

Sustainability Statement

1. Introduction

This Sustainability Statement has been prepared in support of the planning application for the subdivision of the existing farmhouse at Tillinghurst Farm into two residential dwellings.

The proposal makes efficient use of an existing building and provides an opportunity to improve the sustainability and energy performance of the property through the proposed refurbishment and conversion works.

The redevelopment has been designed having regard to the principles of sustainable design and construction set out within the Mid Sussex District Plan, including Policy DP39.

2. Re-use of Existing Building

The proposal involves the conversion and subdivision of an existing farmhouse rather than the construction of two new buildings.

The re-use of the existing building represents an efficient use of existing built resources and avoids the environmental impacts associated with demolishing the existing structure and constructing replacement buildings.

The proposal will also retain the established form and character of the farmhouse, subject to the works shown on the submitted drawings.

3. Energy Efficiency

The refurbishment works provide an opportunity to improve the thermal performance and energy efficiency of the existing building.

Where reasonably practicable, the works will incorporate improvements to insulation, windows, doors, heating systems and building services, having regard to the existing construction and character of the building.

The resulting dwellings will be designed to meet the applicable Building Regulations requirements for energy efficiency.

Natural daylight and ventilation will be utilised where appropriate, reducing reliance on artificial lighting and mechanical ventilation during normal occupation.

4. Renewable and Low Carbon Energy

The feasibility of incorporating renewable or low-carbon technologies will be considered as part of the detailed design and refurbishment of the dwellings.

Where appropriate and practicable, measures such as high-efficiency heating systems and renewable energy generation will be considered, having regard to the existing building, its rural location and the character of the property.

5. Water Efficiency

The proposed dwellings will incorporate water-efficient sanitary fittings and appliances where reasonably practicable.

The development will seek to minimise water consumption and will comply with applicable Building Regulations and relevant water-efficiency requirements.

6. Materials and Waste

The proposal makes beneficial use of the existing building fabric and seeks to minimise unnecessary demolition and construction waste.

Where practical, existing materials and building elements will be retained and re-used. Waste arising from the works will be managed responsibly, with opportunities for recycling and re-use pursued where practicable.

New materials will be selected having regard to their durability, suitability and whole-life performance.

7. Drainage and Climate Resilience

The proposal will make use of the existing developed area and will avoid increases in hardstanding.

Existing surface water drainage will be appropriately managed as part of the development, with measures designed to avoid increasing surface water runoff from the site.

The development will also incorporate appropriate measures to ensure that the dwellings are resilient to changing climatic conditions, including appropriate insulation, ventilation and drainage provision.

8. Conclusion

The proposal represents the sustainable re-use and refurbishment of an existing farmhouse to provide two residential dwellings.

The development will make efficient use of an existing building and will provide an opportunity to improve its energy efficiency and environmental performance through the proposed works.

The proposal will incorporate appropriate measures relating to energy efficiency, water conservation, resource efficiency, waste management and climate resilience, subject to the constraints and characteristics of the existing building.

Overall, the proposal is considered to accord with the principles of sustainable design and construction contained within Policy DP39 of the Mid Sussex District Plan.