

3.9 Sustainable Show Homes

LOCATION:	South Cambridgeshire
POLICY:	CC/5: Sustainable Show Homes
SCALE OF DEVELOPMENT:	All residential development where a show home is being provided.
TYPE OF DEVELOPMENT:	Residential
SUBMISSION REQUIREMENTS:	Sustainability Statement
LINK TO THE SUSTAINABILITY CHECKLIST:	SuSh.1

Policy context

- 3.9.1 Policy CC/5 requires that where a show home is being provided, measures to enhance the environmental performance of homes should be installed and made available to new home buyers to enhance the specification of their new home. The measures must be offered at a price, including cost of delivery and/or installation that reflects the same profit margin to the developer as other standard buyer's options or extras.

Submission requirements

- 3.9.2 In order to demonstrate compliance with the policy, the Sustainability Statement should include an outline of the measures proposed to be installed as part of the Show Home as well as details of how these features will be marketed to home buyers. The requirements will be secured through the S106 agreement for the development.
- 3.9.3 Previous Enhanced show homes at Trumpington Meadows and the Cambourne 950 development included the following measures:
- renewable technologies such as solar panels;
 - rainwater harvesting and greywater recycling devices;
 - windows and doors from sustainably sourced materials, with significantly improved 'u' values (e.g. triple glazing);
 - mechanical ventilation and heat recovery;
 - smart energy metering and management systems;
 - low energy internal and external light fittings;
 - water efficient toilets and other sanitary ware fixtures or fittings;
 - white goods with high energy efficiency ratings and low water consumption;
 - raised growing beds, composting and enhanced recycling bins;
 - sustainably sourced and low embodied energy flooring and wall finishes, kitchens and furniture.
- 3.9.4 The exact measures will need to be agreed on a case by case basis, with consideration given to the baseline specification for the development. Consideration should also be given to how these additional features will be marketed to new home buyers, ensuring

that sales staff are able to answer queries about the options being offered. In some cases, where the level of sustainable construction is already quite high, it may be more appropriate for the sustainable show home to be used to provide guidance to residents on how to use the technologies within their home.