

# Sustainability Benefits of Development at Land west of Turners Hill Road and north of Huntsland, Crawley Down



This infographic provides an overview of the sustainability benefits that could be delivered through the proposed development at the Land west of Turners Hill Road and south of Huntsland, Crawley Down, Mid Sussex. The proposal will provide up to 150 homes, a 65 bed care home, a community facility, open space, community orchards / gardens, 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 and retain existing habitats and species of importance, including hedgerows, trees, and wildflower and native planting
- Extensive areas of open space, footpaths and play equipment
- Aim to deliver a minimum 10% biodiversity net gain (BNG) across the site
- Integrate drought-resistant plants to reduce potable water consumption for irrigation, where practical to do so
- Establish community orchards / gardens to encourage food growing within the community

## Built Environment

- Electric-only systems for space and water heating, e.g. air source heat pumps and solar panels
- Building orientation, glazing type, window size and placement will be considered to balance solar gains and overheating
- Homes will be warm and energy-efficient, with high levels of insulation and air tightness
- Homes will be designed in line with the Future Homes Standard, achieving an approximate 31% reduction in CO<sub>2</sub>e emissions on the 2021 Part L baseline
- Extensive tree canopy cover and natural ventilation in homes will mitigate the potential of overheating
- Water consumption limited to 85 litres/person/day through water-efficient fittings, such as dual flush toilets, low flow taps and restrictors on showers

## 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, to support access to more sustainable transport options
- Selected species will be included in the Landscape Strategy to maximise the potential for CO<sub>2</sub> absorption.
- Sustainable drainage features will remove pollutants from surface water runoff whilst providing spaces for nature and wildlife