

Sustainability Statement for Proposed Outbuilding

Site: 34 Sackville Lane, East Grinstead, West Sussex, RH19 2AU

Proposal: Erection of a detached outbuilding (1.8m x 3.5m x 2.85m) for storage.

1. Introduction

This statement sets out how the proposed development, a small detached outbuilding, aligns with the principles of sustainable development as promoted by the National Planning Policy Framework (NPPF) and the emerging policies of the Mid Sussex District Plan, in particular **Policy DPS2: Sustainable Design and Construction**.

2. Climate Change and Energy Efficiency

The proposal prioritises energy efficiency to minimise operational carbon emissions, in line with the Council's commitment to achieving net zero.

- **Building Fabric:** The outbuilding's walls and roof will be highly insulated to significantly reduce heat loss. This fabric-first approach ensures that the relatively small volume of the building retains heat efficiently, minimising energy demand.
- **Heating:** Space heating will be provided by an electric system. The high level of insulation ensures this is used efficiently, keeping running costs and emissions low.
- **Electricity Supply:** The outbuilding will be powered by the main dwelling via a buried electrical cable. Connecting to the existing electrical supply avoids the need for new, disruptive infrastructure and is an efficient use of resources. The installation of the buried cable will be carried out with minimal ground disturbance.

3. Water Resources and Flood Risk

Mid Sussex is an area of serious water stress, and the Council requires developments to demonstrate that opportunities for water efficiency have been taken. This proposal addresses this directly.

- **Rainwater Harvesting:** A rainwater collection tank will be installed to harvest rainwater from the outbuilding's roof. This stored water will be used for gardening purposes, reducing reliance on the mains water supply for outdoor use. This directly contributes to the sustainable management of water resources.
- **Sustainable Drainage (SuDS):** The rainwater harvesting system serves as a sustainable drainage solution. By capturing and storing rainwater, it helps to attenuate surface water runoff, reducing the risk of localised flooding and pressure on drainage systems.

4. Biodiversity and the Natural Environment

The proposal is designed to have a neutral or positive impact on the local environment.

- **Biodiversity:** The installation is small-scale and located 21m from the main building, which minimises disturbance to existing habitats. The site will not result in the loss of any

important natural features. There is potential to enhance biodiversity further through the planting of native species in the garden using the harvested rainwater.

- **Landscape:** The outbuilding is of a modest scale (1.8m width x 3.5m length x 2.85m height) and will be situated within the curtilage of the main dwelling. Its siting and scale ensure it is subservient to the main building and will not have a detrimental impact on the wider landscape or local character.

5. Material Use and the Circular Economy

While the statement does not specify materials, the construction process will follow the principles of the waste hierarchy to minimise waste and support the circular economy.

- **Materials:** Wherever possible, materials will be sourced locally to support the local economy and reduce transport emissions. Construction waste will be minimised, and any unavoidable waste will be segregated for recycling.
- **Water and Sanitation:** The outbuilding will not require a water supply or sanitation, removing the need for new plumbing infrastructure and reducing the overall environmental impact.

6. Conclusion

This sustainability statement demonstrates that the proposed outbuilding, with its focus on high levels of insulation, rainwater harvesting, and connection to existing services, is a sustainable and low-impact development. It is in full accordance with the sustainability objectives of the Mid Sussex District Council by promoting energy efficiency, prudent use of water resources, and a sensitive approach to the local environment.