

Kings Tamerton

Frequently Asked Questions

Who are Plymouth Energy Community (PEC)?

Plymouth Energy Community (PEC) is a multi-award winning charity and a social enterprise, with a cooperative ethos. PEC's mission is to empower our community to create a fair, affordable, zero carbon energy system with local people at its heart.

We are a family of community led organisations, bringing forward a range of projects that:

- Bring local people and organisations together to tackle fuel poverty and the climate crisis.
- Increase local ownership and influence over local energy solutions.
- Improve community confidence to engage in the zero carbon transition.
- Enable people to heat and power their homes affordably.

Who are PEC Homes?

PEC Homes is an independent community land trust established in March 2020 to bring forward a pipeline of locally owned net zero affordable housing developments in and around Plymouth.

Why has this site been chosen?

This site has been identified for housing for some time and has been subject to previous planning applications.

What are the differences between this scheme and previous schemes that have submitted planning applications for this site?

- Up to 100% affordable housing, rather than 55%.
- A target of 100% net zero carbon, rather than 55%.
- Creating more focal community green spaces, with improved access to surrounding local nature reserves.
- We are seeking to deliver a net gain in biodiversity and provide opportunities for local food growing.
- Further promotion of sustainable transport options, including potential for wider community access to electric cars and bikes.

How big is the housing development going to be?

The current draft masterplan shows plans for a total development of 70 homes that will be split into two phases. PEC Homes will bring forward the first phase, which will be a total of 38 units, split into 6 one-bedroom apartments, 14 two-bedroom apartments, 7 two-bedroom houses and 11 three-bedroom houses.

How does the local community benefit?

This is a scheme being led by the people of Plymouth, for the people of Plymouth. It is being progressed on a not-for-profit basis with the aim of tackling the challenges of securing affordable, zero carbon homes for local residents.

How can I support the project? How can I get involved?

- You can [become a supporter](#) of Plymouth Energy Community, to keep updated and get involved with all aspects of our fuel poverty and renewable energy work.
- You can become a Member of PEC Homes, where you will be able to take an active role in the visioning, management and governance of our organisation. Please contact us on support@plymouthenergycommunity.com if you wish to do become a Member.

Where is the access road for the housing development?

Access for vehicles will be off Coombe Way, and there is potential for pedestrian and cycle access from Adams Close. There will also be further pedestrian and cycle links to the wider city cycle route.

What is affordable housing?

Affordable housing is defined as housing for sale or rent, for those whose needs are not met by the market, this includes:

- Affordable housing for rent - Rent is set in accordance with the Government's Social or Affordable Rent Policy; or is at least 20% below local market rents.
- Discounted market sales housing – Sold at a discount of at least 20% below local market value.
- Other affordable routes to home ownership – Housing provided for sale that provides a route for home ownership that could not be achieved through the market.

Who will the homes be for?

As set out in the Local Lettings Plan, priority will be given to eligible households who have a local connection to the City of Plymouth.

What does 'zero-carbon' housing mean?

PEC intends to use the [Energiesprong Approach](#), an innovative approach to deliver high quality net zero homes at lower cost. Energiesprong use the term 'net zero energy', meaning a home generates enough energy in a year to meet that required for its heating, hot water and electrical appliances.

How will the development protect biodiversity in the area?

PEC is currently in the process of completing an ecological impact assessment and biodiversity net gain strategy. This will set out how we will ensure protected species such as reptiles are not harmed during the development and how we will seek to maximise enhancements for wildlife as part of the final development. This could include new wildflower grasslands, species rich hedgerows, and/or orchard planting.

How will it help tackle the climate emergency?

Energy use in homes accounts for 19% of carbon emissions in the UK. In order to reach net-zero by 2050 we need to change the way we build new homes. By using the innovative Energiesprong Approach to deliver high quality net zero homes, we hope to disrupt the normal approaches to housebuilding.

What is an outline planning application? When will we see the detailed design of the homes?

- An outline planning application seeks to establish whether the scale and nature of a proposed development would be acceptable to the local planning authority, before a fully detailed proposal is put forward.
- The detailed design of the homes will be developed later in the year.

When will the planning application be submitted?

The intention is to submit the outline planning application at the end of May.