



RIBBLE VALLEY
BOROUGH COUNCIL

Council Offices, Church Walk, Clitheroe, Lancashire, BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

14 MAY 2012

FOR THE

For office use only

Application No.

320120702P

Date received

Fee paid £

Receipt No:

Application for Planning Permission
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	J	Surname:	TOWNSON		
Company name:							
Street address:	BROOKHOUSE FARM				Country Code	National Number	Extension Number
	MITTON Rd.				Telephone number:		
	WHALLEY				Mobile number:		
Town/City:	CLITHEROE				Fax number:		
County:	LANCASHIRE				Email address:		
Country:							
Postcode:	BB7 9PF						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	JONATHAN	Surname:	HADFIELD		
Company name:	J HADFIELD ENGINEERING/SURVEYING						
Street address:	SPRINGS HOUSE				Country Code	National Number	Extension Number
	CHIPPING				Telephone number:	07740 929096	
					Mobile number:		
Town/City:	PRESTON				Fax number:		
County:	Lancashire				Email address:		
Country:	United Kingdom						
Postcode:	PR3 2GQ				jonathan.hadfield@virgin.net		

3. Description of the Proposal

Please describe the proposed development including any change of use:

TWELVE NEW DWELLINGS ON LAND AT KINGSMILL AVE. off MITTON Rd. WHALLEY.
COMPRISING OF 1- DETACHED, 6- SEMI DETACHED AND 5- TERRACED; (1- MARKET UNIT & 4- AFFORDABLE UNITS) 3 & 4 BEDROOM WITH ASSOCIATED GARDEN AREA'S AND PARKING.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:			
Street address:	Kingsmill Avenue		
	Whalley		
Town/City:			
County:			
Postcode:	BB7 9PG		
Description of location or a grid reference (must be completed if postcode is not known):			
Easting:	372485		
Northing:	437887		

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	COLIN	Surname:	SHARPE
Reference:					
Date (DD/MM/YYYY):	12/04/2011	(Must be pre-application submission)			
Details of the pre-application advice received:					
APPLICATION LOOKED A GOOD PROPOSAL					

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Roof - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

RECLAIMED BLUE SLATE.

Windows - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

WOOD EFFECT Upvc.

Doors - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

WOOD EFFECT Upvc

Boundary treatments - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

RED BRICK WALLS

TIMBER POST & RAIL FENCING

Vehicle access and hard standing - description:Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

PERMIABLE FLAGGING / BLOCK PAVING.

Lighting - add descriptionDescription of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

NO EXTRA STREET LIGHTING REQUIRED

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

215/101,102,201,202 203 204 205,206

D & A STATEMENT

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	21	21
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

215/102

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☒ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

ABANDONED AREA FORMALLY USED FOR GARAGING.

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site:

GARAGE SPACE FOR RESIDENTS ASSOCIATED WITH THE FORMER HOSPITAL.

When did this use end (if known) (DD/MM/YYYY)?

01/01/1990

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

Residential Units (continued)

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1	7	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

8

Social Rented Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			4		
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Social Rented Housing Total

4

Overall Residential Unit Totals

Total proposed residential units	12
Total existing residential units	0

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Social Rented Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Social Rented Housing Total

0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

3,769

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Title: First name: Surname:

Person role:

Declaration date:

☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:

Person role:

Declaration date:

☒ Declaration Made

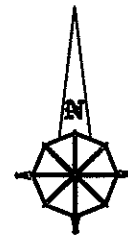
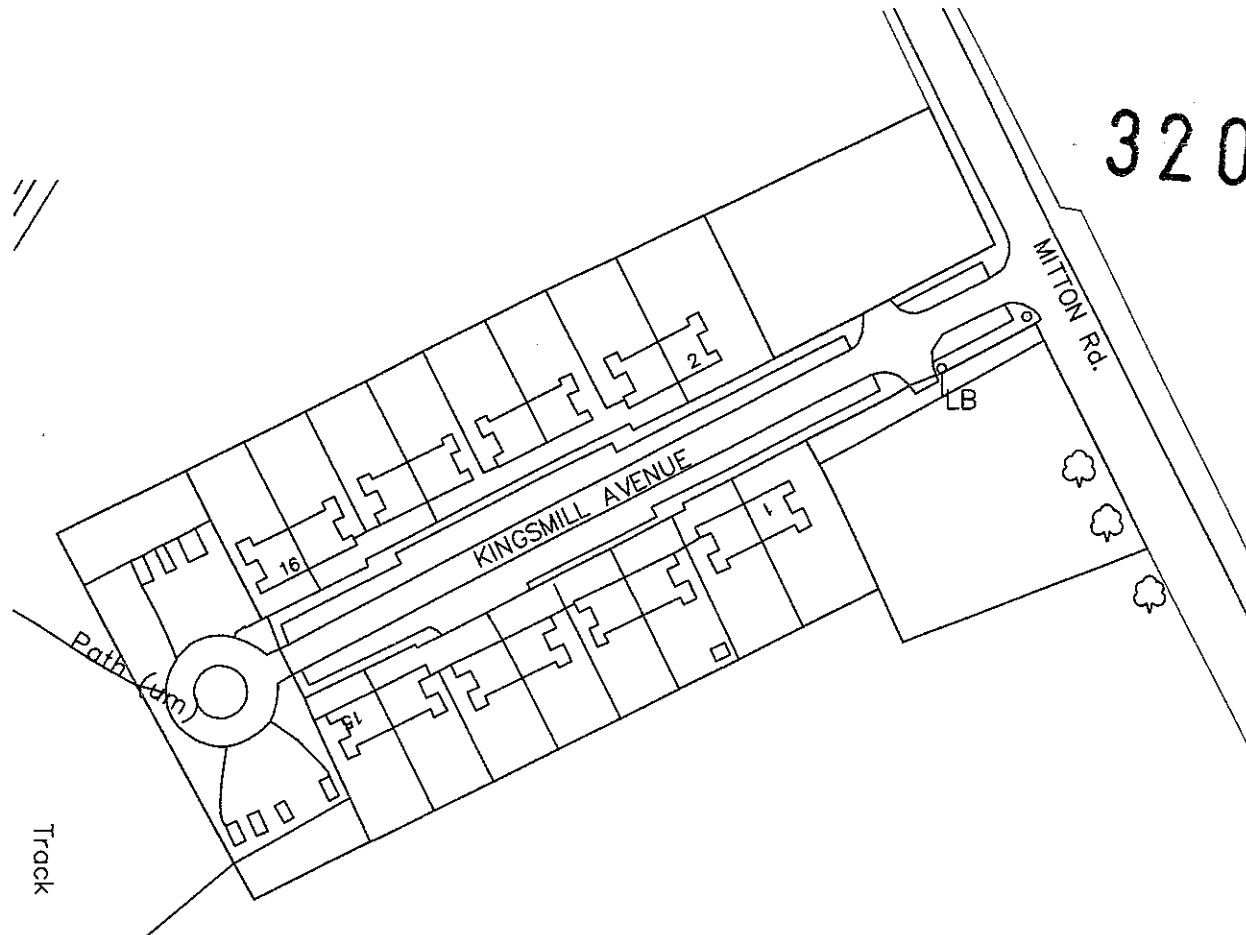
26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

320120702P



**J.HADFIELD.
ENGINEERING,SURVEYING.**

Springs House, Chipping Lancashire PR3 2GQ
Tel 07740 929096 Fax 08708 362185

Project Number,
215/OS

Date,
MAR/11

Scale,
1:1250

By
JH

Clients Details,

Mr & Mrs. J. TOWNSON

Project Details,

LOCATION PLAN

Project Address,

KINGSMILL AVE.
MITTON Rd
WHALLEY

DO NOT SCALE THIS DRAWING. CHECK ALL DIMENSIONS ON SITE

THIS DRAWING IS PROTECTED BY COPYRIGHT. IT MAY NOT BE REPRODUCED IN ANY FORM OR BY ANY MEANS FOR ANY PURPOSE, WITHOUT GAINING PRIOR WRITTEN PERMISSION FROM JHADFIELD, ENGINEERING,SURVEYING.

DATED

2010

RIBBLE VALLEY BOROUGH COUNCIL

- and
- Mr John Townson
- Kings Mill Ave.
- Whalley
- Lancashire

- - -

A G R E E M E N T

Under Section 106 Town and Country Planning Act 1990

relating to property known as

DIANE RICE

Legal Services Manager
Ribble Valley Borough Council

CLITHEROE

320120702P

THIS AGREEMENT is made the _____ day of _____ Two thousand and ten **BETWEEN RIBBLE VALLEY BOROUGH COUNCIL** of Council Offices Church Walk Clitheroe Lancashire BB7 2RA (hereinafter called "the Council") of the one part and

221642 (hereinafter called "the Owners") of the second part _____

WHEREAS

- 1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 (as amended) for the area within which certain land and property known as Plot 9,10,11 and 12, Kings Mill Ave, Whalley.
- 2) (hereinafter called "the Property") shown edged red on the plan attached hereto is situated _____
- 2a) The Owners are seised of the fee simple absolute in possession of the Property which is registered at HM Land Registry with Absolute Title under Title Number _____
- 3) The Owners have by written application dated the _____ applied to the Council for permission to develop the property as detailed in the plans and particulars deposited with the Council under reference _____ being the erection of 4 no affordable dwellings on Kings Mill Ave, Whalley (hereinafter called "the dwellings") _____
- 4) The Council is satisfied that the development disclosed by the said particulars is such as may be approved by the Council under the said Act _____

NOW THIS DEED WITNESSETH as follows:

1. **THIS** Agreement is made as a Deed in pursuance of Section 106 of the Town and Country Planning Act 1990 (as amended) and is a planning obligation enforceable by the Council for the purposes of that Section with the intent to bind the property and the Owners to observe and perform the covenants restrictions and obligations set out in the Schedule hereto _____

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2. **THE** expressions "the Council" and "the Owners" shall include their respective successors in title and assigns **PROVIDED THAT** no such person (including the parties hereto) shall be liable for any breaches occurring after they have disposed of their interest in the property or the relevant part or parts thereof_____
3. **THE** Owners hereby covenant with the Council to pay on demand the Council's reasonable costs of and incidental to the preparation and completion of this Agreement_____

IN WITNESS whereof the Council has caused its Common Seal to be hereunto affixed and executed as a Deed and the Owners have signed as a Deed the day and year first before written_____

THE SCHEDULE

1. The Owners hereby covenant with the Council that the said Property shall be permanently subject to the restrictions regulating the development thereof as hereafter contained and the purport and intent of such covenants shall be registered upon the Title of the Owners at HM Land Registry by way of an appropriate entry on the Charges Register of title number_____
2. The Owners hereby agree to provide to the Council within three months of the date hereof an Official Copy of the Register as evidence that such registration has been completed_____
3. The said covenants referred to in the preceding clause are as follows:
 - a) that the dwellings to be built on the site shall be subject to the following restrictions with regard to the maximum rent levels and eligibility for occupancy by qualifying persons only and in perpetuity_____
 - (i) that the maximum rents to be charged shall be not more than the Local Housing Allowance Rate at the time of first allocation of the tenancy this rent to be approved in writing by the Council _____
 - (ii) that the subsequent annual increases to be based on the Local Housing Allowance (LHA) and shall be approved in writing by the Council_____

(iii) that the grant of the first tenancy and all further tenancies by the Owners shall be only to persons who are qualifying persons and shall be approved in writing by the Council before the tenancy is granted____

(b) Qualifying Persons for the purpose of this scheme and in the order of the priority are detailed below shall be persons who are defined as

(i) a person or persons who can demonstrate a housing need for a two/three bedroom house and meet the financial criteria as detailed in Clause 3c herein and are

(a) Primary Priority to persons currently living in Whalley Parish or have lived in Whalley Parish for five of the last ten years having left to find suitable accommodation and who have close family living in Whalley Parish or who are currently working in Whalley Parish, in the event that after two weeks marketing no eligible qualifying persons have been identified then

(b) Secondary Priority to persons currently living in Mitton or Chaigley or Bashall Eaves or Hurst Green or have lived in any of those parishes for five of the last ten years having left to find suitable accommodation and who have close family living in any of those parishes or who are currently working in those parishes, in the event that after two weeks marketing no eligible qualifying persons have been identified then

(c) Thirdly Priority to persons who are currently living in the Borough of Ribble Valley or have lived in the Borough of Ribble Valley for five of the last ten years having left to find suitable accommodation and who have close family living within the Borough of Ribble Valley

(d) Fourthly Priority to persons moving to the Borough of Ribble Valley to offer support or receive support from a close family member who is living in the Borough of Ribble Valley

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The Owners shall ensure that Qualifying Persons criteria for

- Local connection shall be established by reference to the electoral roll at a specified time the onus will be on the approved persons to provide proof of residence eg utility bills if they are not on the electoral register
- Local connection based on employment by way of references/confirmation of employment history from employer____
- Verify five out of the last ten years connection by placing the onus on the approved person to provide supporting evidence eg council tax records electoral rolls etc_____

(c) Eligibility criteria income

The Owners shall ensure that the dwellings are allocated to Qualifying Persons who meet the requirements of this Agreement and will

- (i) ensure persons have sufficient income to support the rental of the dwelling but that they could not afford to purchase the dwelling on the open market
- (ii) ensure persons have a satisfactory credit history_____
- (III) have sufficient funds to cover any legal costs involved in entering into the tenancy

THE COMMON SEAL OF RIBBLE)

VALLEY BOROUGH COUNCIL was)

hereunto affixed to this Deed in the)

presence of:)

Mayor

Chief Executive

SIGNED AS A DEED by)
in the presence of:)

Witness signature:
Witness name:
Witness address:

Witness occupation:

SIGNED AS A DEED by)
)

Witness signature:
Witness name:
Witness address:

Witness occupation:

SIGNED AS A DEED by)
)

in the presence of:)

Witness signature:
Witness name:
Witness address:

Witness occupation:

SIGNED AS A DEED by)
)

in the presence of:)

Witness signature:
Witness name:
Witness address:

Witness occupation:

SIGNED AS A DEED by)
)

in the presence of:)

Witness signature:
Witness name:
Witness address:

Witness occupation:

**Proposed Residential Development at
Kings Mill Ave. off Mitton Rd. Whalley.**

Design and Access Statement

On Behalf Of

Mr & Mrs J. Townson.

320120702P

J HADFIELD ENGINEERING SURVEYING
SPRINGS HOUSE, CHIPPING, LANCASHIRE. PR3 2GQ
Tel: 07740 929096 ~ Fax: 08708 362185

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A- Photo's from 1940 & 1960.

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1:- History.

The proposed site's are within the boundary of Kings Mill Avenue, off Mitton Rd out of Whalley. The avenue is close to the boundary with Mitton Parish.

The history of the site is related to the former Calderstones Hospital site as was. Also known in 1915 as Queen Mary's Military Hospital.

The housing development now known as Kings Mill Avenue was constructed in the 1950's for staff accommodation outside the secure perimeter of the grounds, allowing the continued expansion of the hospital. (see Appendices -A)

The architectural style of the dwellings is in keeping with the style of the hospital buildings being Victorian red brick.

The proposed site's originally had garage's on the for residents, though by the time the hospital was redeveloped in the 1980's they where disused and the land sold to the applicants by the Government when the redevelopment of the original Hospital site commenced.

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2:- Design Component.

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2.1 – Use.

The use of the land at the corners of Kings Mill Avenue is presently unused with the remains of garaging at the western end. These garages have become redundant due to residents building garages within their own property boundaries as time has passed.

2.2 – Amount.

The sites comprise of the four corners of Kings Mill Avenue, totalling some XXXm2

The northerly corner will accommodate 5 No. Terraced dwellings, one of which is for market use being a 3-bed dwelling and the remaining four will be affordable 3 bed dwellings.

The Southern and Western corners will have two number semi-detached dwellings each of a more modern design with integral garages and being for bed units.

The Eastern corner will have one detached and two semi-detached dwellings on it. They have a more traditional design with linked garages also being four bed units.

2.3 - Layout.

The site layout of the proposed dwellings is a continuation of the original layout as seen from the service layout provision for this had been made.

The mixture of terraced properties to four bedroom detached with some being affordable units will give a more diverse integrated population within the Avenue.

The layouts internally of the proposed dwellings are a mixture of open plan living and traditional layouts. This gives greater options for potential occupiers allowing a more diverse range of occupier and integration within a small community.

2.4 - Scale

The size of the proposed dwellings are to give a more varied mix of sizes of properties within the avenue while still remaining within keeping with the Avenue's existing properties.

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2.5 – Landscape

The dwellings will all have garden areas, all but the terraced row of dwellings will have similar garden areas to the existing properties at the rear which are generous to today's standards.

The front of the properties will remain unaltered in the respect of the grassed division with tree planting between the road and the footpath's on both sides with the exception of the parking for the terraced dwellings.

2.6 - Appearance

The appearance of the dwellings is of a traditional red brick design with natural stone features and blue slate roofs. There are two styles of semi-detached properties, one being more traditional, and the other being more modern in respect of the existing property on the avenue.

3.0 - Access

The access to Kings Mill Avenue is from Mitton Road, the Avenue is a cul-de-sac with a turning circle at the South-West end.

The access to the properties is directly off the Avenue along individual driveways to each. Most also have a separate footpath as well. The proposed detached and semi-detached dwellings will also follow this pattern.

The terraced row of dwellings will have parking spaces off the road and foot access via a pathway to the front and rear of the properties.

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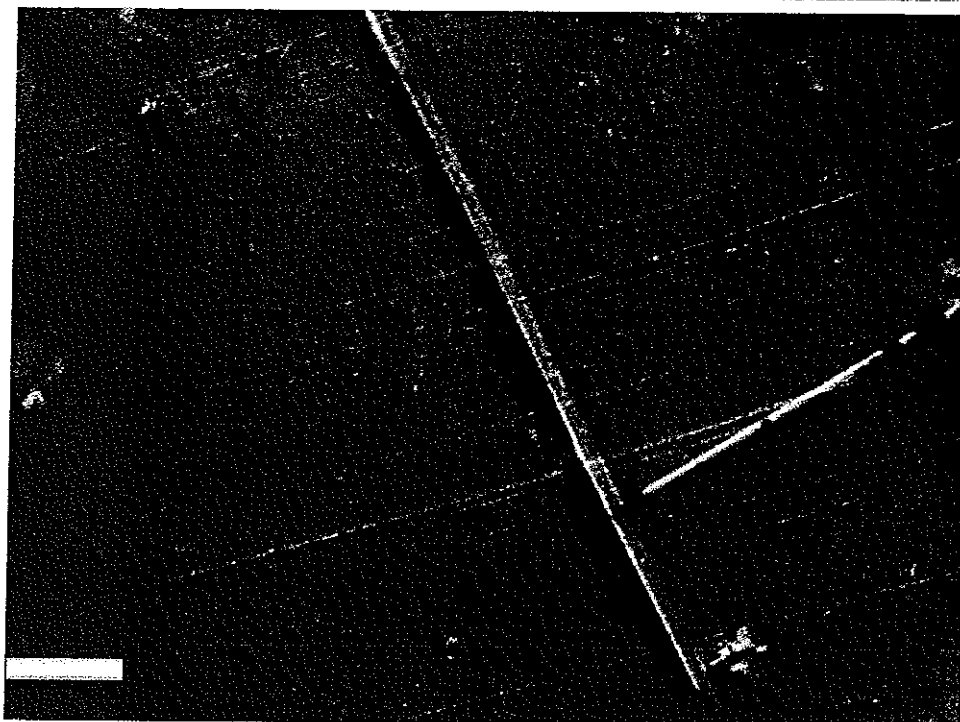
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Appendices. A- Photo's from 1940 & 1960

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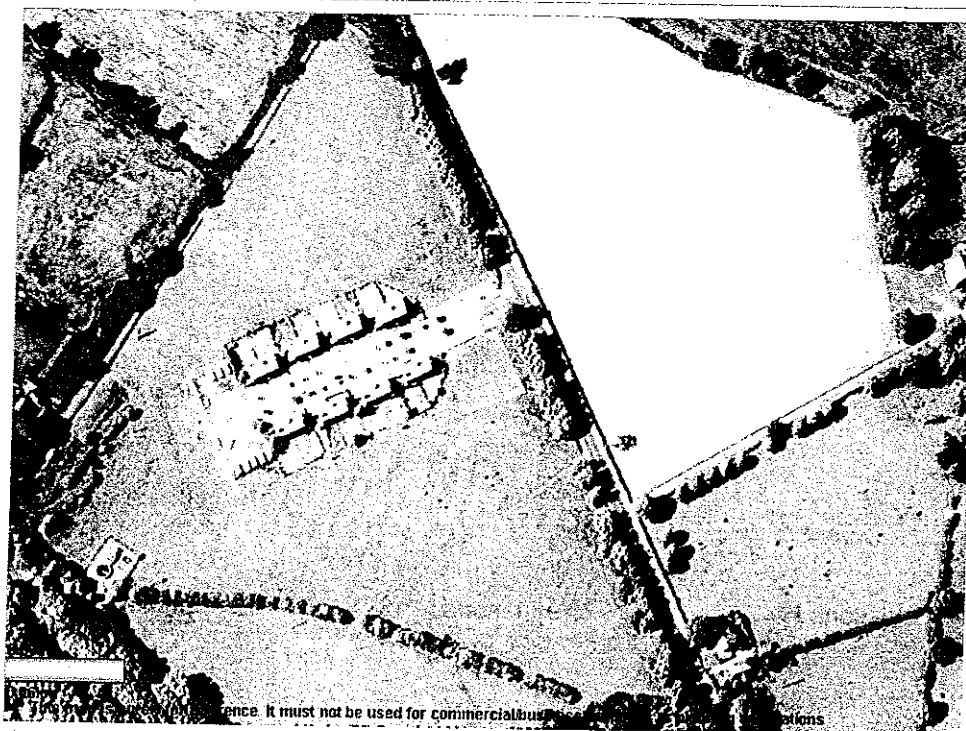
Local Government Offices
☒ County Council
☐ Borough or City Council

1940 - PHOTO

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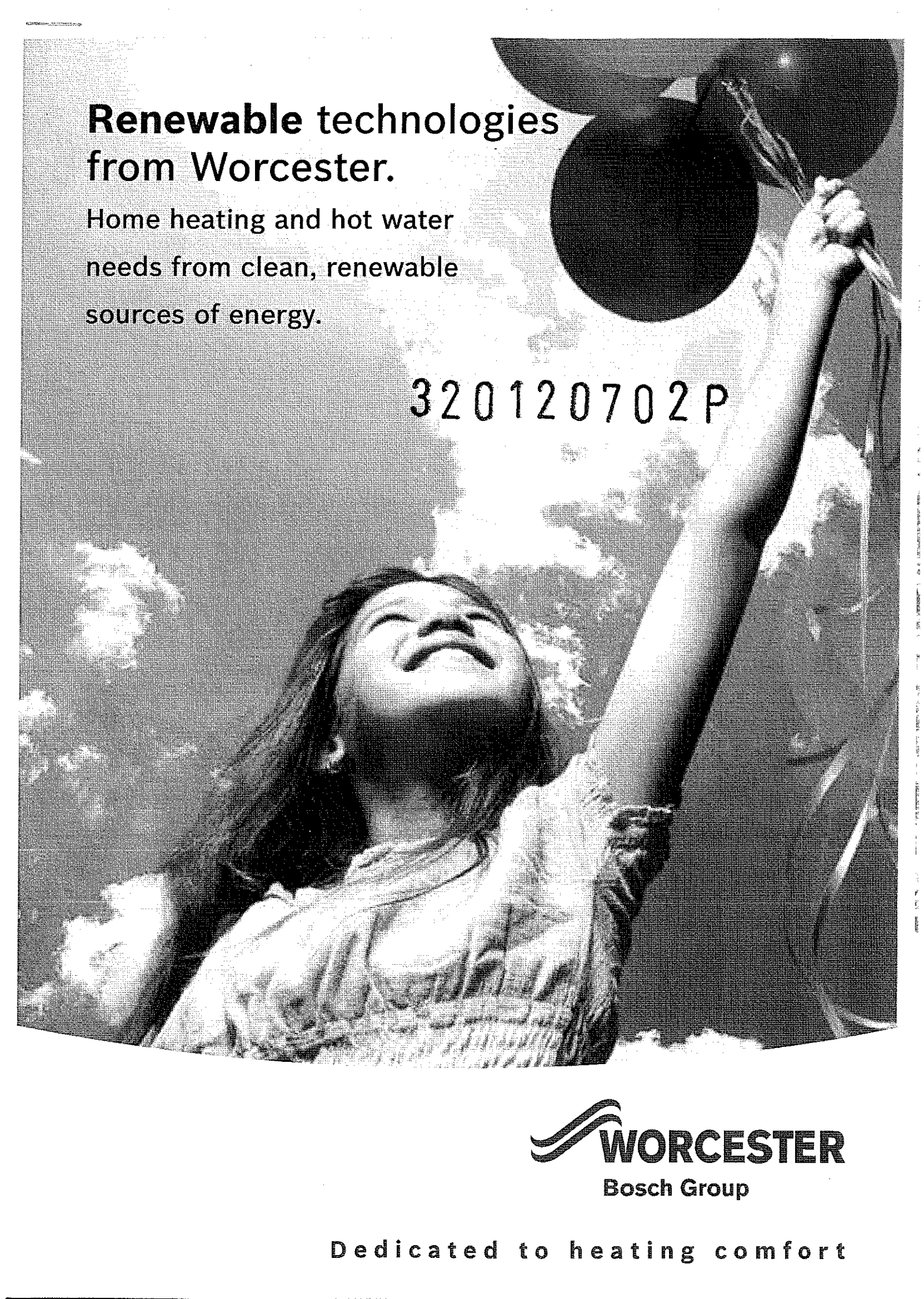


Local Government Offices

- County Council
- Borough or City Council

1960 - PHOTO.

320120702P



Renewable technologies from Worcester.

Home heating and hot water
needs from clean, renewable
sources of energy.

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 **WORCESTER**
Bosch Group

Dedicated to heating comfort



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Worcester renewable heating and hot water solutions can help save you money and help protect the environment.

Worcester is a market leader in high efficiency condensing boiler technology and all our products are designed to deliver heating and hot water comfort as well as reducing harmful greenhouse gases.

We're also committed to doing even more for the environment. Worcester is leading the way in the search for greener and more sustainable energy alternatives.

From our Greenskies solar water heating systems, through to Greensource and Greenstore heat pumps, the Worcester renewables range enables you to take full advantage of sustainable energy sources all year round.

Solar water heating

The Greenskies solar water heating system absorbs solar energy and converts it to heat that is pumped directly to your hot water cylinder – providing hot water from a clean, renewable source of energy.

Heat pumps

Greenstore ground source heat pumps and Greensource air source heat pumps utilise the latent energy in the ground or outside air. This can be used to provide low cost heating and hot water for virtually any type of property. Greensource air source heat pumps are available in 2 options: air to water for providing heating and hot water and an air to air option which is heating only. All our heat pumps are designed to meet the needs of a wide range of properties.

Inside this brochure you will find information about Worcester renewable options and how we can help make it easy for you and your qualified installer to find the right heating and hot water system for your home and lifestyle.

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We're as committed to the environment as we are to our customers.	26

Worcester. Trusted for half a century.

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Worcester is the choice of millions of quality and value-conscious households all over the UK – and it's the choice of the heating industry too, having won many awards.

A recent survey also revealed that 9 out of 10 professional installers would choose Worcester for their own homes*. All of which gives you the reassurance of knowing that when you invest in a Worcester product, its quality is endorsed by the professionals.

Quality is the bedrock of the Worcester brand

Since 1962, when Worcester pioneered domestic oil-fired boilers, the company's commitment to excellence hasn't changed. And that commitment has only strengthened since Worcester became a part of the Bosch Group – one of the world's leading names in innovative technology.

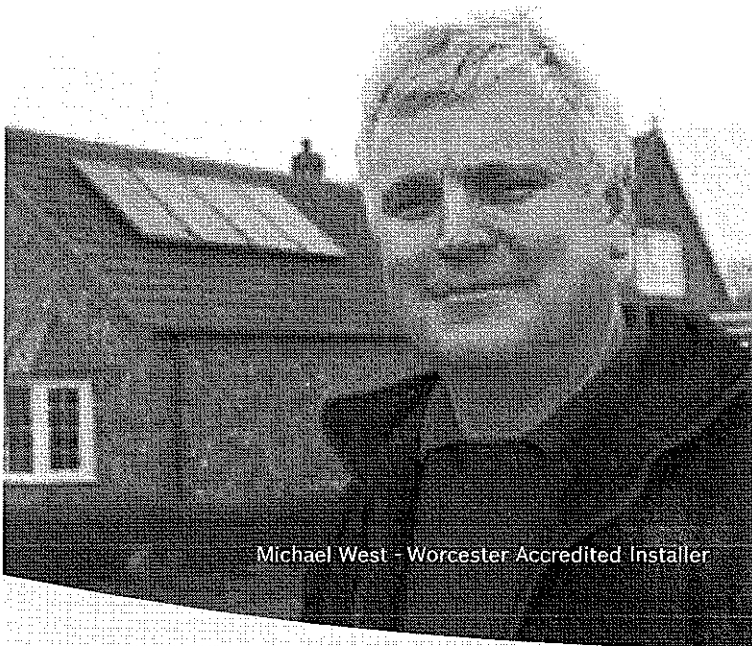
The Bosch pedigree

As part of the Bosch Group, our products are designed and manufactured to provide the high levels of quality and reliability which are synonymous with the Bosch name throughout the world.

**BOSCH**

Invented for life

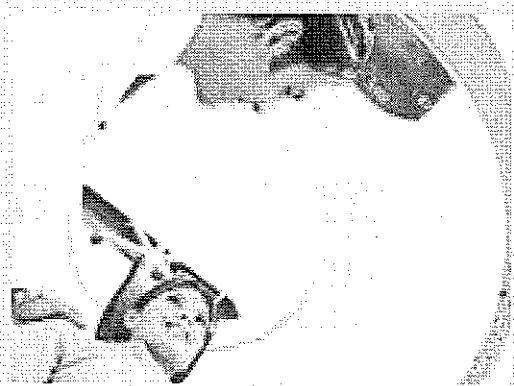
The Bosch Group operates worldwide and has been committed to environmental protection for more than 30 years. Every Bosch location around the world prioritises product development in the interests of the safety of people, the economical use of resources and environmental sustainability. It makes Worcester a name that stands for reliability, quality, efficiency and value for money; a name you can trust.



Michael West - Worcester Accredited Installer

The Robert Bosch Foundation

As part of the Bosch Group, a percentage of the profits made by Worcester is donated to charities and good causes by the Robert Bosch Foundation, a non-profit charitable trust. 92% of Bosch Group shares are held by the Robert Bosch Foundation, helping the organisation as a whole to focus on long term activities, rather than concentrating on share dividends. It means that you won't see any companies associated with the Bosch Group on any stock markets. Since its founding in 1964, the Robert Bosch Foundation has spent £757 million on funding for social improvement initiatives.



* Source: Worcester Customer Satisfaction Survey

Help towards installation costs

The UK Government's Renewable Heat Incentive Premium Payment scheme (RHIPP) is designed to encourage people to install renewable technologies.

From 1st August 2011 to 31st March 2012, £15 million will be available on a first come, first serve basis. The funding will mainly be for the 4 million UK households that do not have mains gas.

Technology	Voucher Value
Solar Thermal Hot Water	£300*
Air Source Heat Pump	£859*
Ground Source or Air to Water Heat Pump	£1250*

The amount received as part of the Renewable Heat Premium Payment scheme, depends on which technology the homeowners is applying for.

Homeowners need to ensure that they have basic energy efficiency measures and it will be on a first come first served basis.

If the resident lives in England, Scotland or Wales, they are eligible to apply for the Renewable Heat Premium Payment.

Only those who do not currently use gas as their main heating fuel can apply for this renewable technology.

To find out more visit our website:

www.worcester-bosch.co.uk/installer/heat-pumps/funding-for-renewable-technologies

Frequently, Worcester runs special promotional offers on renewable products*. Find out more by visiting **www.worcester-bosch.co.uk**

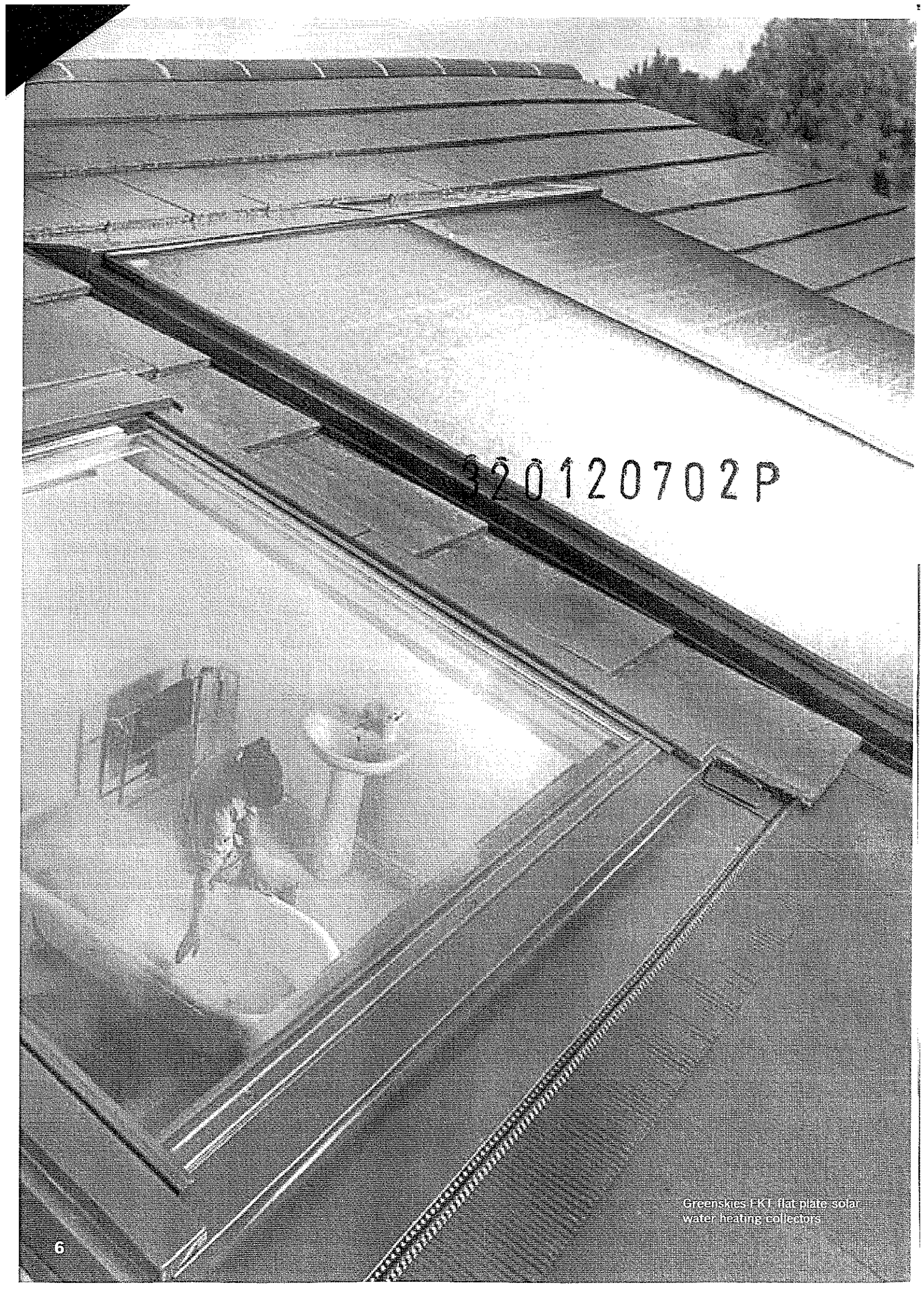
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Considerations for choosing a renewable technology

Choosing the right type of renewable technology for your needs can be a quite complicated. There are a lot of factors to consider. With the help of Worcester and your qualified installer, the decision making process is made simple. Look at the table below as a starting point to determine which technology is best for you.

Consideration	Solar	GSHP	Air to Water	Air to Air
New build project	•	•	•	•
Major refurbishment	•	•	•	•
Heating upgrade		•	•	•
Poorly insulated	•			•
Limited external space	•		•	•
High hot water demand	•	•	•	
Mains gas available	•			•
Renewable Heat Incentive funding**	•	•	•	

If you need to discuss your renewable technology requirements, call our customer helpline on 0844 892 4010



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Greenskies FKT flat plate solar
water heating collectors

Greenskies solar thermal water heating – proven technology to provide you with total hot water comfort.

If you'd like to save money and reduce the amount of fossil fuels on which you depend and at the same time, significantly lower your carbon dioxide emissions, why not consider installing a Worcester Greenskies solar thermal water heating system?

Solar water heating systems work by absorbing solar energy. The energy is transferred from the solar collector to heat the water in your hot water cylinder. Highly efficient, completely controllable and low maintenance, a solar water heating system is easiest to install if you already have a conventional 'system' or 'regular' boiler and could provide up to 60%* of your annual hot water from a clean, renewable source of energy.

Works come rain or shine

Worcester offers two types of solar water heating collectors – evacuated tube and flat panel. They do not rely on high temperatures or direct sunlight to work, so it even works in cloudy weather.

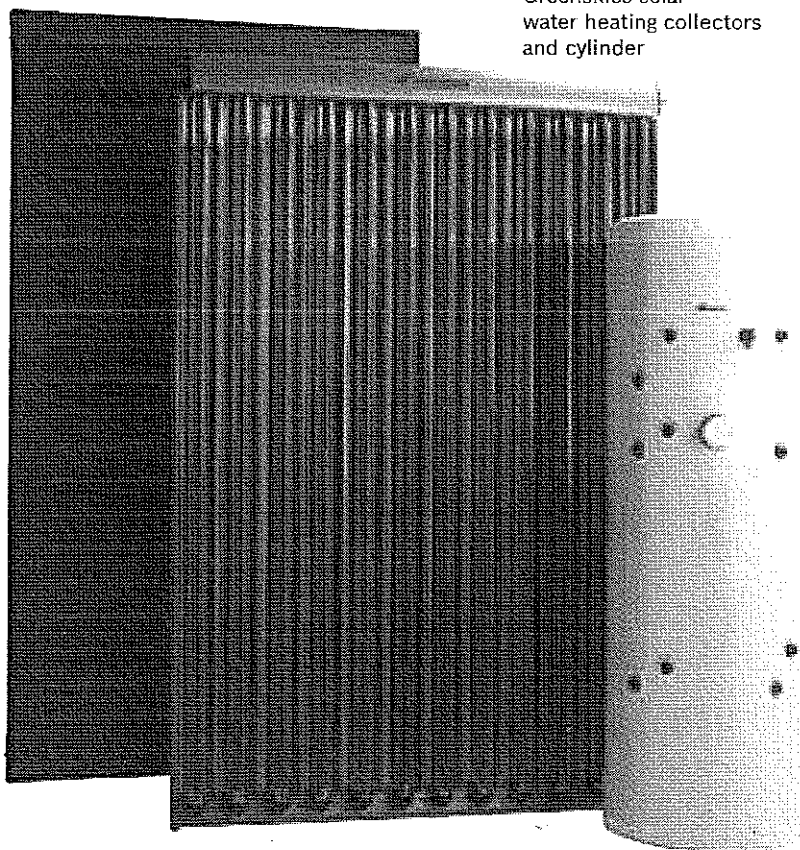
Unless your home is a listed building or in a conservation area, planning permission for solar water heating panels is unlikely to be required. However it is always best to check with your local planning office. For renewables planning guidance visit www.energysavingtrust.org.uk

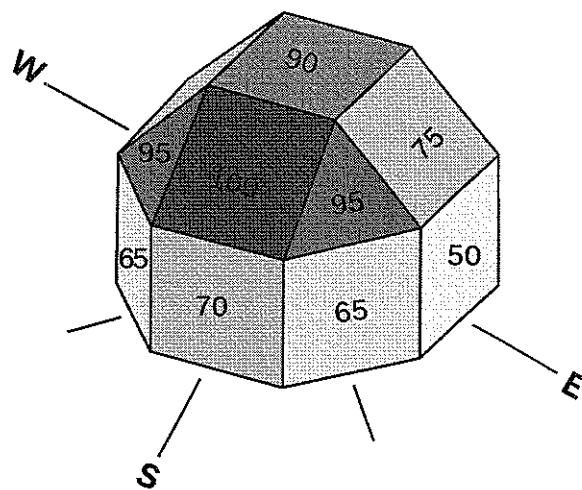
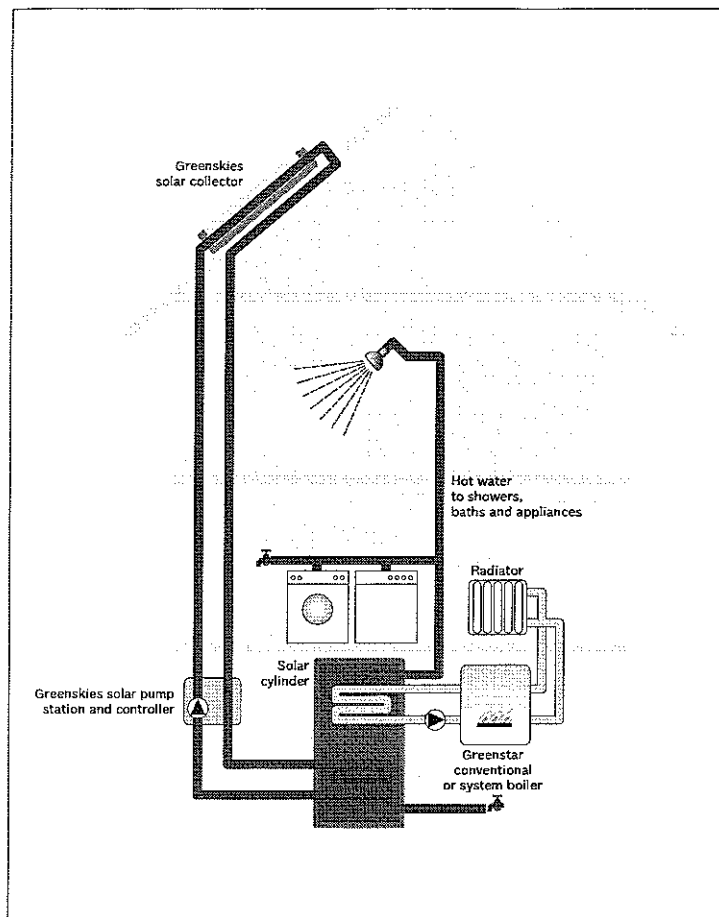
Greenskies features and benefits:

- **Sustainable energy.** As solar energy harnesses the energy from the sun, it produces none of the CO₂ emissions of using fossil fuels
- **Environmentally-friendly.** Greenskies solar panels can be fully recycled
- **Proven technology.** Greenskies is based on technology that has been working for more than 20 years
- **Suitable for many locations.** Greenskies can be installed on or in a sloping roof, on flat roofs, or even on a wall or floor
- **You're in control.** The Greenskies system includes a control, which enables you to set the hot water temperature you require with ease
- **Easy to look after.** Greenskies requires minimal maintenance and is extremely robust
- **Guarantee.** Greenskies panels come with a 10 year guarantee and a 2 year guarantee on other components.

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Greenskies solar water heating collectors and cylinder



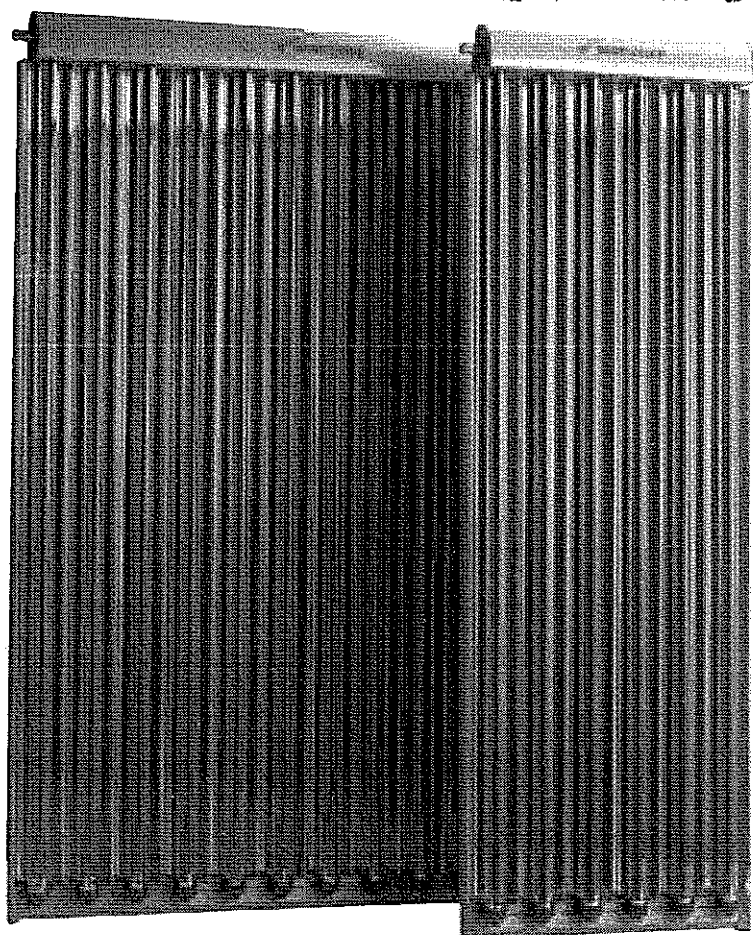


Panel orientation

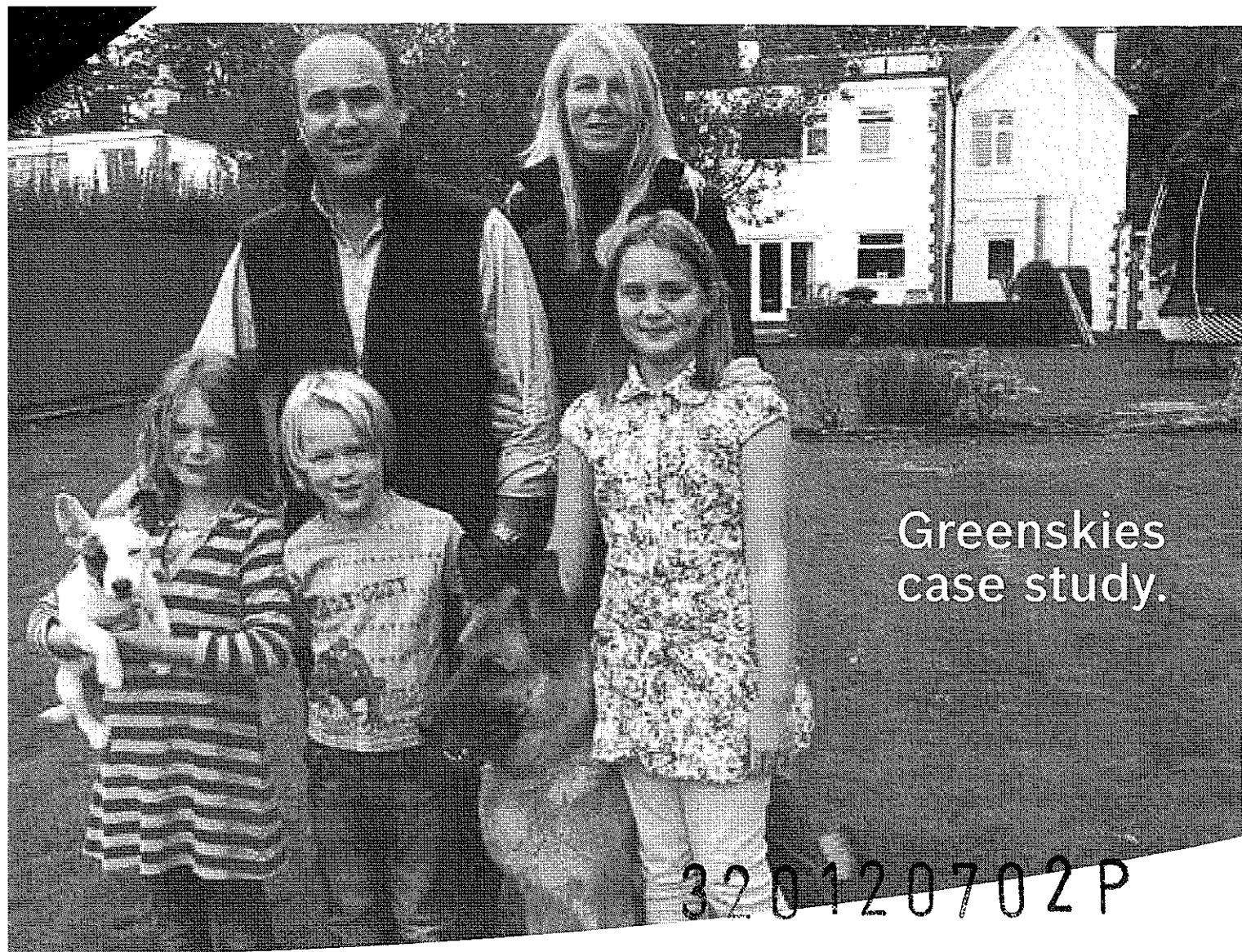
Position panels in a southerly direction for maximum potential – angled between 30° and 45° . The diagram illustrates the best siting for a solar panel – 100 being the optimum position.

Even if your property faces East/West it is possible to enjoy the benefits of solar water heating

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Greenskies evacuated tube solar water heating collectors



The Darby Family

Family – Jamie and Deb Darby and their three young children

Property – 4 bedroom detached built in the early 1900s

Installation – 2 Greenskies solar panels, a Greenskies twin coil hot water cylinder and a Greenstar gas-fired condensing system boiler

Installation time – two weeks in total
(allowing for a possible extension in the future)

Background

Jamie and Deb moved in to their house in November 2006. With three young children to look after it was essential to have instant hot water and a reliable heating system which didn't cost the earth to run.

Jamie and Deb have carried out major refurbishment on the property but the heating system was one thing that really did need replacing. The couple plan on building an extension in the future so wanted to make sure that the heating system would be able to cope with additional rooms without meaning a further investment or significantly increased fuel bills. This will also include under floor heating.

After discussing with their local installer, the couple decided to install a new Worcester Greenstar gas-fired boiler and Greenskies solar panels.

Results

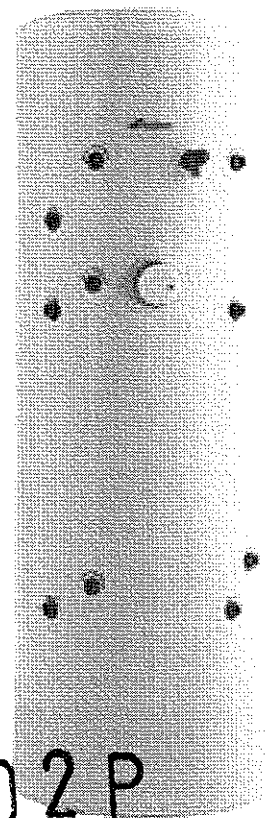
The Greenskies solar water heating system now supplies the majority of the home's hot water. Jamie said: "When the system was first installed, we had a full tank of hot water instantly. There is a really handy control panel which tells us what the temperature of the water in the tank is – we now know that if it's 43°C or more, we have enough for a hot bath as well as the washing up."

"We are delighted that we no longer rely so heavily on gas for our heating and hot water – our friends and family have been really impressed with the system."

Greenstore TC Series cylinders

The Greenstore TC Series is a future-proofed and extended range of Worcester manufactured storage cylinders. Greenstore TC Series cylinders exceed the energy efficiency performance of other cylinders on the market, addressing the growing demand of homeowners for reduced energy costs and carbon emissions.

Greenstore cylinders are highly insulated to reduce hot water heat loss in line with the anticipated 2013 Building Regulations. They have a separate section which is used to store the hot water produced by a 25 litres/m² collector area, ensuring maximum efficiency when used with solar heating systems. Greenstore cylinders are available in a wide range of sizes to meet a variety of storage applications, from 150 ltr to 300 ltr.



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Greenskies compatibility and control

The Worcester solar range includes a TDS100 controller – which allows the user to select the temperature required at the hot water cylinder. The controller then automatically decides when to run the pump to bring the energy from the panels to the cylinder.

We also have a family of intelligent heating controls that are compatible with Greenstar boilers. Part of this new family is designed to enhance the efficiency of Greenskies solar water heating systems.

This information is for guidance only. We always recommend you consult a qualified installer.

Greenstore and Greensource heat pumps – the power to cut more carbon emissions.

Given today's concerns about global warming and climate change, a growing number of us are looking to use renewable energy to reduce our carbon footprint and, when it comes to providing domestic heating and hot water solutions which satisfy these demands, our Greenstore ground source heat pumps and Greensource air source heat pumps more than measure up.

By converting the latent energy that's in the ground and air into heat, these clever devices deliver green, low-cost, energy-saving heating and hot water all year round. They work on a similar principle to the domestic refrigerator but in reverse.

Measured efficiency

The efficiency of all heat pumps is measured as a Coefficient of Performance (CoP). This is the amount of energy the heat pump produces compared to the amount of electricity needed to run the pump. For example, a heat pump which uses 1kW of electricity to produce 4kW of usable energy has a CoP of 4.

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Greenstore ground source heat pumps – breaking new ground in sustainable heating and hot water for your home.

When correctly sized, a Greenstore ground source heat pump can provide all the heating and hot water needs for your home. The ground source heat pump works by drawing on the natural, renewable energy in the ground to deliver low cost, comfortable heating and hot water.

A system to suit every property

Worcester offers two types of ground source heat pump. You could choose a system heat pump which requires a separate cylinder or alternatively, there is a combination unit, with an integrated cylinder. All models offer outputs to suit most needs and size of property.

Ground source heat pumps work better with the lower water temperatures required by underfloor heating systems, but they can also be used to heat appropriately sized radiators.

Greenstore ground source heat pumps are suitable for both new and refurbished properties with required levels of insulation and can be used with a range of collectors. The collector system is installed under the ground around your property. To see if a ground source heat pump is suitable for your property visit our website at www.worcester-bosch.co.uk/gshp

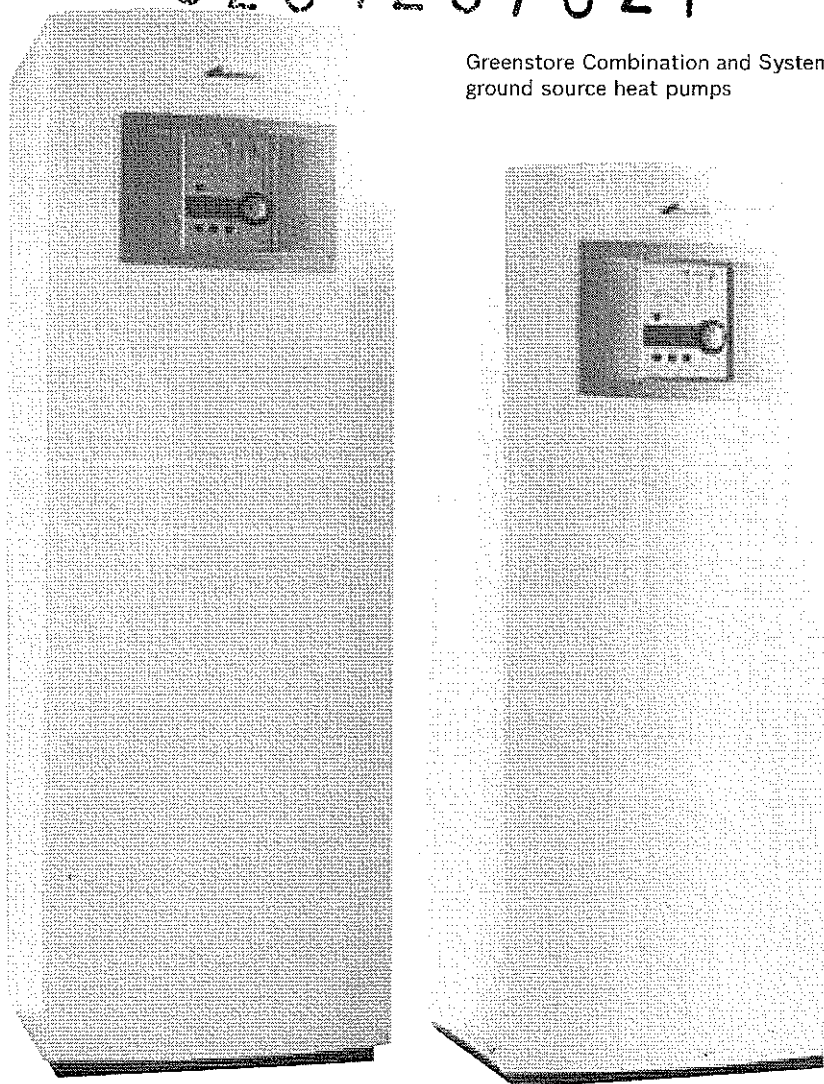
Greenstore features and benefits:

- Energy efficient – for every 1kW of electricity used up to 4kW of heat energy are produced
- Environmentally-friendly
- Weather compensation control for increased efficiency
- Ground source heat pumps can replace the need for a boiler
- Significantly reduce your heating and hot water bills
- Ideal for use with underfloor heating or appropriately sized radiators
- Comprehensive 2 year* guarantee.

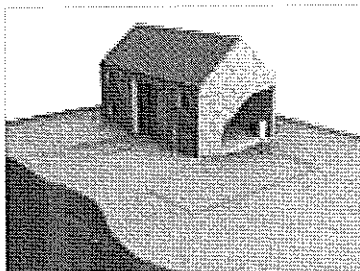
** Terms and conditions apply*

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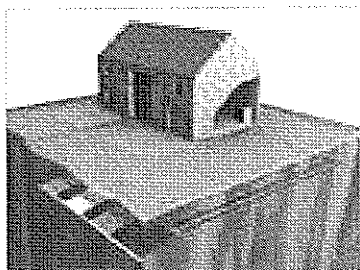
Greenstore Combination and System ground source heat pumps



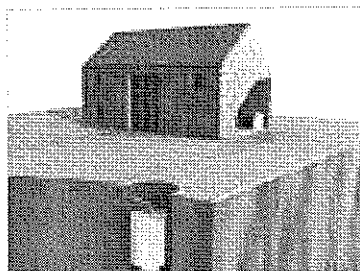
Different types of collector systems



Horizontal collector

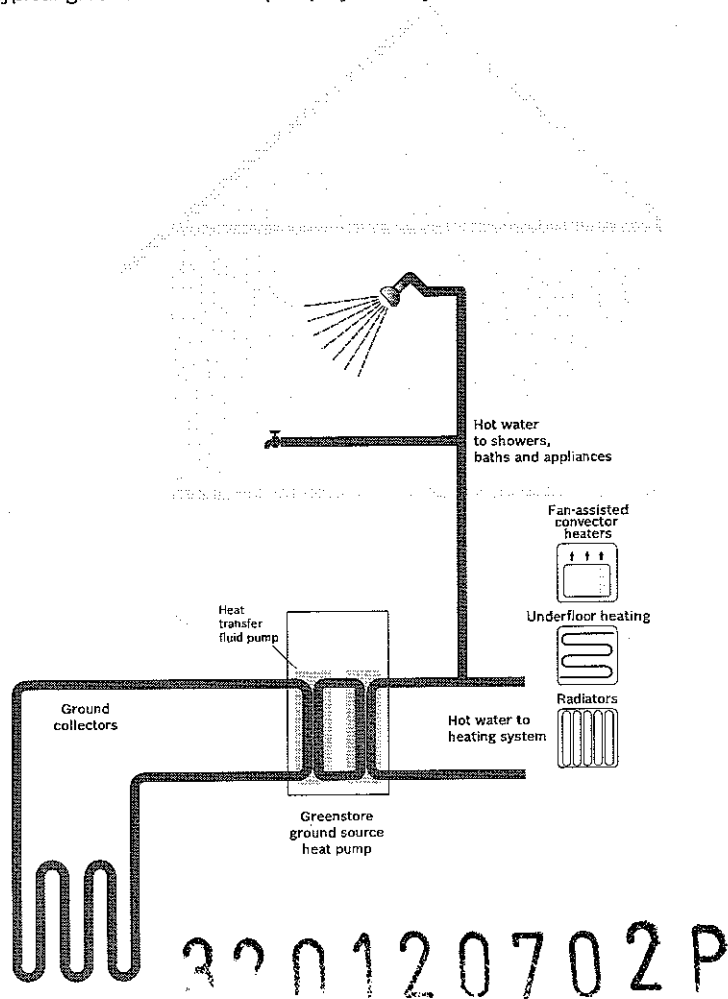


Compact collector



Bore hole collector

A typical ground source heat pump system layout



Greenstore Cylinder

Worcester offers an unvented cylinder for exclusive use with Greenstore System heat pumps. The cylinder is available in a 280 litre size according to hot water requirements. The cylinder features a tank-in-tank design whereby the domestic hot water tank is surrounded by primary water to provide a large heat transfer surface area along the cylinder to make the most of the energy from the heat pump.

In common with the Combination heat pumps, the cylinder has been approved to Part G3 of the Building Regulations which covers the storage of hot water.

The cylinder includes integrated indirect heat exchange coils in the lower section of the tank to allow Worcester Greenskies to be connected to provide solar water heating in conjunction with the heat pump.



This information is for guidance only. We always recommend you consult a qualified installer.



Greenstore case study.

The Pickett Family

Family – Scott and Julie Pickett and their two teenage children

Property – 4 bedroom detached 1970s family home

Installation – 9kW Greenstore ground source heat pump

Installation time – 5 days

Background

Scott and Julie have their own heating business and have been actively promoting ground source heat pumps to their customers for some time

This corresponded with the renovation of their home, which had previously been a small B&B

During the initial building work they already had the idea of installing a heat pump, which is why they fitted an underfloor heating system at the start of the project. Several months later, when they took a closer look at their existing central heating system they realised that it needed replacing. This was the perfect opportunity to fit a ground source heat pump.

Results

Scott commented: “We’ve been amazed by the results we’ve already seen. To monitor the heat pump’s electrical consumption, we installed a separate electric meter and despite some particularly cold spells we’ve been pleased by how little electricity is needed to power the heat pump

We’ve also been monitoring our fuel bills and although our electricity bill has increased slightly our gas bill has fallen dramatically.

Now the installation is complete and the lawn is taking shape, the project looks to be a great success. Our fuel bills have been significantly reduced and we feel happy that we’re not only doing our bit to help the environment, but we’re also encouraging our customers to do the same.

We’ve been using our home as an example of how heat pump technology works, which has sparked off lots of interest from our customers. I also feel so much more credible when I’m talking about the benefits of the technology to customers.”

Greensource air to water heat pumps.

Air to water heat pumps operate on a similar principle to an ordinary refrigerator. Heat from the atmosphere is extracted by an outdoor unit and is absorbed by a refrigerant solution which is then compressed to a high temperature. The heat generated is used by the indoor unit to create hot water.

Greensource air to water heat pumps can provide an outgoing flow temperature of 65°C. However, they are ideally suited for low-temperature underfloor central heating systems and appropriately sized radiators, as well as for baths and showers, providing a low cost solution throughout the year.

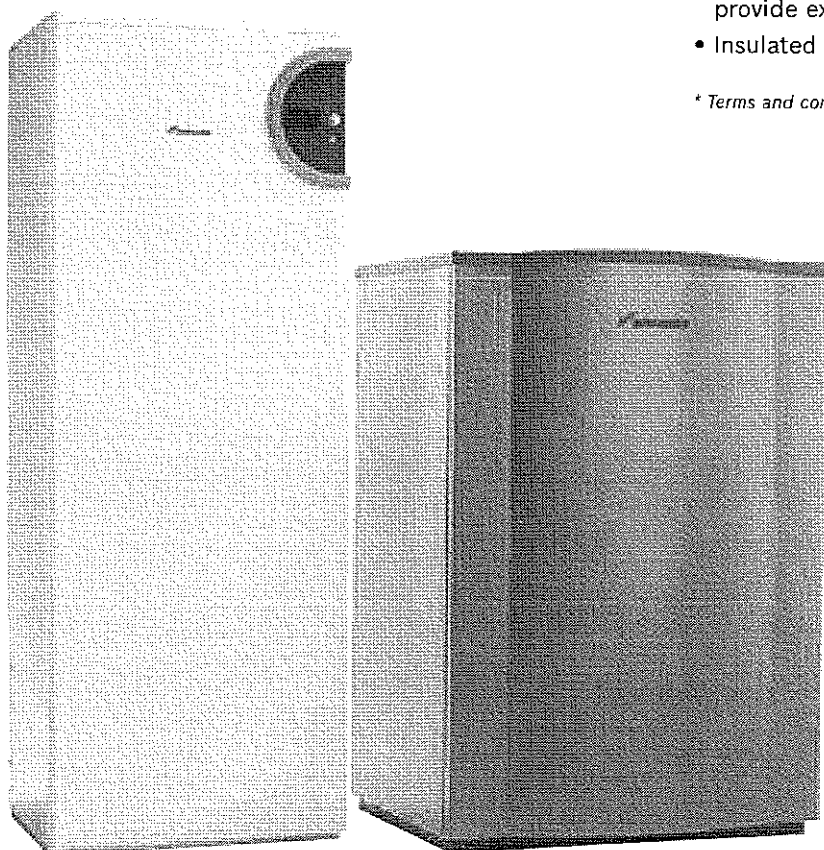
Greensource air to water features and benefits:

- Energy efficient – for every 1kW of electricity used up to 4kW of heat energy are produced
- Maximum 65°C outgoing temperature – provides hot tap water
- Works down to outdoor temperatures of -20°C
- Suitable for use with underfloor heating and appropriately sized radiators
- Indoor integrated cylinder
- Easy to install and maintain by a qualified installer
- Can be installed up to 15 metres from a property
- Suitable where outdoor space is limited
- Designed for connection to all types of wet heating systems
- Proven technology that saves you money
- Comprehensive 2 year* guarantee.

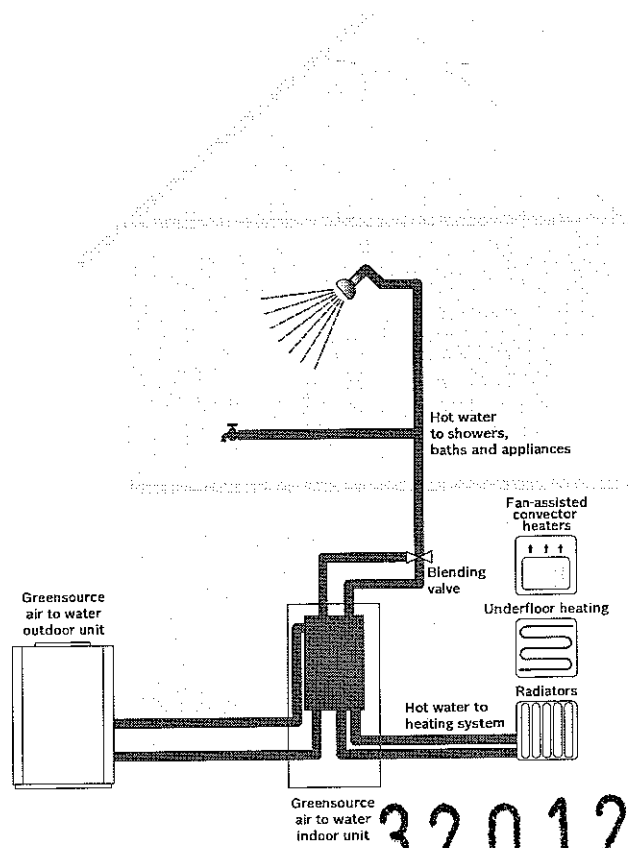
Greensource air to water heat pump – indoor unit features

- Weather compensation control for increased efficiency
- Compact size 600mm sq floor area
- Peak domestic hot water use boost feature
- Hot water capacity of 151 litres with thermostatic blending valve which effectively increases hot water availability for washing and showering
- Built-in electrical supplement to automatically provide extra heating when required
- Insulated hot water cylinder.

** Terms and conditions apply*



A typical air to water heat pump system layout

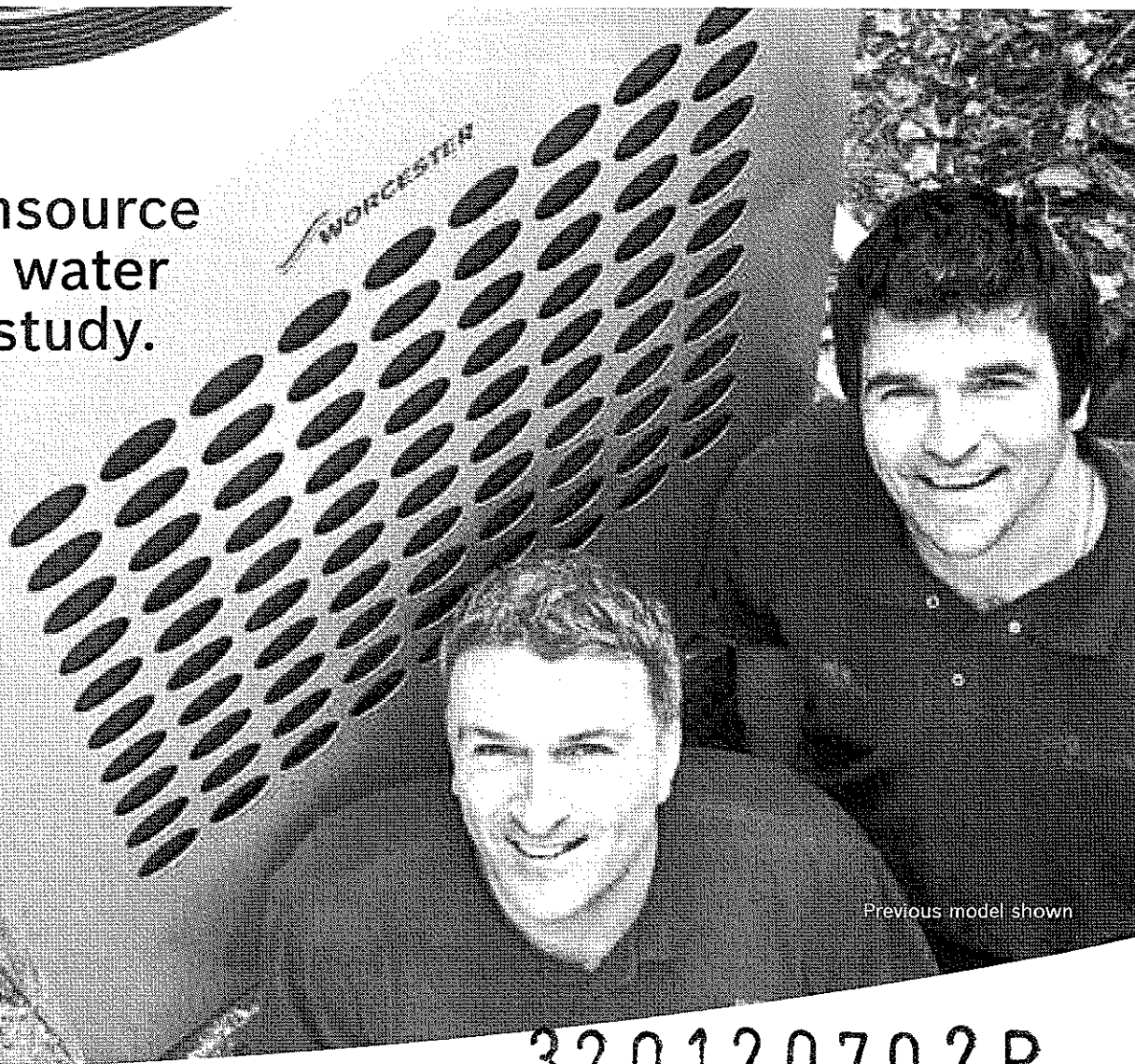


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The Greensource air to water heat pump outdoor unit

This information is for guidance only. We always recommend you consult a qualified installer.

Greensource air to water case study.



Previous model shown

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The property of Ashley House

Property – 18th century detached cottage

Installation – 9kW Greensource air to water heat pump

Background

Jointly running the family heating and plumbing business, Ashley House has a sound knowledge of the best products in the industry. Being in the midst of making large refurbishments to his home, the timing was ideal to add a new heating system to his property as part of the project to avoid causing further disruption in the future.

To comply with current Building Regulations, a condensing oil-fired boiler and new oil tank would be required. This would have been more expensive and time consuming.

In addition, the unstable oil market means that the cost of fuel could escalate again pushing up heating bills. Therefore due to these factors, it made sense for him to switch to a 9kW Greensource air to water heat pump and cylinder to replace his old oil-fired boiler.

Ashley said: "Air to water heat pumps are going to prove very popular over the next few years, particularly for replacing oil-fired boiler systems. I think this will be the biggest market for this type of renewable product. Anyone without access to natural gas should consider a Greensource air to water heat pump if they are looking to invest in renewable technology for their home."

Results

Ashley is really pleased at how smoothly the system has been running. Ashley added: "I have complete confidence in the air to water system, it is a high quality product and I have already seen how pleased our customers are with the previous installations we've completed."

Greensource air to air heat pumps.

Air to air heat pumps work in a similar way to air to water heat pumps, but instead of generating hot water, the heat generated is turned into hot air by the indoor unit which is distributed into the property. In addition, Greensource air to air heat pumps can also operate as an air cooler during warmer months and advanced air purification technology is particularly beneficial to asthmatics and allergy sufferers.

Air to air heat pumps are an attractive alternative where external space is limited, making them ideal for a wide range of property types, including apartments, smaller homes, church/village halls.

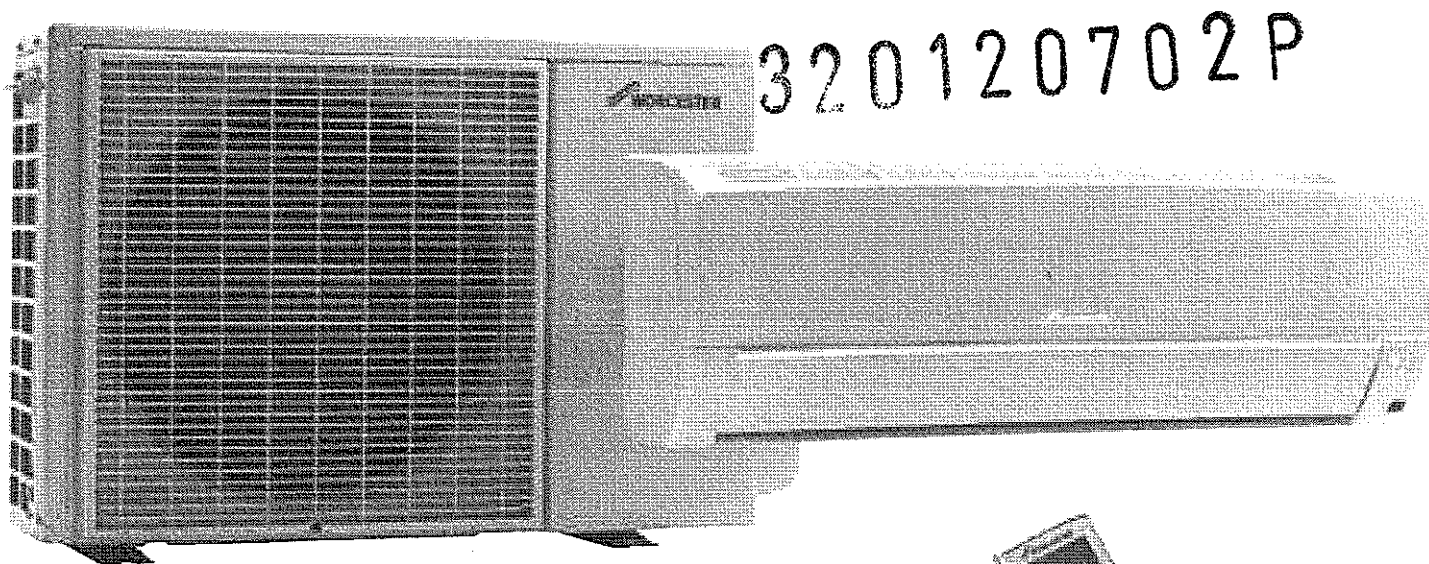
The indoor unit is designed for quiet operation and the system is operated using a remote control with an easy to read LCD display.

Air to air heat pumps are also perfect for conservatories. Building Regulations prevent the use of radiators in conservatories, so the only alternative to air to air is a portable heater, which creates condensation, or underfloor heating, which can be expensive.

Greensource air to air features and benefits:

- Energy efficient – for every 1kW of electricity used up to 5kW of heat energy are produced
- Active Plasmacluster ion air purification technology, ideal for asthmatics and allergy sufferers
- Compact design requiring only an outside wall and a small area of indoor and outdoor space
- Suitable for a wide variety of property types, including apartments, conservatories, village halls and churches
- Ideal for use in conservatories where radiators are not permitted under the current Building Regulations
- Quiet operation
- Easy to install and maintain by a qualified refrigeration engineer
- Can be used to provide cool air in the summer
- Inverter technology – modulates with high demand, making it more effective
- Low maintenance
- Comprehensive 2 year* guarantee.

** Terms and conditions apply*



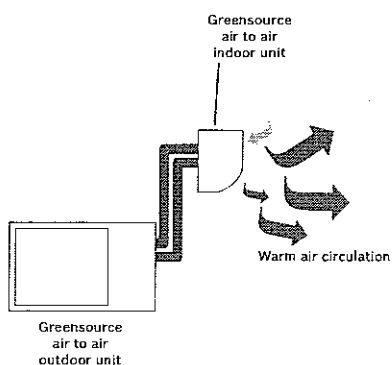
The Greensource air to air heat pump outdoor unit

Greensource air to air
heat pump remote control



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A typical air to air heat pump system layout

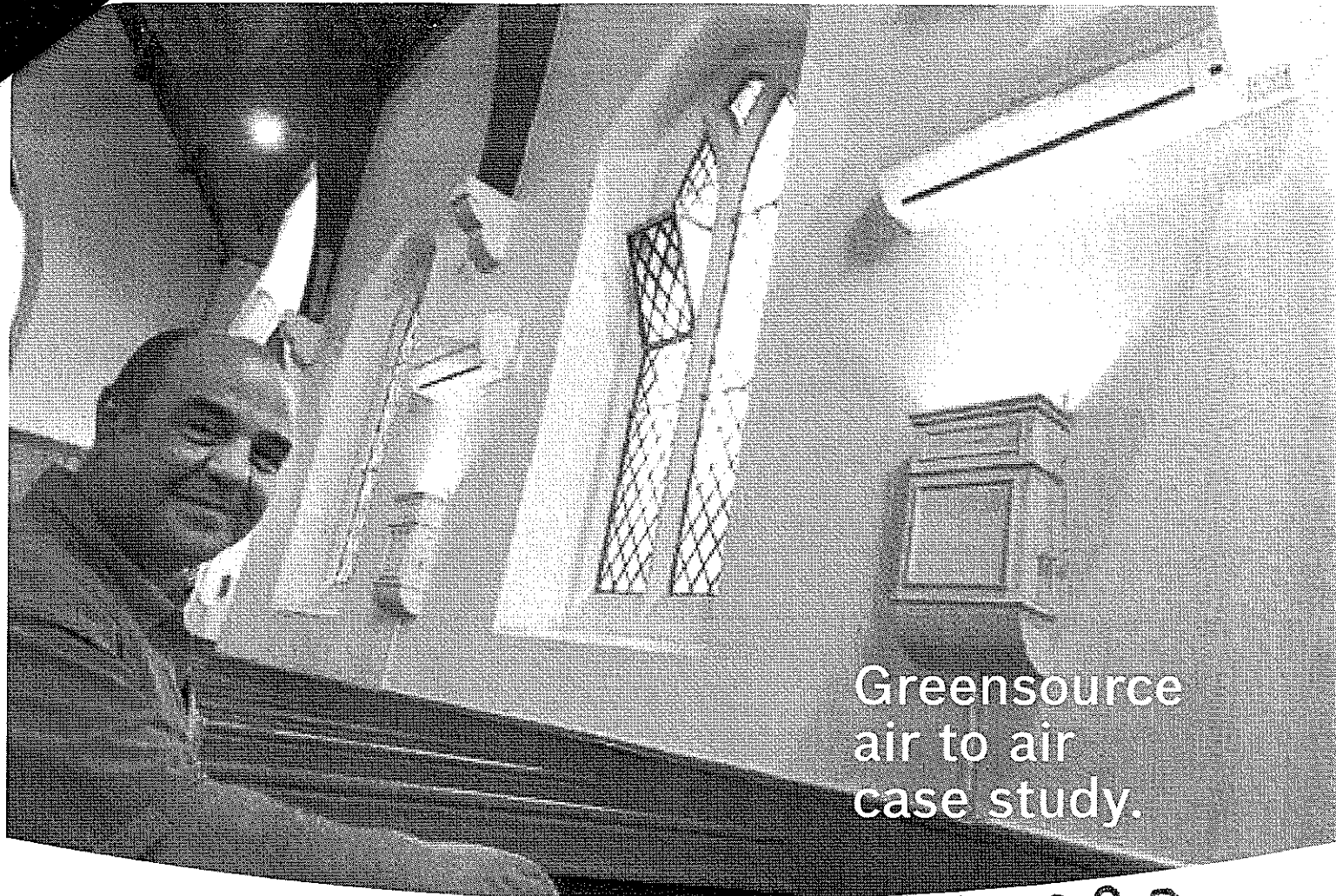


Benefit of Greensource air to air heat pump: Plasmacluster Ion-technology

The Greensource heat pump's unique active air purification system emulates nature's own air purification process. It emits positive and negative Plasmacluster ions (positive hydrogen ions and negative oxygen ions are surrounded by multiple water molecules to form a cluster, hence the description "cluster ions") that spread throughout the room to purify the air by attacking harmful airborne substances such as bacteria, viruses and allergens, including cigarette smoke. These ions are the same as those found in nature and are completely safe.

To see the health benefits that have been found view the testimonial on our website at www.worcester-bosch.co.uk

This information is for guidance only. We always recommend you consult a qualified installer.



Greensource air to air case study.

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Winchmore Hill United Reformed Church

Installation – 6 Greensource air to air heat pumps

Installation time – 3 days

Background

When the 100 year old heating system finally broke down, the immediate view from the Church was to replace it like for like with a new boiler system. However, once they started looking into it they soon realised that other options needed to be considered.

The old heating system used an inefficient floor standing gas boiler which fed both radiators and a number of two inch thick iron barrel pipes. Although the system was capable of making the Church nice and warm it would need to be switched on several hours before Church services or events to ensure it had enough time to heat the building properly. This meant that it was expensive to run and as the years went on more and more maintenance was required.

Sally Woolley, who looks after the management and maintenance of the Church, recalls "The contractor suggested we look at alternatives, including low-level and wall-mounted gas heating as well as air to air heat pump systems. The gas heating options were ruled out on

grounds of cost and noise, as well as the inconvenience of having to remove some of the pews.

We were then given the opportunity to view a Worcester Greensource unit in-situ at a newly built multipurpose village hall. We liked the look of it and also the fact that it seemed fairly quiet in operation. We were also assured that it was cost effective to run, energy efficient and therefore better for the environment, all important considerations for us.

We appointed E.A. Services to install the six units. Installation was quick and efficient and included the de-commissioning of the old boiler. Esas and his team arrived early on the Monday morning and the job was finished by Wednesday, with very little disruption."

Results

Although it is too early to know how much the Church will save in heating bills the cost reduction is expected to be significant. Whilst heating was the core objective, with the Greensource units they had the added benefit of being able to cool the Church on hot days too.

Frequently asked questions about renewable technology.

What is sustainable energy?

Sustainable energy is best thought of as energy which can be replenished within a human lifetime and which causes no long-term damage to the environment. Solar energy, wind energy and geothermal energy, amongst others, are all self-sustaining. They all have sources that cannot be depleted. Extended use of these energy sources aids the conservation of other non-renewable energy sources such as fossil fuels.

Is there any government funding available?

From time to time the Government provides grants for the installation of renewable technology products. To find out more visit: www.energysavingtrust.org.uk

Greenskies solar thermal panels

How does solar energy work?

The idea behind technologies which use solar energy is to harness the freely available rays from the sun in a useful form. The basic principle uses an absorber plate which is heated by the sun's energy. This heat is collected in a transfer liquid which is in turn used in a heat exchanger to heat water.

Do I still need a boiler?

Yes. Solar heating on a normal domestic scale in the UK will provide around 60%* of the average annual household hot water requirements. Although a well designed system could provide most of the hot water required in summer, the winter results, due to the lower intensity of the sun and the shorter daylight hours, will be reduced. As such, the householder will need a boiler to make up the difference in domestic hot water requirement and for the central heating of the house.

Do I need to have a particular type of roof for solar installation?

No. A variety of brackets and frames are available for solar systems to suit different roof types (pitched and flat) and different types of roof tiles. Panels can also be mounted in the roof or even on a wall.

Greenstore ground source heat pumps

How does a ground source heat pump work?

Heat pumps take advantage of the principles of thermodynamics in order to achieve their results. A water and glycol mixture is pumped around the collector circuit and causes the refrigerant in the evaporator to turn into a gas. This refrigerant passes through the compressor, causing the temperature to rise significantly. The hot gas moves to the condenser, where it condenses and the latent energy is released into the heating circuit.

How is energy collected from the ground?

There are 3 options to obtain the energy from the ground. In a horizontal collector, lengths of pipe are buried underground to a depth of around 1 metre. Worcester offers unique compact collectors which reduce the amount of space required for the collector by increasing the amount of pipework in a given area. An alternative to the horizontal collector types is the vertical collector. A bore hole is drilled to a depth of between 60 and 200 metres (this will depend on the heat pump output and ground conditions), and the collector is fed into the hole. A vertical collector minimises the amount of land required on the surface of the collector.

What type of ground source heat pumps are available?

Worcester has a range of 8 system and combination heat pump models, available in outputs ranging from 6-11kW.

Will I also need a boiler with the Greenstore system?

In the majority of circumstances, the answer is no. Worcester's system is all you need to satisfy your total heating and hot water requirements. However, we recommend you consult a qualified installer for advice.

Can I keep my existing radiators with a ground source heat pump?

Ideally, for maximum benefit and efficiency, a ground source heat pump is best used with underfloor heating, but appropriately sized radiators are also an option. Always consult your installer to carry out a heat loss calculation.

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Greenstore air source heat pumps

How do air source heat pumps work?

The technology inside an air source heat pump works on similar principles to the way a domestic fridge works. Heat pumps take advantage of the principles of thermal energy in order to achieve their results.

Both types of air source heat pump operate in a similar way. The external fan unit draws in the outside air and converts the latent heat it contains on even the coldest of days into warm/cold air or hot water, depending on the type of heat pump.

How efficient are air source heat pumps?

When properly installed, an air source heat pump can produce up to 4-5 times more heat energy to the home than the electrical energy it consumes. This will vary dependent on the outside temperature.

Can I keep my existing radiators with an air to water heat pump?

Unless the radiators have already been appropriately sized they will probably have to be replaced by larger ones to ensure a higher CoP from the heat pump. Always consult your installer to carry out a heat loss calculation.

Still have unanswered questions?

Call 0844 892 4010 or visit www.worcester-bosch.co.uk

Greenfloor underfloor heating – energy efficient heating beneath your feet.

Whether you are updating your existing heating system or are embarking on a self-build project, Worcester Greenfloor underfloor heating could be the perfect solution for your home. Acting as efficient low-level radiators, a Greenfloor underfloor heating system (UFH) uses a heated water filled pipe buried under the floor to deliver heat energy evenly into each room, gently warming the living space through a combination of radiant heat and heat conduction. As it is the entire floor area in a room that provides the heat, the actual temperature needed to heat it is much lower than with a traditional radiator system, eliminating any of those annoying cold spots around the room.

Greenfloor UFH is suitable for use throughout the home and with any type of floor covering from tiles to carpet. The benefits do not stop there. Greenfloor UFH is low maintenance and in a modern, well insulated home, can even act as the primary heat source, replacing the need for radiators completely and freeing up wall space so there are no restrictions on where you can put your furniture.

Maximum warmth from lower temperatures

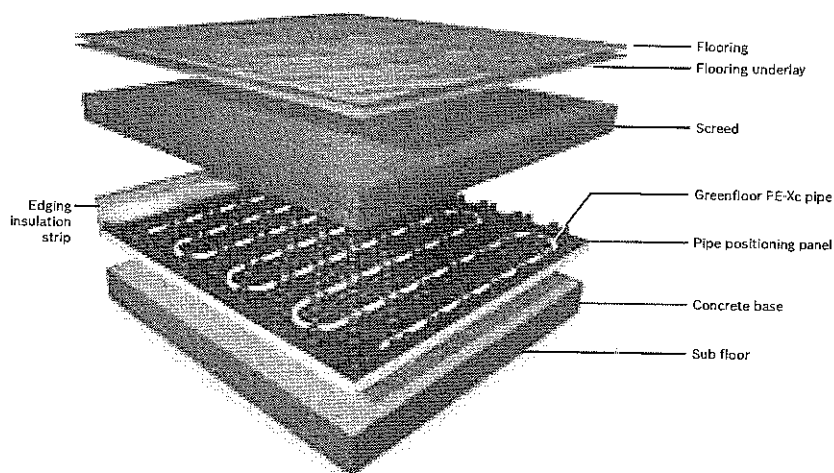
Research shows that an even heat rising from the floor providing maximum warmth to the feet and cooler but more comfortable temperatures at head height are favourable to the output of a traditional radiator system where the maximum temperature is at ceiling height and the lowest is at floor level. There are also additional health benefits, as underfloor heating provides radiant heat and doesn't rely on convection like traditional radiators. As a result, the amount of dust circulated around the room will be considerably less, providing cleaner air.

Greenfloor features and benefits:

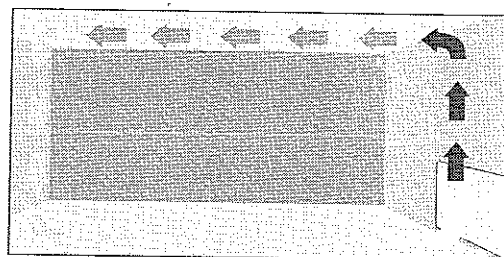
- Energy efficient – can offer savings on fuel bills when used with a Greenstore ground source heat pump or a Greensource air to water heat pump.
- Can be used throughout the home and with any type of floor covering
- Suitable for new properties and refurbishments
- Reduces dust compared with a conventional radiator system
- Frees up wall space
- Low maintenance.

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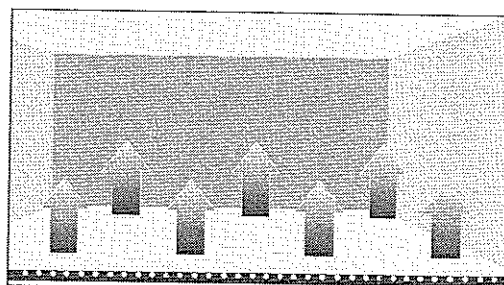
A typical underfloor system layout



How an underfloor system provides heat



Heat from a radiator travels up and around the walls and ceiling of a room first, losing much of its useful heat in the process ...



...while the heat from underfloor heating is evenly distributed from the surface of the floor throughout the whole living space.

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This information is for guidance only. We always recommend you consult a qualified installer.



**Worcester.
At your service.**

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Choosing the right product for your needs

To help you choose the correct Worcester ground source or air to water heat pump or underfloor system for your property, we offer a FREE sizing calculation service. A full system design is available for these products, the cost of which is refundable if you subsequently purchase either.

We also offer a commissioning service on Greenskies solar, Greenstore ground source and Greensource air to water heat pumps. For further details call the Renewable Team on **0844 892 4010**.

After-sales support when and wherever you may need it

We're always on hand to help, whether you're just starting to think about buying a Worcester product or you've owned one for years.



Our experienced and award-winning technical support team is available on the phone or online to offer help and information about any Worcester renewable product. We are placed in the top 10 of the top 50 UK call centres.

Of course, a qualified installer is also a good source of advice, and we can also help you find a Worcester Accredited Installer who's local to you. Just call **0844 892 4010** or visit our website and use the 'find an installer' search facility.

Worcester quality standards are impressive, but they don't just apply to the design and quality of our products. We have a nationwide network of over 300 Service Engineers – all employed and trained directly by ourselves – to help if your Worcester product needs attention.

Guarantees for extra peace of mind

To give you even more reassurance, we offer comprehensive guarantees on all our products. To find out more, visit **www.worcester-bosch.co.uk/guarantee**

In addition to the cover provided by our standard guarantees we can also provide optional annual service and maintenance contracts which are designed to give you complete peace of mind when you invest in a Worcester product.

Even more ways of providing heating and hot water comfort to you.

Market-leading condensing boilers

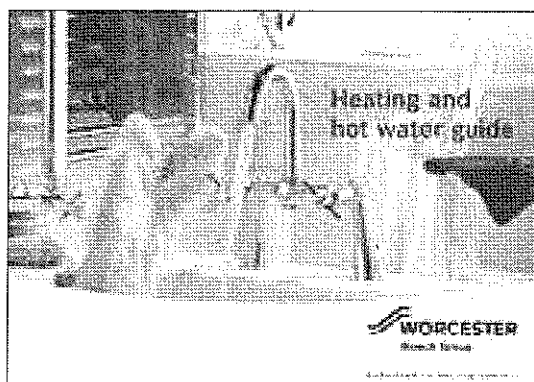
For the ultimate in economy, cost savings and total heating and hot water comfort, combine your renewable solution with a new Worcester Greenstar high-efficiency condensing boiler. Greenstar system and regular condensing boilers are designed to be compatible with Greenskies solar water heating so providing a total heating and hot water package.

- **Top efficiency rating.** As on appliances such as fridges and washing machines, boilers carry an energy efficiency rating. Every Greenstar boiler is SEDBUK 'A' rated – the highest efficiency band achievable
- **Big savings.** 'A' efficiency rating reduces gas consumption and bills by as much as 30%
- **Better for the environment.** Outstanding efficiency also means a significant reduction of 'greenhouse gas' emissions.

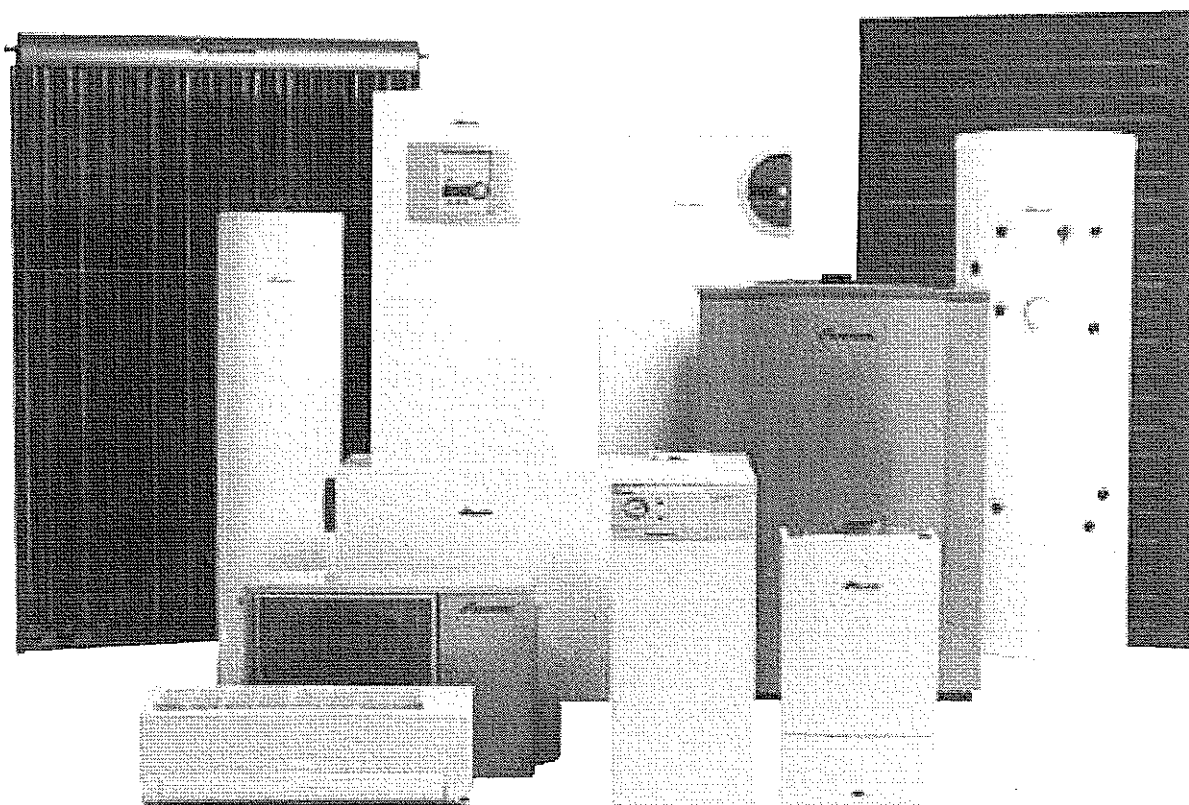
If you would like to know more about what Greenstar boiler options may be available to you, call our Consumer Helpline **0844 892 3366**, visit our website at **www.worcester-bosch.co.uk** or consult your local professional installer.

Information whenever you need it

To help you make the most of your heating and hot water system, Worcester has produced an informative 'handy hints' guide. To obtain a copy or to find out more about Worcester's full range of heating and hot water solutions, visit **www.worcester-bosch.co.uk** or call our literature line on **0844 892 9800**.



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We're as committed to
the environment as we
are to our customers.

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The environment is an issue that affects everyone. At every level, from global to individual, we are all being asked to act to protect the planet by making sure we don't consume more than our fair share of limited natural resources. We are being encouraged to take more responsibility for using what is available more efficiently and to find new and more sustainable sources of energy.

The more we can do, the more progress we will make towards improving our own quality of life as well as protecting the environment that our children and grandchildren will inherit

In the short term, there is also a more immediate benefit, because reducing the amount of energy we use could also help us to beat the rising costs of our own domestic fuel bills.

Doing more today to help tomorrow

Whether it's energy efficient boilers, or sustainable heating solutions, Worcester's commitment to the environment goes back many years.

Our greatest contribution is aiming to make every one of our products as fuel efficient as technology will allow, or uses completely sustainable fuel like solar energy.

But that's not all. In 2000, The Environment 2020 Awards were initiated to celebrate and promote activities dedicated to conserving the environment for future generations. The initiative includes an annual children's art competition. For more information visit our website.

Worcester is also behind a forward-looking scheme to educate younger generations on environmental issues. A free book, 'Picture a Greener Future', is available from our website at www.worcester-bosch.co.uk/greenerfuture and, through a fun story, shows how we can all reduce our energy consumption and shrink our carbon footprint.



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Worcester has also accomplished its environmental commitment by reaching 100% recyclability for all of its Greenstar boilers, thereby achieving its zero waste to landfill objective.

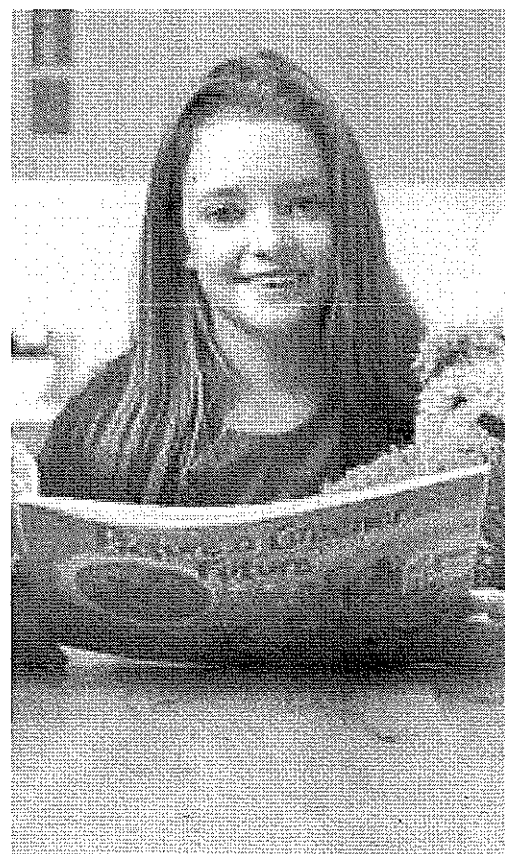
In addition, a partnership has been set up with a Swansea-based company which now transforms Worcester's previously non-recyclable waste, including some plastics, into an eco-friendly concrete replacement which is now used in housing, meaning that Worcester's range of Greenstar boilers are now 100% recyclable.

Worcester energy houses

Our energy efficient solutions have been installed into a network of 'energy houses' around the country, so you can see real-life examples of the difference that Worcester products can make to energy usage. To take a look at how we could help you reduce your energy consumption, visit our site at www.worcesterenergyhomes.co.uk

Making a difference

Since 1996, the combined energy savings of all the products we've sold have helped reduce Bosch Thermotechnology's carbon footprint by 20%. As domestic boilers currently account for 21%* of the UK's total CO₂ emissions, the fact that a Worcester condensing boiler also delivers dramatically reduced emissions of both CO₂ and NO_x (Nitrogen Oxide) helps in the battle against climate change.



* Source: Energy Saving Trust

PLANNING SUPPORT STATEMENT

ERECTION OF TWELVE HOUSES, KINGSMILL AVENUE, MITTON ROAD, WHALLEY

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1 THE PROPOSAL

1.1 Kingsmill Avenue is a cul-de-sac of 16 houses situated at the northern end of the former Calderstones Hospital site. These houses were originally constructed as staff accommodation. Although separated from the main hospital complex the character of the area is urban rather than rural. The Avenue joins Mitton Road at its eastern end and areas of open land, some 16m wide separate the first houses on the Avenue from Mitton Road. At the western end of the Avenue is a turning area which is flanked on two sides by former garage sites. These sites are dilapidated and unsightly with the remains of garages and bases clearly visible.

1.2 The proposal which forms this planning application is to utilise the existing infrastructure of Kingsmill Avenue and remove the unsightly former garage site by constructing twelve additional houses, four on the former garage sites and eight on the open land at the Mitton Road end. The proposal would allow for a mix of house types and include four affordable units as required by the adopted policy "Addressing Housing Need in Ribble Valley."

1.3 As indicated above the development site consists of part previously developed (brownfield) land and part green field land. The policy aspects of this proposal are discussed more fully later in this Statement but it is important to note at this stage that development of the green field land is the key to both utilising the potential of existing infrastructure and to delivering a mix of housing which includes affordable units.

1.4 The design of the houses, and in particular the choice of materials, reflects the style of the existing Avenue whilst providing modern, sustainable dwellings. This aspect is covered in more detail in the Design and Access Statement.

2 RELEVANT PLANNING POLICY

2.1 The application site falls within the area of Ribble Valley Borough Council and planning policy for the area was the subject of major change with the publication of the National Planning Policy Framework (NPPF) in March 2012. The Framework (paragraphs 214 and 215) effectively limits the weight given to planning policies adopted before 2004. Where more recent local policies have not been adopted it is the NPPF which is to be given greater weight. In this case the Ribble Valley District Wide Local Plan was adopted in 1998 and, as such it can be given little weight.

2.2 Paragraph 216 of the Framework allows decision makers to give some weight to emerging plans. However, in the case of Ribble Valley the Core Strategy and its associated Development Management policies are still in preparation as is the Housing Requirements Review. Initial consultations have been carried out on these documents but they are still at a relatively early stage. In any event the publication of the NPPF will require these documents to be reviewed.

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2.3 In these circumstances the main planning policy relating to this application is provided by the NPPF itself. Paragraph 14 sets out the presumption in favour of sustainable development. It also requires that applications be approved where the development plan is absent, silent or relevant policies are out of date, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this case the development plan is out of date and its replacement is at an early stage. No clear policy exists relating to this application site and the provision of much needed new housing is clearly supported by the Framework.

3 PRE-APPLICATION CONSULTATION

3.1 In November 2011 the applicants initiated a pre-application consultation with the Council under reference 2011/00099. A reply to this was received via email on 13th April 2012. This reply acknowledges that the Local Plan is out of date and that the NPPF is now the major planning policy consideration. It recommends that any formal application for the proposal should be submitted sooner rather than later, that the submission should comply with the adopted document "Addressing Housing Needs in Ribble Valley" and should include an arboricultural appraisal.

4 SUSTAINABILITY ISSUES

4.1 The proposed site, as noted earlier, is part brownfield and clearly complements the existing residential area. The site has mains water and electricity and is served by adopted sewers and a treatment works which has the capacity to accept the number of dwellings proposed. As such the site is available for development immediately and would make a significant contribution to housing needs in the Ribble Valley. Whilst the overall requirement for the area, as set out in the Housing Requirements Review is still under consideration the adopted policy, Addressing Housing Need in Ribble Valley, (January 2012) is up-to-date and states in paragraph 6.1 that there is a clear need for affordable housing across all area of the district. This proposal will make better use of the existing infrastructure and make a significant contribution to the provision of affordable housing.

4.2 The development site is some 2.5km from the centre of Whalley which is a significant centre with all main services including a railway station. The site is connected to Whalley by Mitton Road which is a bus route providing six services throughout the day. Given the distance involved, which means the site can be easily accessed by bicycle or on foot as well as the bus service, accessibility is not a major constraint to development.

5 CONCLUSIONS

5.1 As has been described earlier the main planning policy relating to this site is now provided by the NPPF. This document makes absolutely clear that planning applications should be approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.2 In this Statement the applicants have explained the clear benefits arising from this proposal. Existing infrastructure would be utilised more efficiently. The site is available for immediate

development. A significant contribution to affordable housing would be forthcoming and, more generally, a contribution made to the housing stock of the area. The area is already developed for housing and the additions proposed would not result in a significant intrusion into the open countryside. Finally, the site is reasonably accessible from the nearby centre of Whalley.

5.3 Against these clear benefits there are few, if any, adverse effects and as such, and in accordance with the NPPF, permission should be granted.

Prepared by:

Andrew Walker

The Planning and Development Network

Stanley House

Lowergate

Clitheroe BB7 1AD

April 2012