

Sustainability Statement

Demolition of existing dwelling to erect a replacement dwelling and four bay garage with studio above and associated works

Worth Hall Farmhouse, Turners Hill Road, Turners Hill, Crawley

Prepared for

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1. INTRODUCTION

- 1.1. This Sustainability Statement has been prepared by dowsettmayhew Planning Partnership on behalf of the applicants, Mr & Mrs S Beare, to discharge condition 4 of application DM/23/0611.
- 1.2. Application DM/23/0611 was approved on 18th October 2023 and granted planning permission for the “demolition of existing dwelling to erect a replacement dwelling and four bay garage with studio above and associated works”, at Worth Hall Bungalow, Turners Hill Road, Crawley.
- 1.3. Condition 4 of the consent reads:

“Prior to the commencement of the development hereby permitted a statement setting out the proposed sustainability measures and how they will be implemented shall be submitted to and approved by the Local Planning Authority. The development shall not be carried out otherwise than in accordance with such details.

Reason: To ensure that the development incorporates sustainable design and construction measures and to accord policy DP39 of the Mid Sussex District Plan.”

- 1.4. The purpose of this statement is to set out the proposed sustainability measures which are to be implemented as part of the proposal.

2. SITE AND SURROUNDINGS

- 2.1. The application site is located on the western side of Turners Hill Road within a countryside setting, which is also designated as High Weald National Landscape (previously known as the Area of Outstanding Natural Beauty - AONB). The site currently comprises a detached two-storey dwelling with some single-storey elements and traditional pitched roof forms.
- 2.2. The property benefits from a generous residential curtilage, enclosed primarily by a post-and-rail timber fence. Existing parking provision is situated to the north of the dwelling on an area of hardstanding capable of accommodating multiple vehicles. Access to the site is gained via a tarmac-surfaced driveway connecting to the main access serving Tulleys Farm.
- 2.3. The surrounding area is predominantly rural in character. Large-scale buildings associated with Tulleys Farm are located to the north and west, while open agricultural fields and countryside extend to the east and south. The site also contains a pond within its north-eastern section and is characterised by a gently sloping topography that generally falls from west to east.
- 2.4. Existing landscaping features include a substantial tree belt along the eastern boundary, an established oak tree to the south-east of the dwelling, and an area of Ancient Woodland located beyond the south-eastern part of the site. Together, these features contribute to the site's verdant rural setting and reinforce its relationship with the wider landscape of the High Weald National Landscape.

3. THE APPROVED SCHEME

- 3.1. Application DM23/0611 granted consent for the demolition of the existing dwelling and its replacement with a new family dwelling together with a detached garage/home office building and associated landscaping works.
- 3.2. The approved replacement dwelling is to be positioned broadly on the footprint and in the location of the existing house, thereby maintaining the established pattern of development within the site. The approved dwelling has a gross external floor area of approximately 434sqm and is designed as a combination of single-storey and two-storey elements.
- 3.3. The approved design adopts a traditional architectural form with contemporary detailing. External materials comprise a carefully selected palette of stock-faced brickwork, painted render and horizontal timber boarding, beneath a plain clay tiled roof. Powder-coated aluminium windows and doors are incorporated throughout the scheme. The design is further characterised by articulated elevations featuring stepped ridge and eaves lines, projecting and recessed elements, and open-eaves detailing, which contribute to a high-quality and visually interesting appearance.
- 3.4. The approved scheme was developed around a number of key design objectives, including the creation of a high-quality family home that responds positively to its setting within the High Weald National Landscape. Sustainability was a central consideration, with the dwelling designed around a green oak structural frame and a highly insulated building envelope intended to exceed current Building Regulation requirements for thermal performance. The design also incorporates measures to reduce heat loss, control solar gain and minimise light pollution through the careful arrangement of glazing, recessed wall planes and generous roof overhangs.
- 3.5. A detached ancillary building is approved to the north of the dwelling. This building, designed as an oak-framed outbuilding, provides garaging and storage accommodation at ground-floor level together with ancillary home office/studio space within the roof void. Materials include horizontal timber boarding, plain clay roof tiles and powder-coated aluminium windows and doors to complement the main dwelling.
- 3.6. The approved development is supported by an extensive and sympathetic landscaping scheme, intended to integrate the new buildings into their countryside setting, enhance biodiversity and reinforce the established landscape character of the site.

4. PLANNING POLICY AND LEGISLATIVE BACKGROUND

- 4.1. Relevant planning guidance in respect of sustainable design and construction is set out at both a national and local level.

NATIONAL

- 4.2. National planning policy and guidance includes:
 - The National Planning Policy Framework (NPPF); and

- The National Planning Practice Guidance (NPPG).

National Planning Policy Framework (NPPF)

- 4.3. The NPPF (December 2024) sets out the Government's planning policies for England and how these are expected to be applied. It sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.4. Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These comprise an economic objective, a social objective and an environmental objective, which are defined individually below:
- **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.5. Paragraph 10 states that *"so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development."*
- 4.6. Chapter 14 confirms that:
- 4.7. *"The planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risks and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."*

National Planning Practice Guidance (NPPG)

- 4.8. The NPPG provides further guidance and general advice on a number of planning matters.
- 4.9. It sets out a number of examples of ways in which climate change can be mitigated by reducing emissions, which include:
- Reducing the need to travel and providing for sustainable transport;

- Providing opportunities for renewable and low carbon energy technologies;
- Providing opportunities for decentralised energy and heating; and
- Promoting low carbon design approaches to reduce energy consumption in buildings, such as passive solar design.

(NPPG Paragraph 003, Reference ID: 6-003-20140612)

LOCAL PLANNING POLICY CONTEXT

- 4.10. The local planning policy context relates to those policies set by Mid Sussex District Council within their adopted Development Plan. Those relating to sustainable development are detailed below.

Mid Sussex Local Plan

- 4.11. The Mid Sussex (MSDP) was adopted on 28th March 2018. It covers the period 2014 - 2031 and sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved.
- 4.12. Policy DP39: Sustainable Design and Construction. This policy 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 through the 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/person/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.”*

Mid Sussex Design Guide

- 4.13. The Council adopted the 'Mid Sussex Design Guide' Supplementary Planning Document (SPD) in November 2020. The Guide aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable.

- 4.14. Principle DG37: Deliver high quality buildings that minimise their environmental impact - explains that *“the construction industry makes a significant contribution to CO2 emissions utilising substantial volumes of non-renewable resources and generating pollution and waste. The need for sustainable approaches to building design is therefore fundamental if the challenges associated with climate change, resource depletion and pollution are to be addressed.”*
- 4.15. The Council therefore expects applicants to demonstrate how the need to respond to the sustainability agenda by minimising the use of resources and energy both through building construction and after completion has informed the design of their proposal in particular considering the following:
- Orientation and design of buildings and roofs to maximise daylight / sunlight penetration and solar gain, whilst also avoiding overheating;
 - The use of green roofs or walls to reduce storm water run-off, increase sound-proofing and biodiversity;
 - The use of materials with low embodied energy (for example, renewably-sourced timber and recycled materials);
 - The use of sustainable materials that are locally sourced wherever possible;
 - Incorporating high levels of insulation (in combination with air tightness and temperature control systems) including the use of materials with a high thermal mass, such as stone or brick, which store heat and release it slowly;
 - Incorporating renewable energy including photovoltaics, solar thermal water heating, ground and air source heat pumps;
 - The use of low flow technology in water fittings, rainwater harvesting systems and grey water recycling systems to reduce water consumption to 110 litres/person/day (maximum); and • Laying out development to support identified opportunities for decentralised renewable or low carbon energy systems.

LEGISLATION

- 4.16. Approved Document L, Conservation of fuel and power, Volume 1: Dwellings gives guidance covering the energy efficiency requirements of the building regulations as set out in Part L of Schedule 1 to the Building Regulations. It sets out the standards for the energy performance and carbon emissions of new and existing buildings.

5. PROPOSED SUSTAINABILITY MEASURES

Management And Construction

- 5.1. The development will be managed and constructed in an environmentally responsible manner. Construction activities will seek to minimise waste generation, reduce energy consumption and limit pollution during the build process. Materials will be re-used where possible and where new

materials are required these will be sourced responsibly where practicable and contractors will be encouraged to adopt sustainable construction practices.

- 5.2. The completed building will be accompanied by appropriate information enabling future occupants to operate the property efficiently and maximise the performance of installed energy and water saving measures. Building components and services will be selected to ensure ease of maintenance throughout their lifecycle.

5.3. Health And Wellbeing

- 5.4. The design of the development promotes a healthy internal environment through:
- Maximising natural daylight to habitable rooms.
 - Provision of adequate natural ventilation and opportunities for cross-ventilation, primarily through the installation of openable windows.
 - Installation of energy-efficient lighting designed to provide good visual comfort and minimise glare and flicker.
 - Use of low Volatile Organic Compound (VOC) paints, finishes and materials where practicable to support indoor air quality.
 - Provision of user controls for heating, ventilation and lighting systems to ensure occupant comfort and operational efficiency.
 - Retention and provision of external amenity space for future occupants.
 - The building fabric and services will be designed to achieve appropriate thermal comfort levels throughout the year.

Energy Efficiency And Carbon Reduction

- 5.5. The development has been designed to minimise operational energy demand through a fabric-first approach. Measures will include:
- High levels of thermal insulation within walls, floors and roofs.
 - Energy-efficient glazing and doors to minimise heat loss.
 - Air-tight construction techniques where appropriate.
 - Energy-efficient internal and external lighting installations.
 - Specification of energy-efficient building services and appliances.
- 5.6. In addition, the development will incorporate renewable energy generation through the installation of an Air Source Heat Pump (ASHP), which will provide a low-carbon heating solution and reduce reliance on fossil fuels. The system will be commissioned to ensure optimum performance and long-term energy efficiency.

Sustainable Transport

- 5.7. The development will encourage sustainable travel choices through:
- Provision of secure cycle storage facilities.
 - Installation of Electric Vehicle (EV) charging infrastructure to support the transition to low-emission transport.
 - Retention of safe and convenient access arrangements for occupants and visitors.
 - Site planning and operational arrangements that minimise disruption associated with vehicle movements and deliveries.

Water Efficiency

- 5.8. The development will incorporate measures to minimise potable water consumption, including:
- Installation of low-flow taps, showers and sanitary fittings.
 - Water-efficient appliances where appropriate.
 - Facilities enabling monitoring and management of water usage.
 - Design measures that help identify and reduce the impact of leaks.
 - Collection and re-use of rainwater for landscape irrigation where practical.
- 5.9. Landscaping will be designed to minimise irrigation demand through the use of suitable planting and sustainable management practices.

6. CONCLUSION

- 6.1. The proposed development incorporates a comprehensive range of sustainable design and construction measures addressing energy efficiency, renewable energy generation, sustainable transport, water conservation, occupant wellbeing and responsible construction practices. The implementation of these measures will ensure the development contributes towards the objectives of Policy DP39 of the Mid Sussex District Plan and delivers a sustainable form of development throughout its operational life.