



Oakfield Planning Group

30 Cantelupe Road, East Grinstead, RH19 3BJ



This Sustainability Statement has been prepared by Oakfield Planning Group to assess a planning application to convert an existing vacant commercial property into a one-bedroom flat and one studio flat with associated landscaping and reduction of existing garage to form new access at 30 Cantelupe Road, East Grinstead, RH19 3BJ.

APPLICATION SITE:

**30 CANTELUPE ROAD
EAST GRINSTEAD
RH19 3BJ**

APPLICANT: MATHU HOUSING LTD

DATE: SEPTEMBER 2026



Figure 1: View of the existing site front elevation.



CONTENTS

CONTENTS

- 1. Introduction**
- 2. Site Location and Description**
- 3. Energy Efficiency**
- 4 Water Efficiency**
- 5. Drainage and Surface Water Management**
- 6. Sustainable Construction and Materials**
- 7. Access and Parking**
- 8. Summary and Conclusion**



1.0 INTRODUCTION

- 1.1** This Sustainability Statement has been prepared to accompany a planning application for the conversion of an existing single storey commercial property into 1x one-bedroom flat and 1x studio flat as well as associated landscaping and the reduction of the existing garage into order to create a new access point at 30 Cantelupe Road, East Grinstead, RH19 3BJ. The property currently exists as a vacant commercial property with the previous jewellery shop signage still existing on the front elevation. There is an existing separate building on the site that already operates as flat and will be untouched by this proposal. The shared rear courtyard will undergo landscaping changes and a new access introduced through reduction of the garage. This statement sets out the design considerations and how the development will maintain accessibility and functionality in line with local planning policies and regulations.
- 1.2** This document is intended to provide detailed background information about the Site, including its characteristics, surroundings, and broader context. It aims to offer a comprehensive understanding of the Energy-efficient measures used for the above proposal.



2.0 SITE LOCATION AND DESCRIPTION

- 2.1** 30 Cantelupe Road, East Grinstead, RH19 3BJ is a mixed-use property located on a busy road in close proximity to East Grinstead's main high street. The site has a two-storey building that currently operates as flats but the site of this proposal concerns the single storey commercial Class E unit beside it that occupies most of the ground floor. There is an existing garage that is currently larger than the average car that provides one parking space.
- 2.2** The property is set back from the main road which allows off-road parking for its residential occupants but also benefits from a sustainable location with good access to local shops, services, and public transport routes. This makes the site suitable for residential use and supports reduced reliance on private car travel.
- 2.3** The existing building was constructed in the 1960's and features a brick faced with stone quoins. There are a variety of large rectangular windows that allow natural light facing both externally and an internal courtyard.
- 2.4** The ground floor commercial unit has been used since the 1990's as a jewellery shop but this has been vacated for approaching two years.



3.0 ENERGY EFFICIENCY

- 3.1 The proposed conversion is designed to prioritize energy efficiency, reduce carbon emissions, and create a more sustainable living environment. The following measures will be implemented:
- 3.2 **Enhanced Insulation & Thermal Performance:** High-performance insulation will be installed in interior walls, floors, and ceilings to meet or exceed current building regulations. This will significantly improve energy retention, reducing heat loss in colder months and keeping interiors cooler in warmer months. By enhancing thermal efficiency, the development will lower heating and cooling demands, resulting in reduced energy consumption and cost savings for future occupants.
- 3.3 **Energy-Efficient Appliances:** All installed appliances will be A-rated (or equivalent) for energy efficiency, ensuring minimal electricity consumption while maintaining high performance. These appliances will help reduce overall household energy use and contribute to lower utility bills.
- 3.4 **Sustainable Lighting Solutions:** LED lighting will be used throughout the development due to its low energy consumption, long lifespan, and reduced maintenance costs. LED lights are significantly more efficient than traditional incandescent or fluorescent bulbs, providing both environmental and financial benefits.
- 3.5 **Renewable Energy Integration:** A feasibility study will be conducted to assess the potential for integrating renewable energy solutions, such as solar panels. If viable, photovoltaic panels may be installed to generate electricity or support water heating systems, further reducing reliance on non-renewable energy sources and enhancing the building's sustainability.



4.0 WATER EFFICIENCY

4.1 To promote sustainable water management and reduce overall consumption, the development incorporates the following measures:

- **Low-Flow Fixtures:** High-efficiency water-saving taps, showers, and dual-flush toilets will be installed throughout the development to minimize water wastage. These fixtures significantly reduce water use per flush and per minute of operation, helping to lower overall consumption without compromising functionality or user experience.
- **Rainwater Harvesting:** Where feasible, a rainwater collection system will be integrated to capture and store rainwater for non-potable purposes such as irrigation, landscaping, and potentially flushing toilets. This reduces reliance on mains water, contributes to water conservation efforts, and enhances sustainability by utilizing a natural resource that would otherwise go to waste.
- **Sustainable Drainage Systems (SuDS):** Consideration will be given to incorporating permeable surfaces, bio-retention areas, or soakaways to manage surface water effectively, reduce runoff, and prevent excessive strain on the drainage network.

5.0 DRAINAGE AND SURFACE WATER MANAGEMENT

5.1 As the proposal retains the existing footprint, the impact on local drainage will be minimal. However, additional measures will be implemented to enhance sustainability:

5.2 **Sustainable Urban Drainage Systems (SuDS):** Use of permeable paving materials where applicable to improve water infiltration.

5.3 **Guttering & Runoff Management:** Optimization of guttering systems to prevent excessive surface water runoff.



6.0 SUSTAINABLE CONSTRUCTION AND MATERIALS

- 6.1** The development is committed to minimizing its environmental impact by incorporating eco-friendly construction practices and sustainable materials. These efforts aim to reduce carbon emissions, enhance energy efficiency, and promote responsible resource use.
- 6.2** **Environmentally Conscious Construction Methods:** The project will adopt sustainable building techniques that prioritize energy efficiency, waste reduction, and lower carbon emissions. This includes careful planning to minimize construction waste, optimizing material use, and employing best practices to reduce environmental disruption during the building process.

Use of Sustainable & Locally Sourced Materials: A strong emphasis will be placed on selecting environmentally responsible materials, including recycled, reclaimed, and low-carbon options. Whenever possible, materials will be sourced locally to reduce transportation emissions and support the local economy. Additionally, the use of non-toxic, renewable, and responsibly sourced materials, such as FSC-certified timber and eco-friendly insulation, will contribute to a more sustainable and durable built environment.



7.0 ACCESS AND PARKING

- 7.1 The proposal will retain the existing vehicular access to the front of the property, allowing for convenient off-street parking. The site is well-served by public transport and is located in a sustainable area with easy access to local amenities, reducing the reliance on private vehicles. The design ensures that the residential development remains accessible to all, with minimal disruption to the surrounding area and the wider community. Access to the site will remain as existing from Cantelupe Road and Vicarage Walk,
- 7.3 The site is in a highly sustainable location with excellent transport connections and close proximity to the high st, making it ideal for residential development.
- 7.4 The site has access to good railway connections with East Grinstead Railway Station approximately **0.5 miles** (10-minute walk) from the site. The station provides regular services to **London Victoria, Clapham Junction, and East Croydon**, offering convenient commuter access.
- 7.5 The proposed flats will also have access to strong bus services with several bus routes operating nearby. These provide connections to Crawley, Gatwick Airport, and other surrounding towns. The main East Grinstead Bus Station is located within **a short walking distance**, offering a range of local and regional services.
- 7.6 The site proposes cycle storage due to the strong Pedestrian and Cycling Routes within the area. The site is well-connected by pedestrian-friendly pathways, and cycling is encouraged in the area, with various cycle routes linking to the town centre and surrounding areas. The sustainable location reduces reliance on private vehicle usage.



8.0 SUMMARY AND CONCLUSION

- 8.1** This Sustainability Statement has been prepared in support of the proposed conversion of 30 Cantelupe Road, East Grinstead. The proposal seeks to optimize the use of an existing building by delivering high-quality residential accommodation while respecting the character of the surrounding area.
- 8.2** This Sustainability Assessment demonstrates that the proposed conversion aligns with sustainable development principles by maintaining the existing footprint, integrating energy and water efficiency measures, and minimizing environmental impact. The project will contribute to a more sustainable residential environment while preserving the character of the area