phase of sites to come forward under this strategy and will seek to reinvigorate the wider town centre by development high quality development of complementary uses in the town centre and surrounding area.
- 1.3 Countryside Properties, in their capacity as Development Manager in the Bracknell Forest Cambium Partnership (BFCP) have submitted a planning application for the Coopers Hill development which delivers an appropriate and compliant energy strategy for this development. This development will deliver a high-quality sustainable development, utilising renewable energy technology.
- 1.4 The site has been designed with gas boilers from the outset as this meets current energy regulations for the development of this site. In addition, our proposals go beyond the required standards to deliver sustainability measures which exceed current regulations.

2. Policy background - Commitment to sustainability and climate change

- 2.1 Bracknell Forest Council (BFC) have committed to becoming carbon neutral by 2050 through the adoption of a Climate Change Strategy in March 2021. Countryside UK Properties, as development manager are committed on supporting BFC to deliver on these aspirations through pragmatic delivery solutions, value for money options and technical support.

3. Sustainability agenda

- 3.1 Countryside Partnerships (CP) through BFCP will focus on the wider issues of wider sustainability to deliver a truly sustainable approach to our developments. These will include:
 - **Jobs:** Promoting local skills and employment
 - **Growth:** Supporting the growth of responsible regional business
 - **Social:** Creating healthier, safer and more resilient communities
 - **Environment:** Protecting and improving our environment
 - **Innovation:** Promoting social innovation in our communities.



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4. Key targets

4.1 The key sustainability features to be delivered on this site are listed below and demonstrate the BFCP's commitment to create a place of high-quality housing where a reduced impact on the environment becomes a reality. We will work hard to deliver a pragmatic and well-conceived response to the need to manage the resources of the environment carefully. This will be achieved through the delivery of:

- **Energy efficiency:** The development will target a 16.9% reduction in Regulated CO2 emissions through energy-efficiency measures and photovoltaic panels
- **Water efficiency:** technology will be employed to deliver water-efficient fixtures and fittings into dwellings
- **Waste and recycling:** Facilities will be provided for domestic and construction-related waste, including segregated bins for refuse and recycling
- **Materials:** Where practical, new building materials will be sourced locally to reduce transportation pollution and support the local economy. New materials will be selected based on their environmental impact
- **Sustainable Procurement Policy:** ensuring that any impacts are minimised through our procurement strategies,
- **Sustainable drainage (SUDs):** will be used throughout the site which incorporates permeable paving and attenuation features.
- **Sound insulation:** The dwellings are designed to exceed required sound insulation standards
- **Sustainable transport:** The site will benefit from a good existing public transport network 122 cycle storage spaces will be constructed along with electric vehicle charging points
- **Biodiversity and ecology:** bespoke habitats will be created through the provision of landscaped areas, amenity space and additional tree and shrub planting across the site and the use of Brown roofs
- **Sustainable construction:** The site will aim to achieve a 'Beyond Best Practice' score with the Considerate Constructors Scheme and will closely monitor construction site impacts.

4.2 In addition to the above we will include the following sustainability enhancements:

- High standards of insulation to the buildings and airtightness to deliver further heating efficiencies
- We are proposing to use over 70 PV panels on the Coopers Hill site to deliver clean energy to the dwellings
- Energy efficient appliances within the homes
- Monitoring, recycling, and reducing waste with minimal construction waste going to landfill, Local resourcing of materials, use of recycled material
- We will minimise the nuisance caused by dust, noise, vibration, and vehicle movement
- Measures to improve biodiversity
- Native planting including trees as part of the landscape strategy, protection and enhancement of biodiversity and ecological issues
- Re-use of rainwater to irrigate landscape areas
- All external lighting, and any security lighting, will be energy efficient and adequately controlled using PIR sensors,



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- 4.3 We will monitor all aspects of the sustainability agenda and build process and look for efficiencies to deliver more gains.

5.0 Energy Strategy

- 5.1 The development proposed will deliver a highly efficient gas generation strategy for heating and hot water to the houses. This will be combined with the additional features fitted to the dwellings such as very high standards of insulation, build airtightness and other energy-efficiency measures. Not only will these technologies help to conserve the planets valuable resources but allow our purchasers to benefit from low running costs.
- 5.2 The chosen energy strategy has prioritised energy-efficiency measures in order reduce demand, This is all in line with prevailing standards. A substantial quantity of photovoltaic (PV) panels will also be installed across the development. **The proposed strategy will enable the development to exceed the existing standards for Target Emission Rate (TER) by 16.9%.**

6.0 Looking to the future

- 6.3 The BFCP are keen to undertake live research opportunities to assist the knowledge base to advance the efficiency of future developments. Therefore, we are proposing to explore the use of ASHP on the sales units of this site to evaluate efficiency/ running costs etc. The lessons learned then be applied to future sites to deliver wider sustainability gains. Our developments will strive to have the lightest possible impact on the environment and create the opportunities for the advancement of changes to the way that houses are built, to deliver value for money modern accommodation for environmentally minded purchasers.

