LAND AT COTON PARK EAST RUGBY

Design & Access Statement
“Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning”.

(para 33 of Planning Policy Statement 1 (PPS1))
01 - Introduction

Purpose of the statement

1.1 This statement has been prepared by Pegasus Planning Group on behalf of David Wilson Homes (East Midlands) Ltd to accompany an Outline Planning Application for the residential development of a site at Coton Park East, Rugby.

1.2 This statement has been prepared in accordance with the Department for Communities and Local Government’s (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. Reference has also been made to the Commission for Architecture and the Built Environment’s (CABE) guidance on 'Design and Access Statements: How to write, read and use them' (CABE, 2006).

1.3 The purpose of this statement is to explain: “the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with” (para. 80, DCLG Circular 01/2006).

1.4 This document contains the following:
Section 1 Introduction – outlines the purpose of the document;
Section 2 Assessment – considers the site and its surroundings in terms of the physical and planning context;
Section 3 Evaluation and Design Principles – identifies the site constraints and opportunities which will guide the design principles underpinning the development of the site; and
Section 4 Design Proposals – presentation of the design proposals including land use, access arrangements, layout, scale of buildings, landscaping treatments and the appearance of the completed development.

1.5 This statement should be read in conjunction with the Outline Planning Application and its accompanying documents.
02 - Assessment

2.1 This section provides an assessment of the site and its surroundings.

Context

2.2 Rugby is a market town in Warwickshire, West Midlands, on the River Avon. The town has a population of 61,988 (2001 census) making it the second largest town in the county. The larger borough of Rugby has a population of 91,600 (2005 estimate). Rugby is 13 miles (21 km) east of Coventry, on the eastern edge of Warwickshire, near the borders with Northamptonshire and Leicestershire.

2.3 Rugby grew from a market town in the 19th century through the development of the railways. Rugby became an important railway junction, and the proliferation of rail yards and workshops attracted workers to the town. In the 1890s and 1900s, heavy engineering industries began to set up in the town, and Rugby rapidly grew into a major industrial centre. Rugby expanded rapidly in the early decades of the 20th century and by the 1940s, the population of Rugby had grown to over 40,000. The modern town of Rugby is an amalgamation of the original town with the former villages of Bilton, Hillmorton, Brownsover and Newbold-on-Avon.

2.4 The town centre is mostly Victorian and early 20th century along with some more modern developments. Rugby town centre includes restaurants and public houses. The main shopping area in Rugby is in the streets around the Clock Tower, two of which (High Street and Sheep Street) are pedestrianised. The town centre has an indoor shopping centre and a street market.

2.5 In recent years, Rugby has become well served by the motorway network, with the M1, M6 and M45 merging close to the town.

2.6 By rail Rugby is served by the West Coast Main Line railway, and has services to London and Birmingham and the North West of England. Buses run to Coventry, Southam, Leamington Spa, Daventry, Banbury, Leicester and Northampton as well as serving some of the major residential areas of the town on a regular basis. The town also has a direct rail link to Birmingham International Airport. The nearest airport to Rugby is at Coventry. The Oxford Canal runs along the north edge of Rugby.
The site

2.7 The site is located to the north of Rugby, to the eastern edge of the existing Coton Park residential area with its range of community facilities and employment use nearby. Rugby Town centre and railway stations are approximately two miles to the south.

2.8 The 6.7 hectare site is roughly rectangular in shape and is currently of agricultural use. It adjoins the present north-eastern limit of the development of the town. The existing development of Gentian Way forms the southern boundary and Poppy Drive and Foxglove Close form the western boundary. The land to the north has been partly developed to provide surface water balancing areas for the Coton Park development. The eastern boundary adjoins the disused Great Central Railway that is now a nature walk and Sustrans route.
Topography

2.9 The site slopes from northwest to southeast. The north western corner of the site sits at a height of approximately 117m AOD and slopes to approximately 103m AOD in the south western corner. The western side of the site therefore forms a gradient of approximately 1 in 14. The north eastern corner of the site sits at 110m AOD and falls to 103m AOD in the south eastern corner, a gradient of 1 in 34.

2.10 The existing development of Gentian Way, Poppy Drive and Foxglove Close sit slightly lower than the site allowing glimpsed views through boundaries to the higher ground.
Existing Landscape Features

2.11 The land to the north of the site up to the M6 is predominantly agricultural use divided up into regular shaped fields with boundaries consisting mainly of hedgerows.

2.12 The site is bounded by existing hedgerows. These are largely 1.8-4.0m high. Some of the hedgerows around the site have become sparse in places whilst others are dense and form noticeable features within the landscape. The hedgerow between the existing development and the site is sparse and allows views of the existing housing from the site.

2.13 Of particular note along the eastern boundary of the site is the tree-lined dismantled railway nature walk that runs north south. This route with public access is lined with a belt of trees and mature hedgerows.
1 - Great Central Walk
2 - 5 Images of Gentian Way and Foxglove Close
Movement and access

2.14 A Public Right of Way R110 runs east west across the northern part of the site along the existing hedgerow. This route runs from the village of Newton in the northeast to Newton Manor Lane in the southwest. It also provides access to Leicester Road, A426. There is an informal gated pedestrian access from Great Central Walk into the site from the east. This route/path provides access from the site to Great Central Walk Nature Reserve to the north, providing informal recreational routes around the area.

2.15 A bus route runs along Newton Manor Lane. The Coton Park residential area is not currently served by a local bus service.

Surrounding built form contexts

2.16 The adjoining built up areas to the southwest of the site are largely characterised by 2 storey housing built from the 1990s onwards. These dwellings are a mix of semi-detached and detached dwellings that are set back from the road with on plot parking to the side of the dwelling.

2.17 The recent development of Coton Park to the northwest has a variety of different building heights ranging from 2 to 4 storeys. There is a prominence of red and buff brick with cream render highlighting key facades and focal buildings. The roofs consist of red and grey tiled or slate effect roof tiles.
Current Urban Design Guidance
Planning policies

Government guidance

2.18 Government guidance in the form of Planning Policy Guidance Notes (PPGs) and emerging Planning Policy Statements (PPSs) set the context for promoting excellence in sustainable development and high quality design. Details of relevant policies and guidance can be found within the Planning Statement that accompanies the application. The following policies and guidance are applicable to Urban Design:

2.19 Planning Policy Statement 1 (PPS1): Delivering Sustainable Communities (2005) sets out the Government’s commitment to good design; “High quality and inclusive design should be the aim of all those involved in the development process. High quality and inclusive design should create well-mixed and integrated developments which avoid segregation and have well-planned public spaces that bring people together and provide opportunities for physical activity and recreation” (para. 35, ODPM, 2005).

PPS1 makes particular reference to:
- By Design – Urban Design in the Planning System: Towards Better Practice (DETR/CABE, 2000);
- By Design – Better Places to Live: A Companion Guide to PPG3 (DETR/CABE, 2001);
- Safer Places – The Planning System and Crime Prevention (ODPM, 2004); and

2.20 Planning Policy Statement 3: Housing (PPS3) seeks to promote more sustainable residential environments through requiring developers to make efficient use of land, and states that good design is fundamental to this objective. It also emphasises the need to design in order to create attractive places with strong local identity. New, well-designed development should enhance the character and quality of an area.

2.21 Planning Policy Guidance Note 13 (PPG13): Transport (2001) provides advice on transport provision and the types of movement that should be prioritised.

2.22 Planning Policy Guidance Note 17 (PPG17): Planning for Open Space, Sport and Recreation, along with its companion guide, provides guidance about the different types of open space and recreation provision, size and quality, including the need to undertake local needs assessment.

2.23 The foregoing policies are supplemented by other guidance documents including;
- Building for Life - Delivering great places to live (CABE, 2007);
- Manual for Streets (DoT/DCLG, 2007);
- Urban Design Compendium 1 & 2 (English Partnerships and the Housing Corporation, 2000);
- Designing for Accessibility – Inclusive Environments (RIBA Enterprises, 2004); and
- Design and Access Statements – How to write, read and use them (CABE, 2006). Other guidance and policy

2.24 Whilst developing the design proposals, reference has also been made to the requirements of the following;
- Disability Discrimination Act 1995;
- British Standard BS8300; and
- Building Regulations.
Government guidance

3.1 The assessment of the site and its surroundings, points to a number of constraints and opportunities associated with the proposed development. These are outlined below and illustrated, where appropriate, on the constraints and opportunities plan. Each of these constraints and opportunities has been used to inform the design proposals on the site.

**Constraints**

- Vehicular access into the site;
- Impact of the development on the countryside to the north;
- Retention of existing trees and hedgerows around field boundaries, particularly those of ecological interest and those that act as wildlife habitats, where possible;
- Provision of the appropriate development free buffers to areas of ecological importance;
- Sloping landform of the site;
- The presence of existing residential development to the south and southwest;
- Protection of the existing Public Right of Way R110 which crosses the north of the site.

**Opportunities**

- Provision of a sustainable development which can accommodate a maximum of 165 homes supported by amenity space and infrastructure;
- Enhancement of existing Public Right of Way R110 along the northern edge of the development and increased public access to the site;
- Potential linkage to Great Central Walk and new pedestrian/cycle link to the north and south;
- Integration with existing development;
- Creation of interesting street patterns through the use of existing topography;
- Provision of links with existing development and provide future development to encourage walking, cycling and public transport usage.
Design Principles

3.2 Following on from the earlier phases of the Coton Park development, considerable importance will be placed on achieving a high standard of design across the site. The application of urban design objectives will ensure a high quality layout is achieved whilst the identification of the constraints and opportunities will ensure that the proposals are sensitively assimilated on the site and into the surrounding landscape and urban fabric. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

3.3 The principles which will influence the design of the new community at Coton Park East will be derived from the site assessment and aim of delivering a high quality development which achieves the criteria set out at paragraph 16 of PPS3, namely:
Accessibility

"Is easily accessible and well-connected to public transport and community facilities and services, and is well laid out so that all the space is used efficiently, is safe, accessible and user-friendly" paragraph 16, PPS3.

- Integration of the development at Coton Park East into the existing movement network;
- Convenient, safe and direct access for all residents to the existing and proposed local services and facilities;
- Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its function as a movement corridor;
- Maximisation of the permeable connections to the wider area via sustainable routes for pedestrians, cyclists and public transport users;
- Maintain a human dimension in terms of scale to the built form for ease of orientation; and
- Provision of landmark and keynote buildings that assist in navigation through the development.

Provision of amenity space

"Provides, or enables good access to, community and green and open amenity and recreational space (including play space) as well as private outdoor space such as residential gardens, patios and balconies" paragraph 16, PPS3.

- Provision of easy access to a range of types of community green spaces encompassing various forms of recreational activities for different age groups;
- Provision of private and/or communal amenity space for all new residents including gardens, patio areas and balconies; and
- Increased accessibility via existing and proposed foot/cycleway links to the adjacent countryside.

Response to context

"Is well integrated with, and complements, the neighbouring building and the local area more generally in terms of scale, density, layout and access" paragraph 16, PPS3.

- Respond to the existing site topography including the consideration of views in and out of the site;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.
Efficient use of resources

“Facilitates the efficient use of resources, during construction and in use, and seeks to adapt to and reduce the impact of, and on, climate change” paragraph 16, PPS3.

- Encouragement of walking, cycling and public transport use rather than the use of the private car thereby reducing the reliance on natural resources;
- Use of energy efficiency building techniques to achieve Code for Sustainable Homes Level 3; and
- Achievement of high levels of passive solar gain through the careful orientation of buildings.

Quality of public realm

“Takes a design-led approach to the provision of car-parking space, that is well-integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly” paragraph 16, PPS3.

- Integration of existing and proposed landscape features in order to soften the built form;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in enclosure of private spaces;
- Control of access to private areas, particularly rear gardens and parking courts; and
- Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity.

Character and identity

“Creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity” paragraph 16, PPS3.

- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;

“Provides for the retention or re-establishment of the biodiversity within residential environments” paragraph 16, PPS3.

- The balancing pond and appropriate landscaping to the south east of the site will provide an opportunity for bio-diversity to flourish, where previously the opportunity did not exist.
### 04 - Design Proposals

#### 4.1 This section details the design proposals for the site whilst highlighting how the findings outlined in the previous sections have been utilised to inform the development.

#### Use & Amount

4.2 Residential - a maximum of 165 dwellings (Class C3). The development will achieve a minimum net density of 30 dwellings per hectare (dph).

4.3 A range of house types and tenures is proposed in order to accommodate a mixed and integrated community. The scale of development provides the opportunity to incorporate various housing styles in this location. The proposals include buildings that will be designed to form groups that interact with one another using a coordinated range of materials and detailing. As found within traditional townscapes, a hierarchy of dwellings is proposed ranging from large buildings and detached properties through to smaller terraced forms.

4.4 40% affordable housing (approximately 66 dwellings) will be provided within the development in accordance with the relevant policy and guidance. Details will be submitted at reserved matters stage following through consultation with the Planning Authority.

4.5 Open space provision will be made in accordance with Rugby Borough Council’s standards. The open space will cater for the recreational needs of the existing and new community at Coton Park East.
Layout & Access

A hierarchy of streets and spaces

4.6 The illustrative layout shows the disposition of development parcels and the proposed structure of the development. A well-connected movement network, accessible by all users, is proposed which helps ensure that all areas of the development are easy to navigate, safe and secure. The movement hierarchy clearly defines the main route and helps achieve a permeable layout. The hierarchy recognises the need to combine the function of the street as a movement corridor alongside its place function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy. Streets are defined by the building layout, so that buildings rather than roads predominate.

4.7 The proposed Public Amenity Area and Play Spaces also serve as focal points for the new development. They will aid legibility and help create a focus to the development that encourages community interaction. New tree planting and soft landscaping will complement these green spaces and create an attractive space that softens the built form edge of the development.

4.8 Hard landscaped shared surface spaces are proposed at key junctions to reduce vehicle speeds and to create a different character. They are important where the road runs near to the play spaces to encourage drivers to move through the space more slowly minimising potential conflict between children and vehicles.

4.9 Keynote buildings sited in predominant locations will add to the overall sense of place. These buildings will be located at the entrance to the site to provide visual interest which will aid legibility. Buildings will front onto the new streets and the green spaces, providing natural surveillance and creating a safer environment for all users.

4.10 The development proposals seek to reduce the engineered form of the access road and focus on the creation of a sense of space. The hierarchy of streets also allows for footpath and cycleway connections with the wider area in order to assist in the creation of an integrated movement network.
Illustrative view locations
4.11 Within the street hierarchy, two street types are proposed which represent a site specific approach to the development whilst respecting local highway design guidance, these are;

**Main Street (Primary Road)** – this street is the main vehicular access through the development and will be designed. It will provides to lower order street categories and facilitates the opportunity for access to future development on land to the northeast. Direct access to plots will be accessed from this street and a bus route will also be incorporated along the road.

**Lane** – these lower category routes provide access to a smaller number of dwellings. They are typically located to the edges of the development parcels and serve the larger detached units that have garage parking to the side of the dwelling. These routes are predominantly fronted to a particular side where the dwellings they serve face out to the site boundary or greenspaces. They will create more opportunity for landscaping along the edge creating a softer landscape led character.
Parking Options

- On-street parking
- Garage
- Drive through
- Front court
- Integral garage
- Rear courtyard
Footpaths & cycleways
4.12 Pedestrian and cyclist links have been located so as to encourage residents to use them and in particular utilise the already established routes across the site. Pedestrians are led into the site from well-lit links created between the newly built residential area to the northwest and Great Central Walk to the east. Public Right of Way R110 will be incorporated along the northern edge; this route will be over looked by the new dwellings and the route will provide for cyclists and connect with existing links to the wider area. All pedestrian links will be suitable for use by disabled people.

4.13 Cycle use is encouraged through the high degree of permeability within the layout. With traffic movement low within this phase due to dwelling numbers, cyclists will therefore find it safe and convenient to use the streets for cycling. Safe and convenient routes through the site, particularly for those people with disabilities, require a fundamental understanding of the elements required to achieve inclusive access and will be used to inform the detailed design proposals.

Parking
4.14 Parking will be designed in line with the guidance contained within the adopted Local Plan and have reference to Manual for Streets. Parking will be influenced through the site location and size, the nature of the proposed development, alternative-parking availability within the locality, alternative methods of transport, and ease of accessibility to the site.

4.15 Adequate on-street parking will be ‘designed in’ to the scheme and located close to dwellings and distributed efficiently over the site to cater for visitors. On-street parking will be integrated with tree planting to add activity to the street scene and prevent cars parking on the kerbs and blocking access. The on-street parking will also form traffic calming functions. By designing the on-street parking locations from the outset, the impact of car parking on the street scene is minimised.

4.16 On plot parking is generally located to the side of dwellings within an individual parking bay and/or garage set just back from the building line to allow ease of access to dwellings. Some dwellings will also have gates to provide a different character and to offer increased security to the parking area.

4.17 Disabled parking will be provided through larger spaces to enable sufficient room for disabled users to enter and exit the vehicle and be located no more than 50m from the principal entrance to the building it serves. Disabled parking and cycling parking numbers will be provided in accordance with the appropriate standards.
Coton Park East, Rugby - Figure Ground Plan

Key:
- Site boundary

Client: David Wilson Homes East Midlands

Pegasus Urban Design is part of Pegasus Planning Group LLP. Drawing prepared for planning. Any queries to be reported to Pegasus for clarification.
Continuity and Enclosure

4.18 The design of the development proposals will be based on the principle of eight perimeter blocks that provide a strong frontage to the public realm. The frontages will face out of the block providing surveillance over all routes and have short breaks to allow access to garages. This continuity assists in defining the public realm, promotes an active street scene and helps to create a safe and attractive environment.

4.19 The design solution for the site will reflect the urban form seen in the earlier phases of Coton Park to the west. It is expected that significant numbers of dwellings will have front elevations close to the back of the pavement (within 2 metres) in order to create a sense of enclosure. However, as this is an edge of town location some streets will incorporate a more open aspect with elevations set back behind more traditional front gardens. A strong frontage has been created along the open space areas throughout the site in order to define the public realm and provide surveillance of the spaces. In locations where gable ends of houses adjoin the street, additional windows may be incorporated on these elevations to reinforce the level of surveillance of public areas; these could include oriel or bay windows.

4.20 Development plots will be defined by a range of boundary treatments including walls, timber bollards, railings and hedging, depending upon their location, in order to clearly define public and private spaces.
Scale
Density
4.21 The development proposals will achieve a minimum density of 30 dwellings per hectare that accords with Government guidance on ensuring the efficient use of land.

4.22 As discussed, a variety of house types, tenures and sizes are provided which will assist in creating a balanced community as a variety of households can be accommodated thereby minimising the potential of social exclusion.
Illustrative 3D view of site facing South
Building heights and massing

4.23 A Parameters Plan was produced for the site early in the design process to set parameters for the distribution of uses and building heights. This incorporation of maximum building heights will ensure the proposed layout has minimal visual effect on the surrounding area.

4.24 The heights and massing of the residential buildings will vary within these parameters to provide rhythm and animation to the street scene. A range of house types and sizes will be provided. As highlighted previously, three storey properties will be minimised, although some will be incorporated in order to provide visual interest.

Landmark buildings

4.25 At key locations, such as at the entrance to the site and around the greenspaces, landmark buildings will create vistas and views which make the development memorable and easy to navigate. They assist in making a place distinctive and can provide visual cues relating to the hierarchy of the movement network within the area.

4.26 Landmark buildings can be designed utilising variations in materials, colours, frontage treatment and architectural styles and do not necessarily dictate the need for increased height.
Illustrative views of site
Landscape Design

4.27 Successful green spaces can help create more attractive towns and cities, increase land values and provide safer routes. From an ecological perspective they can also increase flood protection and sustainable drainage as well as providing better microclimates and enhancing biodiversity. Green spaces should promote a distinct sense of place, address a range of environmental issues and also be able to accommodate a variety of uses. CABE outline the following 8 qualities of successful open spaces:

- Sustainability;
- Character and distinctiveness;
- Definition and enclosure;
- Connectivity and accessibility;
- Legibility;
- Adaptability and robustness;
- Inclusiveness; and
- Biodiversity

(Start with the Park – creating sustainable urban green spaces in areas of housing growth and renewal, CABE SPACE)

4.28 Existing Trees and Hedgerows

Existing landscape features such as important hedgerows and trees are retained and protected to the perimeter of the site to form an integral part of the landscape framework within the proposed development. There will be minimal loss of hedgerow to the northwest to gain vehicular access into the site. The existing planting will also be managed to improve their health and form.

4.29 New Planting

Landscape planting proposals are incorporated into the development to address the landscape and visual issues associated with the proposals. These include the implementation of native species in character with vegetation in the locality in order to bolster the local landscape character of the surrounding area and also visually integrate the development into its surroundings to create an attractive urban fringe development. This is achieved through:

- Retaining existing tree and shrub vegetation, where appropriate, in order to maximise the inherent landscape character on the site;
- Introducing formal and informal tree and shrub planting along the proposed residential development edge in keeping with the wider landscape character, to provide a unifying landscape element to the residential edge;
- Around the Public Amenity Area there would be new tree and shrub planting, reflecting indigenous species and planting patterns found in the locality and also planting that is beneficial to local wildlife; and
- Protect existing areas of wildlife habit in-situ, creating buffer zones and feeding corridors, by retaining existing hedgerows as established wildlife links.

Within the development, tree planting, landscaped areas and green spaces will visually break up the built form. The Public Amenity Area not only performs a function of recreational and visual amenity but also operates as an important structuring element within the development reinforcing the character areas. An attenuation area will be incorporated within this area to provide water storage and flood mitigation.
Appearance

4.31 Following an assessment of Coton Park and its environs, materials and details have been identified that reflect the local character and these should be acknowledged in the detailed design of the new development.

4.32 Materials recommended for use within the development should consist of: red and buff brick, light render and stone effect. Roofs to consist of red and grey tiled or slate effect roof tiles.

4.33 A variety of details should be incorporated on the proposed dwellings to create interest and focal points within the streetscene. The use of quoins, oriel windows and balconies could be incorporated into keynote buildings within the proposals creating a high quality finish.

4.34 The use of the different material types and colours will vary within the development, largely determined by the location of the dwelling as well as the desired impact of the landmark buildings. The new development should consist of a subtle range of architectural detail and a restrained palette to be used throughout.

4.35 Surface materials that are firm, durable, smooth and slip-resistant in all weathers are to be utilised within the development, particularly on footways, cycleways and parking areas. Different materials are proposed in order to distinguish between pedestrian/cyclist and vehicular routes. The use of simplistic, high quality detailing through the use of building and surface materials is promoted, within the context of the proposed character areas and the surrounding development.

1 - 9 Images of existing Coton Park development.
4.36 Where appropriate, sustainable building construction techniques will be used in accordance with the Government’s policy of delivering Sustainable Homes. The proposed development will achieve a minimum Code for Sustainable Homes Level 3.

4.37 Sustainable construction measures typically comprise a combination of the following:
- Improved energy efficiency through siting, design and orientation;
- Water conservation measures;
- Sustainable urban drainage systems (SUDs);
- An element of renewable energy production;
- Use of building materials capable of being recycled; and
- An element of construction waste reduction or recycling.

Resource efficiency
4.38 The Code for Sustainable Homes (2006) assesses the ability of a development to achieve sustainability through a package of measures. These measures relate to the whole house and have been strongly informed by the Building Research Establishment’s Environmental Assessment Method (BREEAM) EcoHomes standard.

4.39 The Code covers the following elements:
- Energy efficiency and carbon emissions;
- Water consumption;
- Use and resourcing of materials;
- Surface water run off and flood risk;
- Waste management and recycling;
- Minimising/reducing pollution;
- Health and well being;
- Management, including security and construction; and
- Ecological protection and enhancement.

4.40 The benefits of seeking to achieve a Code standard include:

For the Environment
- Reduced greenhouse gas emissions;
- Better adaptation to climate change;
- Reduce impact on the environment overall.

For House Builders
- A mark of quality;
- Regulatory certainty;
- Flexibility.

For Social Housing Providers
- Lower running costs;
- Improved comfort and satisfaction;
- Raised sustainability credentials.

For Consumers
- Assisting choice;
- Reducing environmental ‘footprint’;
- Lower running costs;
- Improved well-being.

4.41 Further information is provided within the Sustainable Development chapter of the Environmental Statement.