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## **FIRST LOOK IMAGES: Northstone submits plans for new, energy-efficient and sustainable homes in Lancaster**

DETAILED plans for 70 sustainable new homes in South Lancaster have been resubmitted by North West-based homebuilder Northstone.

The multi-award-winning homebuilder, which is part of family run regeneration business Peel L&P, has proposed a neighbourhood set off Scotforth Road which has been designed to include a mix of housing incorporating bungalows, apartments and houses.

If built as planned, the high-quality neighbourhood, made up of one to five bed homes and apartments, would also include provision for 10% affordable housing.

By embracing smart and low carbon technologies, the homes Northstone are planning would be built to future homes standard; ensuring the houses are highly energy efficient and future proofed.

With a commitment to sustainable construction and innovative design, the proposed homes by Northstone would produce over 75% less carbon emissions than other new build homes.

The homes will offer higher air tightness and be designed to maximise solar generation through solar PV panels, battery storage and innovative solar diverter technology which diverts excess power into the home's hot water cylinder; ensuring the homes utilise as much self-generated clean energy as possible. The homes will include other established sustainable features such as EV charging points, wastewater heat recovery systems, triple glazed windows and increased floor, cavity and loft insulation.

Northstone's vision would transform the site into a sustainable extension to the community. Included within the proposals are off road cycle ways and a central community garden, including space to grow food and teach children about where food comes from, in addition to the creation of a rain garden and natural play equipment suitable for a range of ages and abilities.

Through the retention of existing trees and vegetation plus the creation of eco areas and native tree planting, the new neighbourhood would deliver a biodiversity net gain in the area of 96%.

### **Bernadette Barry, Head of Planning and Sustainability at Northstone said:**

"We have listened to the needs of the local community and the aspirations of Lancaster Council and we are all aligned in wanting to bring high quality, beautifully designed, sustainable homes to Lancaster.

"Northstone has continuously been recognised for doing things differently and these homes would provide a brand-new place for communities to live in and enjoy.

“This neighbourhood would not only provide much needed new homes but also new green spaces, natural play areas for families, gardens to enjoy and plenty of space to bring neighbours together and create a community.”

If planning permission is granted, Northstone estimates that it could begin construction on the project by the end of the year. The proposals can be viewed on Lancaster City Council's planning portal using the following application reference number: 23/00802/REM

**ENDS**

## **Notes to editors**

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## **About Northstone**

Northstone is an award-winning homebuilder based in the North West of England. Our mission is to challenge outdated perceptions of new build homes. We do so by delivering design-led, sustainable communities that set a new bar for high quality homes in stunning surroundings.

Northstone is part of Peel L&P. Operating across the UK for over 50 years, the family run, Peel Group and its regeneration arm Peel L&P have been fortunate to have had the opportunity to re-imagine some of the country's historic assets.

## **The Northstone approach**

Northstone homes are the new, new builds. Think super energy efficient homes with high ceilings, low bills and expansive windows – all set within a green, welcoming community.

We don't just follow the way things have always been done. Every aspect of our approach is considered, from our efforts to pioneer new sustainable construction methods to our innovative portfolio of unique house types, designed to suit people at different points of their life.

We take a proactive approach to being part of the community too. Whether teaming up with local Men In Sheds to reduce waste and support local creativity; inviting school and college pupils onto our constructions sites; or donating our Huddle marketing suites to local charities; we form lasting partnerships in the places we work.

## **Our communities**

We're ambitious too. We've expanded rapidly since we started in 2019, with over 1300 homes in our pipeline on sites totalling around 150 acres.

We're proud of every single community we deliver. They include:

- **Silkash:** 150 homes in Westhoughton, Bolton - (On sale / In construction)
- **Airie:** 105 homes in Bolton - (On sale / In construction)
- **Keld:** 239 homes in Barrowford, Lancashire - (On sale / In construction)

## The new, new build

- **Tulach:** 268 homes in Wigan - (On sale / In construction)
- **Glisk:** 218 homes in Ellesmere Port, Cheshire - (On sale / In construction)
- **Cynefin:** 208 homes in Horwich, Bolton (Consented / Pre-construction)
- **Breacla:** 70 homes in South Lancaster - (Outline consent / Pre-construction)

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