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SUSTAINABILITY STATEMENT

relating to:

**PROPOSED BARN AND AQUAPONIC FISH SHED
WITH GREENHOUSE.**

on:

**Land at Bob Lane,
Wineham Lane,
Wineham,
West Sussex.**

June 2026.

2.

Sustainability Statement – Planning Applications.

This template has been prepared to help applicants or their agents preparing a sustainable statement, where required to support a planning application.

A Sustainable Statement is required to demonstrate you have incorporated relevant sustainable principles into the design of your development.

How to use this template

The template is for guidance only. Not all the questions will be relevant, and the level of detail will depend on the size and nature of your proposal and its impacts. You can enter questions directly into the template or use this to help inform your statement. Your statement may be a section in your Design and Access Statement, where one is required.

Please be aware that standards set out in the Building Regulations may affect your design and you should consider how you will meet the required standards early in the design process¹. In all cases we recommend the use of a professional advice to help you prepare and submit your application and maximise the sustainability credentials of your scheme. You can search the following directories to find a professional with sustainable buildings expertise -

- <https://www.greenregister.org.uk/search>
- <https://www.aecb.net/>
- <https://www.climatechangeandyourhome.org.uk/>

A [glossary of terms](#) and [links to sources of further information](#) can be found at the end of this document.

1. Site Address

Land at Bob Lane, Wineham Lane, Wineham, West Sussex.

2. About your development.

Is your site (identify all that are applicable)?	
In an Air Quality Focus Area ?	☐ No
In a Flood Risk Zones 2/3	☐ No
In a Surface Water Flood Risk Hotspot ¹ ?	☐ No
In or next to a Site of Importance for Nature Conservation ² ?	☐ No
A listed building ³ or in a conservation area ³ ?	☐ No

In each case where you have answered yes to any of the above, please provide details.

The application site is not in any of the above areas.

3. **Materials.** Describe what materials you are using. In line with our policy, are you prioritising durable and high-quality materials? Are you using low carbon healthy materials (i.e. low VOC emitting materials) and products made of natural materials?⁴ Could you reuse materials on site and reduce or recycle the waste that will be created because of your extension/ refurbishment project?⁵

The proposed agricultural building will be constructed of steel, timber and plastic, ideally sourced locally. Steel and plastic will be of low carbon material. Timber will be sourced from sustainable forests.

4. **Optimising resources (energy and water)** Planning policy requires development to optimise resource efficiency and minimise the need for plant and machinery, incorporating design for energy and water efficiency and following the principles of the [energy hierarchy](#).

² The [Wildlife Assessment check](#) tool may help clarify whether your project needs expert ecological advice.

³ You will also need a design and access/ [heritage statement](#) and should choose measures which are sensitive to historic significance and traditional fabric, following [Historic England advice](#).

⁴ For advice on sustainable materials, see the Green Guide to Specification www.bre.co.uk/greenguide

Please use the tables below to identify any measures incorporated and provide details and specification in the space below or attach product details to your statement, where relevant.

Energy Efficiency	
Natural/passive ventilation and design measures to reduce the need for mechanical plant	
No mechanical plant needed.	
Mechanical ventilation with heat recovery	
Non required.	
Active cooling systems, i.e. Air Conditioning Unit	
None required.	
Draught-proofing ⁶	
Not required for agricultural building.	
Insulation ⁷ (for example to roofs, tanks, pipes, internal or external walls)	
Water pipes insulated against frost damage.	
Repairs/ damp proofing work to improve energy efficiency	
Not required for agricultural building.	
Secondary or high-performance glazing	
N/A – No glazing.	
Renewable energy technologies (e.g. photovoltaics, solar thermal panel, heat pump ⁸)	
Smart meters ⁹	
The aquaponic fish sheds and greenhouse use minimal power and make use of biochemistry and gravity. Where electrical pumps are used, they will be timed and of new low energy use type. Due to magnetic technology, they are also of low noise output. Low energy lighting will be used when necessary.	
Energy efficient lighting or appliances ¹⁰	
As above.	
Other – please specify	
N/A	

⁶ <https://energysavingtrust.org.uk/advice/draught-proofing/>

⁷ <http://energysavingtrust.org.uk/energy-at-home/reducing-home-heat-loss/>

⁸ <https://energysavingtrust.org.uk/advice/in-depth-guide-to-heat-pumps/>

⁹ <https://energysavingtrust.org.uk/advice/guide-to-smart-meters/>

¹⁰ <https://energysavingtrust.org.uk/energy-at-home/buying-energy-efficient-products/>

Water Efficiency	Yes	No	N/a
Can you incorporate any water efficiency or management features (e.g. water efficient taps, shower heads, use of water efficient A or B rated appliances, rainwater harvesting, water meter)? Please specify below.	Yes	☐	☐
Rainwater harvesting from agricultural building roof. 5. Greening, biodiversity and climate resilience Does your development involve the loss of an ecological feature or habitat, including a loss of a tree, garden or green space? Indicate if yes/no and provide details below-			
Yes – Please refer to the submitted Preliminary Ecological Appraisal, Biodiversity Net Gain – Design Stage Assessment and Statutory Biodiversity Metrics.			
Have you considered any of the following opportunities for greening and enhancing biodiversity? – where yes, please provide details in the space below.			
	Yes	No	
A green or blue roof or green wall (please specify below whether extensive/intensive green roof or other)	☐	No	☐
N/A			
Pond or rain garden ¹¹	☐	No	☐
N/A			
Other greening including green walls, tree planting, additional landscaping	Yes ☐		
Yes. Please refer to the submitted Landscaping Plan–drawing no. 8536-2-B.			
Wildlife enhancement features (such a bird/bat or insect boxes)	Yes ☐		

¹¹ <https://www.susdrain.org/delivering-suds/using-suds/suds-components/infiltration/rain-gardens.html>

	Yes. Please refer to the submitted Landscaping Plan-Drawing no.8536-2-B.			
	Other	☐	☐	☐
	N/A			
	Will your proposals result in a reduction or increase in hard surfacing? Will you use permeable materials and/or other measures for hard standings or parking areas to reduce surface water run-off and evaporation?			
	Additional hard standing will be laid – see submitted drawing no. 8536-LBP-B. Permeable materials will be used.			
	6. Other – Please use this space to provide any further commentary on the proposed works, how they have incorporated sustainable design principles and set out any sustainability accreditation or standards you are pursuing.			
	No further information for this agricultural building.			

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