

HEATHY WOOD NEWSLETTER

AUGUST 2022



WELCOME

This community newsletter is designed to keep you updated on progress as the various phases of the project are brought forward. Information can also be found on the website: www.heathywood.co.uk

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COPTHORNE CARNIVAL

St. Modwen was pleased to be able to take a stall and sponsor the bar at the popular Copthorne Carnival this year.

Representatives from St. Modwen were on hand to answer questions about the site, get to know the community and most importantly - give out free locally baked cupcakes by [Pink Fluff Cakes](#) and wildflower seed boxes!

We hope all that attended enjoyed the day, and encourage residents of Heathy Wood to join in next year.





CARBON NEGATIVE HOMES



St. Modwen Homes has launched the first affordable carbon negative homes, which are capable of reducing energy bills by 79%

In partnership with British Gas, St. Modwen Homes has launched the trial of two brand new affordable carbon negative homes at its Heathy Wood development in Copthorne.

The homes are capable of reducing homeowners' energy bills by 79% and delivering a 125% reduction in CO₂ emissions.

British Gas will install the trial homes with the latest Hive Smart Home technology, to aid the energy efficiency of these properties.

The carbon negative homes are part of a trial that will analyse the results of energy efficiency of the properties over the course of 2022.

The three-bedroom houses will produce more energy than they consume. In fact, they could even reduce a family's total energy bills by 52% when compared with a standard new build house and around 79% compared with the average UK home. Built with a timber frame, the foundations have been formed using low-carbon concrete, meaning the embodied carbon has also been reduced from the outset.

The carbon negative homes include simple design improvements to the building fabric, insulation, and ventilation.

This has transformed the efficiency of the homes compared to traditional builds – the trial houses are ten times as airtight as industry standards.

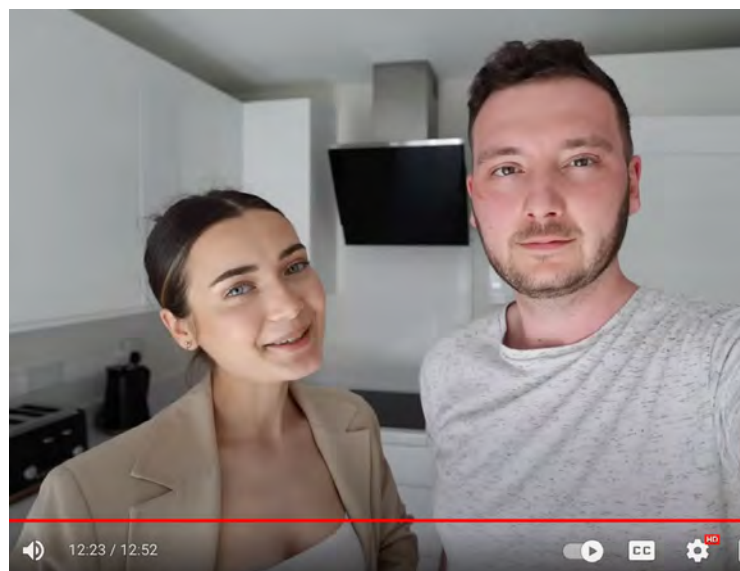
Additional features include photovoltaic solar panels, a battery, an electric vehicle charger, an air-source heat pump, a smart hot water tank, heat recovery ventilation and a wastewater heat recovery unit to minimise energy use and reduce emissions.

Managing director at St. Modwen Homes, Dave Smith, commented:

"With energy prices continuing to rise, creating energy-efficient homes that are affordable to build is more vital now than it ever has been.

"As an industry leader in using low-carbon modern methods of construction already, we have a responsibility to use this experience to prove that carbon negative houses can significantly cut energy bills and reduce emissions."

Popular lifestyle Youtube vloggers [Roxi & Matt](#) came along to stay in one of St. Modwen Homes carbon negative homes last month. [Take a look at their vlog](#) and see what they had to say about the experience themselves!





TRAVEL PLANNING

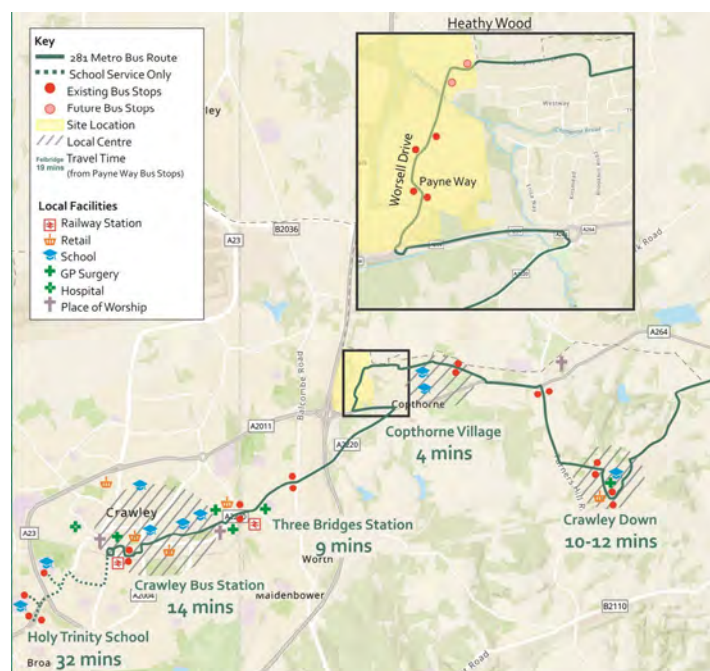
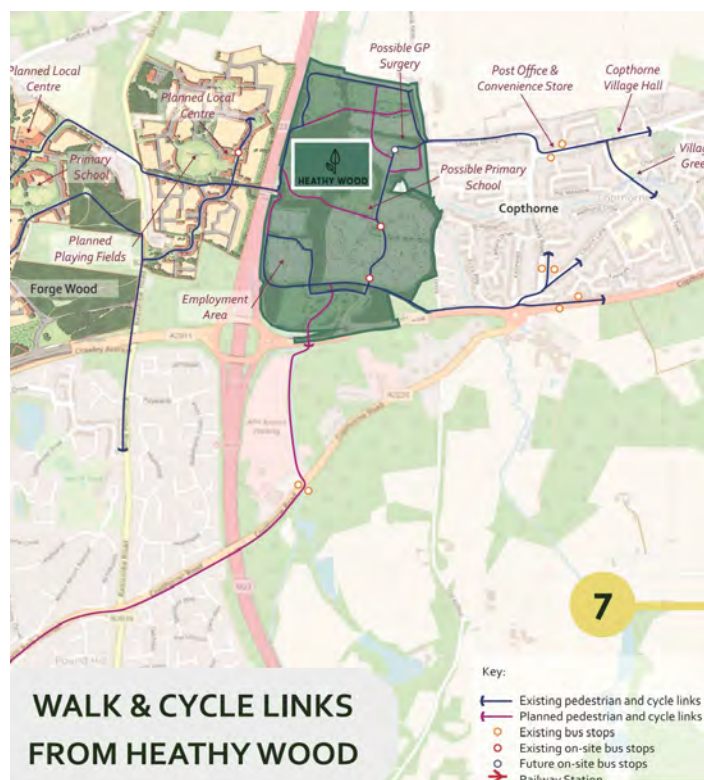
A new [Travel Pack](#) for the area has been commissioned by St. Modwen to help residents and prospective homeowners get around the area from Heathy Wood, by foot, bike and public transport.

When a car is essential, readers can also find out about West Sussex car clubs as well as how and where to find someone to share your journey with.

We have even included a few driving tips to save you money on fuel and reduce pollution into the bargain.

The Travel Plan Co-ordinator has been funded by the development to help you discover how easy it is to get around by walking, cycling and public transport and answer any questions you may have. We hope that you find this Travel Pack useful.

Any questions? Just email the Travel Plan Co-ordinator at HeathyWoodTPC@stantec.com and they will be more than happy to help you with any questions you may have.



We are pleased to announce that Metrobus will be diverting their 281 service via Heathy Wood. This hourly bus service will operate Mondays to Saturdays between Heathy Wood, Copthorne Village, East Grinstead, Lingfield, Three Bridges, and Crawley. The bus stops at Heathy Wood are situated along Worsell Drive near Payne Way and Langridge Way. Heathy Wood residents will find Travel Vouchers in the [Travel Pack](#).

Residents are encouraged to please take the opportunity to try the service. More information on the bus service can be found at: www.metrobus.co.uk/august-service-update. For more information on Heathy Wood and to read a full travel pack visit: www.heathywood.co.uk.



RESIDENTS WORKING GROUP

A Residents Working Group is being established, to facilitate engagement between homeowners representing the community, PREIM and other local stakeholders. The purpose of this group is to discuss estate management as well as wider community issues and to share ideas and feedback. Meet the Resident Working Group Members (Resident reps) below:

Jenn Hutchison: Jenn moved into the Heathy Wood community back in 2020. As a trained facilitator, she joined the RWG to support the best interests of our community, to advocate for you, the residents, and work with the team to find the best possible solutions. If you would like to contact her, you can email her at heathywoodresidents@gmail.com



Will Morgan: Will moved into Heathy Wood just over a year ago after 10 years in south London, where he helped to manage his old block including setting up a residential management committee which eventually took over management for the benefit of all leaseholders. He's interested in sustainability and is keen to help build a clean, safe and friendly community that will flourish for years to come. You can contact him at rwg@willmorgan.co.uk

If you are passionate about Heathy Wood, have a strong sense of community, and can spare some time, then please get in touch at:

HeathywoodEstates@stmodwen.co.uk



TAYLOR WIMPEY SHOW HOMES OPEN

Taylor Wimpey South Thames invited home seekers and those taking a step on the property ladder for the first time to the launch of its new show homes at the end of May this year.

Sales and Marketing Director for Taylor Wimpey South Thames Louise Adams, said:

"The new show homes will give people the chance to get a feel for the layout of the four-bedroom and three-bedroom house types. We're proud to be launching our new Manford and Byford show homes.

"We understand how important it is for people to be able to picture themselves in a new home and are pleased to be able to offer two new opportunities for visitors to look around our exquisitely designed show homes."

Taylor Wimpey's Heathy Wood homes are now on the market. To find out more visit:

www.taylorwimpey.co.uk/new-homes/copthorne/heathy-wood

SHARE YOUR STORY

Stories help to fill the gap between us. We would love to share good news about Heathy Wood and its

surrounding community, so if you have your own story to tell, contact us on info@heathywood.co.uk.