



**HOPKINS  
HOMES**

# Community Benefits

The proposed development will deliver a number of benefits to the local area.

## Benefits include:

- Provision of a range of new homes, including affordable homes and bungalows;
- Provision of new public open space;
- Provision of children's play area;
- Provision of land for enlarged playing fields;
- Financial payments towards new infrastructure, via the Community Infrastructure Levy (CIL) and S106 procedures.

## CIL and S106

The Community Infrastructure Levy (CIL) is a fixed rate payment which Councils can charge to off-set the impact of additional homes on local infrastructure such as roads, schools, open space and health centres.

In addition to a CIL contribution, it is expected that Hopkins Homes will make further contributions to the improvement of local infrastructure and services through a Section 106 legal agreement. This is likely to include affordable housing, public open space provision & management and the transfer of land for the playing fields extension.



## Environmental Commitment

At Hopkins Homes, we strive for continuous improvement. Each of the new homes will accord with the latest Building Regulations that reflect improving standards.

The homes will meet current standards of insulation and incorporate measures to minimise energy use.

All dwellings are to be powered by Air-Source Heat Pumps, with no homes solely reliant on natural gas. Enhanced fabric and waste-water heat recovery measures will comfortably achieve a 10% reduction in carbon usage, in accordance with the adopted Joint Core Strategy, and the emerging Neighbourhood Plan.

According to the House Builders Federation 'Watt a Save' July 2023 report, energy bills for new build homes are

**55% cheaper**  
– that's an average household saving of **£135 a month.**

**85%** of new build homes meet the highest levels of energy efficiency performance and achieve an

**A or B** Energy Performance Certificate (EPC), versus just 4% of older homes.



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