



Workspace 11

Woodsland Road, Hassocks, BN6

Sustainability Statement

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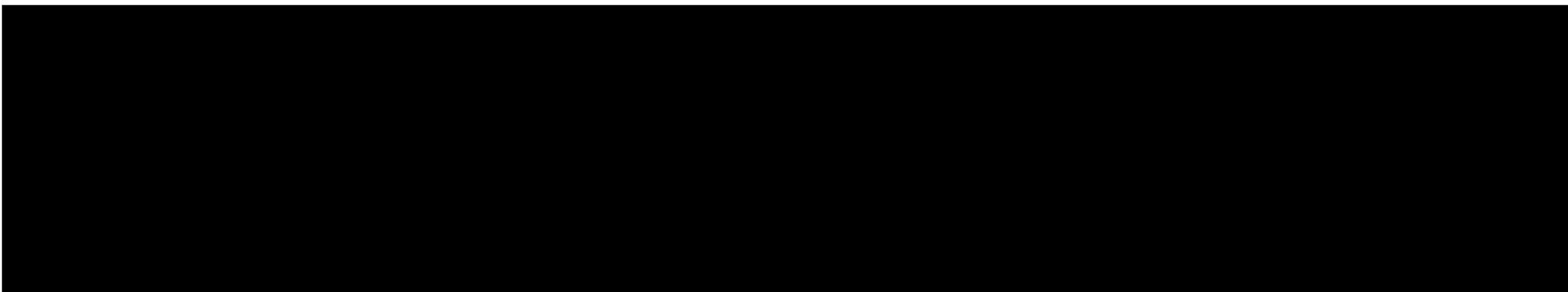
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1.0 Introduction

- 1.1 This Sustainability Statement has been prepared by T16 Design to support a planning application for the proposed redevelopment of the site at Workspace 11, Woodland Road, Hassocks, BN6.
- 1.2 The report takes an overarching strategy for improvements and measures to be adopted in order to reduce the environmental impact of the scheme,
- 1.3 It looks primarily at measures other than those which reduce Energy Consumption and CO₂ emissions, which are outlined fully within the Energy Statement submitted with the planning application.
- 1.4 These are:
- Passive Design Measures
 - Surface Water and Flooding
 - Transport
 - Sustainable Construction

2.0 Project Summary

- 2.8 The proposed development is located at the Royal British Legion, Woodland Road and it is currently occupied by an old British Legion social club.
- 2.9 The proposal is for a an internal refurbishment and first floor extension to provide an office and work space.
- 2.10 The site location is shown below.



Ariel View of Site Location

3.0 Policy Requirements and Drivers

3.8 The relevant planning policy documents for this site, relating to energy are:

- National Planning Policy Framework (NPPF 2023)

3.8.1 NPPF 11a - Plans should promote sustainable development that seeks to: meet the development needs of their; align growth and infrastructure; improve the environment; mitigate climate change

3.8.2 NPPF 154 - New development should be planned in ways that can help to avoid increased vulnerability to the range of impacts arising from climate change and reduce greenhouse gas emissions.

3.8.3 NPPF 155 - Help increase use and supply of renewable and low carbon energy through providing a positive strategy for energy.

- Mid Sussex District Plan 2021-2039 (2021)

3.8.1 DPS2 – Sustainable Design and Construction

3.8.2 DPS4 – Flood Risk and Sustainable Drainage

3.8.3 DPN1 – DPN9

3.8.4 DPT1 – DPT4

3.9 In light of these policy requirements and through the developer and design team's commitment to reducing the impact of the development on the environment, this report sets out some of the measures that will be adopted to meet the policy target.

4.0 Passive Design Measures

- 4.1 The design team will incorporate features to reduce the environmental impact of the scheme wherever possible.
- 4.2 Passive design is a method of using the features of the building to reduce the energy consumption and environmental impact, without the use of mechanical or electrical plant.
- 4.3 These techniques include solar orientation, natural ventilation, dual aspect design where possible, low-medium thermal mass, air tightness, and fenestration design.
- 4.4 Some of these techniques are not possible on all sites, but the design team for this project have endeavoured to include them where feasible.
- 4.5 Proximity to existing buildings and associated outlook from other dwellings has also informed orientation, massing, organisation of internal spaces and fenestration.

5.0 Potable Water Usage, Surface Water and Flooding

- 5.1 Proposals are required to where feasible to achieve net water neutrality.
The proposal does not involve the introduction of any more water fittings on site water usage will therefore not increase from the existing scenario.
- 5.2 New developments should seek to mitigate against the future effects of climate change and so far as possible, reduce water runoff from the site and buildings to alleviate the problems of flooding.
- 5.3 The site is located in Flood Zone 1, which means it is at a low risk of flooding from rivers and the sea.
- 5.4 The proposal does not involve any increase impermeable surfaces and therefore it would not increase the risk of surface water run off.

6.0 Transport

- 6.1 Transport arrangements are a key consideration for developments. The accessibility of public transport to a site is of high importance to both developers and end users.
- 6.2 The site is within a short walking distance of 5 bus stops that will provide transport to local areas.
- 6.3 The nearest rail station is Hassocks, which is located an approximately 4 minute walk from the site.
- 6.4 9 Cycle parking spots will be provided at ground floor level to encourage sustainable transportation and reduce congestion around the site.

7.0 Sustainable Construction

7.1 It is clearly important that a building should be designed to reduce its environmental impact so far as is reasonably practical and the measures proposed for doing this are detailed in this report and the accompanying Energy Statement.

7.2 Whilst the specific measures to be taken to ensure this is also mitigated will be the responsibility of the contractor once building work commences. This section sets out suitable measures that should be considered and adopted where appropriate.

7.3 Waste

- Sustainable waste management is important to reduce the carbon lifecycle of a proposal. This section focuses on resource conservation, waste reduction and material re-use.
- The proposal involves only a small amount of demolition so the overall waste will be low.
- Any materials that are created from demolition will be reused where feasible if not will be disposed of in a sustainable way.

7.0 Sustainable Construction

7.4 Pollution

- The contractor will have in place policies on site to minimize air and water pollution from site-based activities
- Air and water pollution on site can have a detrimental impact on the environment and on the health of local residents.
- Examples of the clauses that such policies should contain are:
 - All surface water must discharge into a surface water drain.
 - All foul water must discharge into the foul water drain.
 - A stand pipe and hose is to be made available at all times on site to damp down arising dust from the demolition process. Particular attention must be paid to damping down procedures during periods of dry and hot weather.
 - All skips must be covered with a suitable cover i.e. tarpaulin or plastic dust sheets.
 - Any lorries removing waste from site must be suitably covered prior to leaving site.
 - A wheel wash will be provided where practical.

7.0 Sustainable Construction

7.1 Consumption Monitoring

- In line with the ideals of the Site Waste Management Plan the developer will monitor resources consumption on site in line with industry KPI benchmarks.
- Electricity and water usage will be monitored on site and targets set.
- The results of the meter readings will then be compared to the set benchmark targets using industry standard KPIs so that feedback can be given to the site staff.
- This will have the effect of encouraging responsible resource usage and consumption reduction where possible.

7.2 Materials

- All materials will be sustainably and locally sourced where possible.

8.0 Conclusions

- 8.1 The Sustainability Strategy for the development has been developed with the design team to comply with the relevant environmental policies of the NPPF, Mid Sussex District Plan (2021).
- 8.2 Measures to be included within the design cover areas such as reductions in potable water use, resource efficiency and pollution both through the build process and post-occupation,
- 8.3 The proposed development at the former British Legion Woodland Road, BN6 honours, and aims to go beyond, the intentions of the policy requirements in order to provide a well-designed and built development which limits its impacts on the environment both during its construction and beyond.



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