

Sustainability Benefits of Development at Land at LVS Hassocks, Sayers Common



This infographic provides an overview of the sustainability benefits that could be delivered through the proposed development at the Land at LVS Hassocks, Sayers Common, Mid Sussex. The proposal will provide up to 210 homes, a new SEN School, internal access roads and footpaths, car parking including electric vehicle (EV) charging facilities, sustainable drainage systems and associated landscaping and infrastructure.

Sustainability is core to this application and has been considered from the very outset of the project. The development proposal expects to deliver a wide range of sustainability benefit that will contribute positively to the local area and help lay the foundations for a thriving place. Residents will receive information packs detailing the sustainability benefits and features of the scheme to encourage uptake and community involvement.

Natural Environment

Sustainable drainage features across the site to manage rainfall and support biodiversity

Protect, retain and enhance existing habitats and species of importance, as far as practical, including hedgerows, trees, and wildflower and native planting

Extensive areas of open space, footpaths and play equipment

Aim to minimise ecological impacts, but maximise benefits, with the development predicted to deliver Biodiversity Net Gains of circa 21.52% in Hedgerow Units within the site boundary, and a 10% Net Gain in Habitat Units through the creation of off-site habitats

Integrate a range of hardy, drought-resistant plants to reduce potable water consumption for irrigation, and be resilient to climate change and diseases

Retain and enhance the orchards and growing area to encourage food growing within the community

Built Environment

Extensive tree canopy cover and natural ventilation in homes will mitigate the potential of overheating

Water consumption limited to 100 litres/person/day through water-efficient fittings, such as dual flush toilets, low flow taps and restrictors on showers

SEN School will be designed in line with the Future Buildings Standard, achieving an approximate 73% reduction in CO₂e emissions on the 2021 Part L baseline

Building orientation, glazing type, window size and placement will be considered to balance solar gains and overheating

Homes will be designed in line with the Future Homes Standard, achieving an approximate 31% reduction in CO₂e emissions on the 2021 Part L baseline

Electric-only systems for space and water heating, e.g. air source heat pumps and solar panels

Homes will be warm and energy-efficient, with high levels of insulation and air tightness

Emissions

No fossil-fuel based technologies will be used for heating, eliminated associated emissions

Active travel options, including a network of footpaths and cycleways will encourage physical movement and reduce tailpipe emissions

Electric charging facilities will be provided for homes and visitor parking spaces, including disabled parking bays

Public transport services, including enhanced bus services, and the delivery of a car club to support access to more sustainable transport options

An abundance of tree planting will be included within the landscape strategy to maximise the potential for CO₂ absorption.

Sustainable drainage features will remove pollutants from surface water runoff whilst providing spaces for nature and wildlife