

Sustainability and Energy Statement

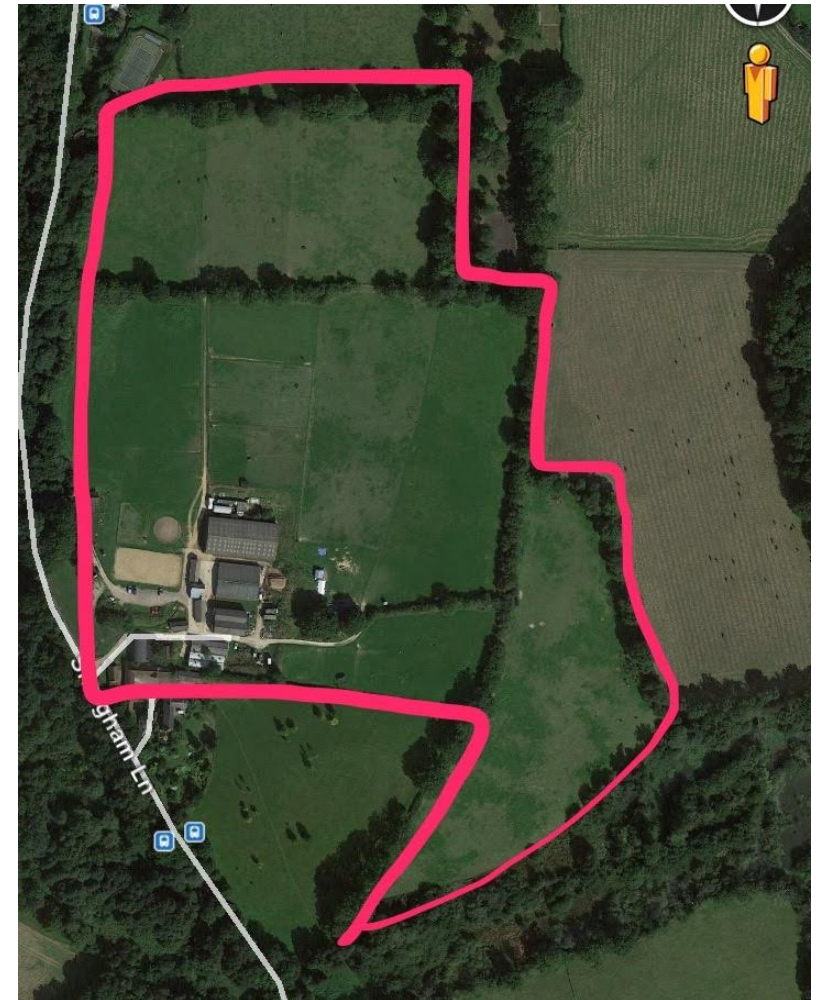
Provided to accompany planning application for the Re-Siting and Minor Amendments to the Previously Approved Owners/ Managers House at Oaklands Farm, Slaughtam Lane, Haywards Heath, West Sussex, RH17 5TJ



On behalf of the Applicant: Mr Anders Dahl and Fiona Bigwood
February 2021

1. Introduction

- 1.1. Arena Global Management Limited (AGM Ltd.), the Agent, submits this Sustainability and Energy Statement on behalf of the applicant Mr Anders Dahl and Fiona Bigwood to support the proposed construction of a new 4 bedroom dwelling and garage at Oaklands.
- 1.2. Mid Sussex District Council requires a Sustainability and Energy Statement to be submitted relating to sustainable construction. This deals with the provision of energy efficiency measures to be incorporated within the design and construction of the new dwelling.
- 1.3. Other sustainability considerations relating to the location of the site etc., have been dealt with in the Planning, Design and Access Statement submitted alongside the full application documentation.



2. Planning Policy

- 2.1. Policies relevant to energy and sustainability measures within the National Planning Policy Framework (NPPF), the Mid Sussex District Plan 2014-2031, adopted March 2018, and the Slaugham Neighbourhood Plan, 2014-2031, 'made' September 2019.

National Planning Policy Framework

- 2.2. The NPPF provides a presumption in favour of sustainable development requiring that applications must be determined in accordance with the development plan.
- 2.3. Section 14 concerns climate change, flooding and coastal change and seeks to secure reductions in greenhouse gas emissions and support the delivery of renewable and low carbon energy and associated infrastructure. It states that local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply and to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Mid Sussex District Plan

- 2.4. Policy DP39 of the adopted District Plan deals with sustainable design and construction. It states that all development proposals must seek to improve the sustainability of development and should, where appropriate

and feasible, according to the type and size of development and location, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme, including use of natural lighting and ventilation;
- Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;
- Use renewable sources of energy;
- Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;
- Limit water use to 110 litres per person, per day, in accordance with Policy DP42: Water Infrastructure and the Water Environment;
- Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience.

Slaugham Neighbourhood Plan (SNP)

- 2.5. Policy 2 of the SNP deals with sustainable development measures. It states that development proposals which incorporate efficient and sustainable energy sources (including, but not limited to, photovoltaic panels, solar thermal insulation, biomass and heat pumps, and domestic water harvesting/ recycling systems) will be supported.

3. Energy and CO2 Emissions

- 3.1. Construction materials:
Stock brick facing generally with part first floor clad with weatherboarding.
High level of insulation to meet current Building Regulations.
- 3.2. Lighting:
Minimum 75% low energy efficient lamps fitted

4. Water

- 4.1. Conservation of water design system to be employed to produce less than 110 litres per person, per day, to minimise water consumption with rainwater harvesting installed.

5. Materials

- 5.1. The materials used in the construction of the property will be sourced from local trade suppliers where possible.

6. Surface Water Run Off

- 6.1. The proposed development is not within a flood risk zone. Surface water run-off will be determined in the Building Control "Full Plans" application via soakaways.

7. Waste

- 7.1. There will exist suitable provision for the storage and recycling of waste for collection.

8. Pollution

- 8.1. The building will be heated via a high efficiency (minimum of 90%) rated combination condensing boiler.

9. Health and Wellbeing

- 9.1. The proposed new house will have a minimum of 330mm wide car parking space, meeting the criteria of lifetime home standards.
- 9.2. There will be adequate garden areas and storage areas within the proposed garage for garden equipment.

10. Mangement

- 10.1. The Contractor will maintain a secure site during the construction period and will employ hours of operation as instructed by the Local Authority, to minimise disruption to the neighbours.

11. Ecology

- 11.1. The proposal does not provide any features of negative ecological impact.
- 11.2. Landscape features are to be shown on the accompanying proposed Block Plan.