

APPLICATION BY MR C BRACE

THE PADDOCK, LONDON ROAD, HASSOCKS, BN6 9NA

SUSTAINABILITY ASSESSMENT

1.0 INTRODUCTION

1.1 This statement is submitted in respect of the application for full planning permission for the redevelopment of The Paddock to create 3 No. dwellings (comprising a retained dwelling, and new dwellings to the north and south).

1.2 Policy DP39 of the District Plan requires developments to consider incorporating the following sustainability features, which are also reflected within Policy 5 of the Hassocks Neighbourhood Plan:

- 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.

1.3 This statement considers the sustainability of the proposed development with regard to:

- Location
- Building Fabric
- Building Standards
- Fixtures and Fittings

2.0 LOCATION

- 2.1 The site benefits from being in a highly sustainable location. The site is served by bus stops within 150m walk of the site along London Road, and Hassocks Station is within easy walking distance just 0.8 miles away. Further evidence that the site is sustainably located is provided by the local planning authority's approval of large scale housing on sites immediately to the east and west of the site. Such housing would not have been approved if the general location was not considered to be sustainable.
- 2.2 The village centre Hassocks is just 0.8 miles via a pavement. The site is also within walking distance of Hassocks Infants school on the High Street/Chancellors Park, and also just a 1.2 mile walk from Windmills Junior School and Downlands Community School, both on Dale Avenue.
- 2.3 The scheme caters for all means of transport (pedestrians, bus users, rail users, private motor car and cyclists) and includes provision for secure storage of bicycles. Electric vehicle charging points will also be provided so that the occupants will be encouraged to utilise sustainable car travel.
- 2.4 Note also that the applicant intends to employ local contractors for the construction of the dwellings – to the benefit of the local economy. This will also reduce travel distances associated with the construction of the dwellings.

3.0 BUILDING FABRIC

- 3.1 The dwellings will use locally sourced materials wherever possible, and will specify materials with high thermal values for insulation. Double glazed windows will be used throughout.
- 3.2 The proposed dwellings, being detached with windows on all sides, allows for excellent levels of natural light and ventilation throughout.

4.0 BUILDING STANDARDS

- 4.1 The scheme will limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment (as encouraged by policy DP26).
- 4.2 The scheme will also comply with the mandatory building regulation standards in relation to energy consumption. The scheme comply with Part L of the 2021 Building regulations (as amended in 2023).

5.0 FIXTURES AND FITTINGS

- 5.1 In order to contribute to the energy and water saving standards set out in Section 4, the following features will be incorporated within the development:

- High efficiency gas fired boiler
- Energy Efficient lighting installed through the building
- Aerators will be fitted to all tap heads
- A++ “white goods” will be installed throughout
- Dual Flush toilets will be installed
- Solar photovoltaic panels will be installed
- Secure cycle sheds are provided
- Electric vehicle charging points will be installed

6.0 CONCLUSIONS

- 6.1 The proposed dwellings adopt a fabric-first approach to energy efficiency, prioritising high levels of insulation, air-tightness and efficient glazing in order to reduce overall energy demand at source.
- 6.2 The layout and orientation of the dwellings have been designed to maximise natural daylight and opportunities for passive solar gain, whilst allowing for effective natural ventilation to assist with overheating mitigation. The integration of solar photovoltaic panels, electric vehicle charging infrastructure and water efficiency measures ensures that the development responds positively to the transition toward lower-carbon living.
- 6.3 The scheme has also been designed having regard to future climate resilience, including sustainable drainage measures incorporating climate change allowances and water reuse features such as water butts.
- 6.4 Collectively, these measures ensure that the development accords with Policy DP39 of the District Plan and Policy 5 of the Hassocks Neighbourhood Plan by delivering a sustainable and future-resilient form of residential development.