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For proposed works at:

Address: Pickeridge Cottage, Cob Lane, Ardingly, RH17 6ST
Date: November 2025

Mid Sussex District Council

SUSTAINABILITY STATEMENT

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This Sustainability Statement is written for proposed demolition of existing cottage and erection of new cottage at Pickeridge Cottage.

This report is to be read together with all collated documents and drawings.

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1.0 INTRODUCTION

This Sustainability Statement has been prepared to support a proposed works at Pickeridge Cottage. The outline description of the proposed planning application is as follows: Demolition of existing house, replacement new build house with associated landscaping.

This Sustainability Statement provides an outline of the various measures incorporated into the proposal to ensure its sustainability performances exceed or at least meet local and national planning policies and requirements.

A Sustainability Statement is deemed a requirement by the Local Authority for all new residential, industrial, industrial, and commercial development. This statement contains details necessary to demonstrate how the proposal will be efficient in its use of energy, water and drainage.

1.1 HAPA ARCHITECTS LTD

This statement is prepared by Hapa Architects.

We are a design-led, award winning, architecture practice based in Brighton. We have proven expertise in designing and delivering well-designed and sustainably led houses. Sustainable design and energy efficiency is an important focus and priority in our designed dwellings. We often aim to and achieve EPC A rated developments, and explore new sustainable features.

We work with local authorities to successfully create high quality, energy efficient, landscape led houses.

2.0 POLICY CONTEXT

Aa quick outline of national and local policies in relation to sustainable development:

2.1 NATIONAL POLICIES

National Planning Policy Framework (NPPF) most recently version of the NPPF was published on 12 December 2024. This provides a framework for the development of locally-prepared plans and the government's planning polices for England.

Paragraph 7 of the NPPF states: "The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner."

This is further defined in paragraph 8:

> Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):
>
> **a) 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;
> **b) 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
> **c) 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

2.2 APPROVED DOCUMENTS

The approved documents contain general guidance on the performance expected of materials an building work in order to comply with the building regulations. They often include practical examples and solutions on how to achieve compliance for some of the more common building situations. The approved documents consist of Approved Document…:

A. Structure
B. Fire Safety
C. Site preparation and resistance to contaminants and moisture
D. Toxic substances
E. Resistance to sound
F. Ventilation
G. Sanitation, hot water safety and water efficiency
H. Drainage and waste disposal
I. -
J. Combustion appliances and fuel storage systems
K. Protection from falling, collision and impact

L. Conservation of fuel and power
M. Access to and use of buildings
N. -
O. Overheating
P. Electrical safety
Q. Security in dwellings
R. Infrastructure for electronic communications
S. Infrastructure for charging electric vehicles
T. Toilet accommodation
7. Material and workmanship

Approved document Part L, volume 1 is specifically important in delivering a reduction of carbon emissions and improving energy efficiency in dwellings (renovations, extensions, and new-builds).

2.3 LOCAL POLICIES

The **Mid Sussex District Plan 2014-2031 (Adopted March 2018)**, contains the following sustainability objectives, policies, and targets:

Policy DP38: Biodiversity – The Policy states that biodiversity will be protected and enhanced by ensuring development takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure; ensure there is no net loss of biodiversity.

Policy DP39: Sustainable Design and Construction – The Policy states that all development proposals must seek to improve the sustainability of development and should where feasible, incorporate the following measures:

- Minimise energy use through the design and layout of the scheme though natural light 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 110litres/person/day;
- 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.

Policy DP41: Flood Risk and Drainage – The Policy states that proposals for development will need to follow a sequential risk-based approach. Sustainable Drainage Systems (SuDS) should be implemented in all new developments unless demonstrated to be inappropriate.

Policy DP42: Water Infrastructure and the Water Environment – The Policy states that new residential units should meet a water consumption standard of 110 litres per person per day.

2.4 SUMMARY

Both national and local polices aim to promote the delivery of sustainable and well-designed homes that mitigate and adapt to the growing impacts of climate change, and the environment today and tomorrow.

A Sustainability Statement is required by Mid Sussex for all full planning applications. This statement contains specific details of the proposed efficiencies in energy usage, water usage, and drainage. This statement should only be read in conjunction with all other reports submitted in support of this application.

3.0 SUSTAINABILITY AT PICKERIDGE COTTAGE

It is important to note firstly that there is an existing house. The existing house is of 1970s construction; a little draughty, a little cold, a little dark. Much of this will be greatly improved in the new proposal, with increased building efficiencies and modern-day regulations. The proposal fulfils the same function (a family home,) as already established on the site. Therefore much infrastructure is already there and can be utilised, such as connections to the existing sewer treatment plant, power, water, etc.

The proposal is to create a healthy home within the landscape. There is great design emphasis on improving various sustainability performances of the home. To better improve the energy efficiency throughout, critical selection of materials, and building processes, as appropriate to the surrounding architecture and landscape.

The building performance is explained in great detail within this section.

3.1 MATERIALS AND FINISHES

The proposal has a well considered material palette that includes known traditional materials and high-quality contemporary finishes. The embodied carbon footprint, source, and lifespan of the materials are important considerations. The material selection consists of:

- **BRICK.** Red stock brick. A traditional material, proven long lasting in the UK climate, and suitable in the High Weald National Landscape. Also to fit besides the nearby Grade II Listed Pickeridge.
- **TIMBER.** Wall cladding in responsibly sourced timber. To be treated and finished black. Black will help the cottage to fall in the background in long view along the landscapes. Again this is a familiar material in the English countryside.
- **ZINC.** The roofs are to be standing.seam, zinc. The colour is in red to match the brickwork and complements the timber. This is a high-quality more contemporary element of the material palette.
- **GLAZING.** To be high-spec slim framed glazing windows and doors. The windows are to be triple glazed. The units are to composite timber/aluminium units, combining the best characteristics of both materials for long-lasting units with thermal efficiency to reach well beyond building regulations. These are also much more environmentally friendly than UPVCs items. The increased glazing throughout the proposal will increase natural lighting that will provide for a more healthy home environment and requires lesser electrical lighting. The south facing glazing units can be specified with an specific 0.65 Visible Light Transmission value to help mitigate potential glare through the landscape.

3.2 PASSIVE DESIGN & SOLAR GAINS,

Increasing extreme temperatures increase risk of overheating in buildings. It is a good design principle for south facing glazing to have solar shading, such as Brise Soleil, especially for hot summer days.

Elsewhere large glazing provides natural lighting and reduces reliance on electrical lighting and greater connection with the surrounding landscape and environment.

3.1 WATER EFFICIENCY

Water usage and conservation is an increasing critical design consideration in our ever-changing climate and environment. The majority of the UK is classed as being in an area of moderate or severe water stress.

The proposal will reduce water consumption through a range of water efficiency measures, such as:

- Dual flushing WCs. Allows for a normal (4L) and small (2.5L) flush, depending on the requirement.
- 6L/min Eco flow rate shower
- 4L/min Aerated flow rate bathroom taps
- 130L to overflow bath.

A water efficiency calculation with the above specifications can show a figure of between 97-99 litres/person/day. This is achievable through the appropriate selection of fittings alone before additional water saving measures are undertaken, such as rainwater harvesting with water butts.

Limit water use to 110 litres/person/day in accordance with local Policy DP42: Water Infrastructure and the Water Environment.

3.1 FLOOD RISK & DRAINAGE

The site is in an area with a low probability of flooding, flood zone 1.

A drainage schematic is designed. The scheme incorporates a plot soak-away on the grounds. The proposed SuDS features will be sized to accommodate flows for a range of storm events including the 1 in 100 year plus 40% climate change scenario.

Landscaping surfacing to include permeable paving and pathways. Using surface finishes such as hoggin.

3.1 POWER GENERATION & EFFICENCY

Air Source Heat Pump (ASHP) as a low-carbon heating system.

Effective heating utilising Underfloor Heating with heavyweight floors with greater thermal mass, heat retention.

High levels of insulation, U-Values calculations and construction build ups, for a highly insulated home throughout.

The scheme is looking to provide PV panels (min 10kWp). This is detailed in a separate planning application.

Onsite battery storage.

A-rated white goods.

3.1 VENTILATION

Mechanical Ventilation with Heat Recovery (MVHR) system is considered for creating a sustainable and healthy home and delivering fresh air. In a new build especially, with improved air-tightness, this system will be able to improve airflow, indoor air quality, retain heat from outgoing stale air, and improve energy efficiency throughout the home.

Carefully selected interior material finishes to help reduce VOC.

3.1 ECOLOGY

A range of development mitigation and enhancements are proposed. In providing greater biodiversity and ecology enhancements will help site habitats and species cope with changing climates and weather.

The way to proposal sits in the landscape is designed carefully. To scheme looks to create a number of different landscape/garden spaces, providing different functions and habitats for both the family, wildlife, and the surrounding National Landscape. Enhancement features include:

- Designed roof garden terrace, with added sedum and planting
- Additional trees (in courtyard area and along eastern boundary for additional screening).
- Wild grass seeding to lower section of garden (west)
- Free draining external hard landscaping.
- The Preliminary Ecological Appraisal includes a number of recommendations for sharing habitats for native species.

3.1 TRANSPORT

This is a replacement home not an additional house in a rural location. Therefore transport links will be as existing. There will however be additional:

- Provisions of secure bicycle storage/shed. To be able to store no.2 bicycles
- Provisions for electric vehicle charging.

3.1 WASTE MANAGEMENT

- **Construction Waste Management**. A Construction Environmental Management Plan (CEMP) will be developed to ensure the use of measures to minimise waste during the construction phases of the development, including the use of a scheme for recycling/disposing of waste arising from demolition and construction works. The reduction, reuse and recycling of construction waste is to be prioritised through measures such as avoidance of over-ordering, supervision of deliveries, use of secure materials storage facilities and reuse of materials onsite where feasible.
- **Sewage**. The existing house is connected to a local sewage treatment plant on the greater Pickeridge site (also owned by the applicant). The proposal is to connected to same facilities. Therefore no new infrastructure to be constructed, or any additional loads to public sewage.

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SUMMARY

The design of the house is thoroughly thought out with sustainability and energy efficiency at the forefront of our thinking. It is landscape led, with features designed to work in harmony with the surrounding natural and built environment to create a healthy family home.

It is designed with great consideration to local and national policies, and conformed to the details of both.