

Energy and Sustainability Statement

Proposed installation of 12 new commercial units

Gatehouse Hub, Neaves Park, Goddards Green, BN6 9ZN

Prepared for
Bedford Park Developments

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July 2026

Version
FINAL

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1. INTRODUCTION

- 1.1. This Sustainability Statement has been prepared by dowsettmayhew Planning Partnership on behalf of the applicant, Bedford Park Developments, to support a Full Planning Application for the installation of 12 additional small commercial units at Gatehouse Hub, Neaves Park, Goddard's Green.
- 1.2. The purpose of this statement is to set out the proposed sustainability measures which are to be implemented as part of the proposal.
- 1.3. This statement reflects the aim for the proposed scheme to achieve sustainable development in respect of its design and construction, in accordance with national and local planning policy.
- 1.4. All other matters relating to sustainable development are detailed within the submitted Planning Statement and Design and Access Statement.

2. SITE AND SURROUNDINGS

- 2.1. The application site is located towards the northern edge of Gatehouse Hub, a modern mixed-use commercial park currently comprising 45 units permitted for uses under Classes E(g), B2, and B8.
- 2.2. The site lies to the immediate north of units 3-9 just to the south of the mutual boundary with Gothards, a neighbouring residential property accessed off Gatehouse Lane.
- 2.3. The site area extends in total to some 560 sqm and hugs the southern edge of the landscaped boundary of the site approved under application DM/24/2482. To the immediate south is the access road and parking that sits to the north of units 3-9.
- 2.4. Access to the "pods" will be via the internal road serving Gatehouse Hub, which lies to the immediate east of the site and connects to Gatehouse Lane to the north.

3. PROPOSED DEVELOPMENT

- 3.1. Permission is sought for the installation of 12 small pods units, that will be created either through the up-cycling of former shipping containers or traditionally built to replicate the same design and external appearance of an upcycled shipping container. .
- 3.2. The units each measure 2.5 metres by 6 metres, therefore providing some 13 sqm of floor space. They are flat roofed structures with a maximum height of 2.6 metres.
- 3.3. Each is accessed by double glazed doors in the end elevation and a secondary window is proposed in the north elevation of each unit.
- 3.4. The pods will all be finished with a black exterior to mimic the aesthetics of the surrounding units, with black framed glazing and white graphic numbering.
- 3.5. Each of the pods will be provided with a dedicated parking space. To the rear of these parking spaces additional soft landscaping is proposed.

- 3.6. It is proposed that the existing uses permitted across the wider site (Class E(g), B2 and B8) apply to the proposed pod units.
- 3.7. The proposed pods will be delivered as part of the overall development which has been designed to deliver a number of sustainable attributes/enhancements, including:
- Flexible steel construction;
 - Fabric First construction;
 - SUDS;
 - Potential for solar panels;
 - Rainwater recycling;
 - EV Charging points;
 - Cycling storage linking to wider cycling network.

4. PLANNING POLICY & LEGISLATIVE BACKGROUND

- 4.1. Relevant planning guidance in respect of sustainable design and construction is set out at both a national and local level.

NATIONAL

- 4.2. National planning policy and guidance includes:
- The National Planning Policy Framework (NPPF);
 - The National Planning Practice Guidance (NPPG); and
 - National Design Guide (NDG).

National Planning Policy Framework

- 4.3. The NPPF (Dec 2024) sets out the Government's planning policies for England and how these are expected to be applied. It sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 4.4. Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These comprise an economic objective, a social objective and an environmental objective, which are defined individually below:
- **An economic objective** - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- **A social objective** - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **An environmental objective** - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

4.5. Paragraph 10 states that *“so that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.”*

4.6. Chapter 12 relates to achieving well-designed places. Paragraph 131 states *“good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

4.7. Chapter 14 confirms that the planning system should support the transition to net zero by 2050 and take full account of all climate impacts including overheating, water scarcity, storm and flood risk and coastal change. Paragraph 164 adds that new development should be planned for in ways that:

- a) avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through incorporating green infrastructure and sustainable drainage systems; and
- b) help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings in plans should reflect the Government's policy for national technical standards.

4.8. Paragraph 165 states that in order to help increase the use and supply of renewable and low carbon energy and heat, plans should:

- a) provide a positive strategy for energy from these sources, that maximises the potential for suitable development, and their future re-powering and life extension, while ensuring that adverse impacts are addressed appropriately (including cumulative landscape and visual impacts;
- b) consider identifying suitable areas for renewable and low carbon energy sources, and supporting infrastructure, where this would help secure their development; and
- c) identify opportunities for development to draw its energy supply from decentralised, renewable or low carbon energy supply systems and for colocating potential heat customers and suppliers.

4.9. Paragraph 166 sets out that local planning authorities should expect new developments to:

- a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

National Planning Practice Guidance

- 4.10. The NPPG provides further guidance and general advice on a number of planning matters.
- 4.11. The guidance confirms the government's expectation that when Local Planning Authorities (LPAs) are setting any local requirements for a building's sustainability, this should be consistent with the government's zero carbon buildings policy.
- 4.12. The guidance also sets out a number of examples of ways in which climate change can be mitigated by reducing emissions, which include:
 - Reducing the need to travel and providing for sustainable transport;
 - Providing opportunities for renewable and low carbon energy technologies;
 - Providing opportunities for decentralised energy and heating; and
 - Promoting low carbon design approaches to reduce energy consumption in buildings, such as passive solar design.

(NPPG Paragraph 003, Reference ID: 6-003-20140612)

National Design Guide

- 4.13. The NDG forms part of the government's planning practice guidance and has been produced to illustrate how well-designed places that are *"beautiful, healthy, greener, enduring and successful can be achieved in practice."*
- 4.14. The NDG sets out ten key characteristics. These help to nurture and sustain a sense of community and work to positively address environmental issues affecting climate. These all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

LOCAL

Local Planning Policy Context

- 4.15. The local planning policy context relates to those policies set by Mid Sussex District Council within their adopted Development Plan. Those relating to sustainable development are detailed below.

Mid Sussex District Plan

- 4.16. The Mid Sussex (MSDP) was adopted on 28th March 2018. It covers the period 2014 - 2031 and sets out a vision for how Mid Sussex wants to evolve and a delivery strategy for how that will be achieved.
- 4.17. Policy DP1: Sustainable Economic Development. This policy supports the District Plan strategy that is based on the Council's aspiration for sustainable economic growth. It encourages high quality development of land and premises to meet the needs of 21st century businesses.
- 4.18. Policy DP21: Transport - states that decisions on development proposals will take account of whether, inter alia, the scheme is sustainably located to minimise the need for travel; and appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up.
- 4.19. Policy DP26: Character and Design - requires all development proposals to ensure sustainability considerations are addressed in the layout and design of buildings.
- 4.20. Policy DP39: Sustainable Design and Construction. This policy states that *"All development proposals must seek to improve the sustainability of development and should where appropriate and feasible according to the type and size of development and location, incorporate the following measures:*
- *Minimise energy use through the design and layout of the scheme including through the use of natural lighting and ventilation;*
 - *Explore opportunities for efficient energy supply through the use of communal heating networks where viable and feasible;*
 - *Use renewable sources of energy;*
 - *Maximise efficient use of resources, including minimising waste and maximising recycling/ re-use of materials through both construction and occupation;*
 - *Limit water use to 110 litres/person/day in accordance with Policy DP42: Water Infrastructure and the Water Environment;*
 - *Demonstrate how the risks associated with future climate change have been planned for as part of the layout of the scheme and design of its buildings to ensure its longer term resilience."*

Mid Sussex Design Guide

- 4.21. The Council adopted the 'Mid Sussex Design Guide' Supplementary Planning Document (SPD) in November 2020. The Guide aims to help deliver high quality development across the district that responds appropriately to its context and is inclusive and sustainable.

- 4.22. Principle DG37: Deliver high quality buildings that minimise their environmental impact - explains that *“the construction industry makes a significant contribution to CO2 emissions utilising substantial volumes of non-renewable resources and generating pollution and waste. The need for sustainable approaches to building design is therefore fundamental if the challenges associated with climate change, resource depletion and pollution are to be addressed.”*
- 4.23. The Council therefore expects applicants to demonstrate how the need to respond to the sustainability agenda by minimising the use of resources and energy both through building construction and after completion has informed the design of their proposal in particular considering the following:
- Orientation and design of buildings and roofs to maximise daylight / sunlight penetration and solar gain, whilst also avoiding overheating;
 - The use of green roofs or walls to reduce storm water run-off, increase sound-proofing and biodiversity;
 - The use of materials with low embodied energy (for example, renewably-sourced timber and recycled materials);
 - The use of sustainable materials that are locally sourced wherever possible;
 - Incorporating high levels of insulation (in combination with air tightness and temperature control systems) including the use of materials with a high thermal mass, such as stone or brick, which store heat and release it slowly;
 - Incorporating renewable energy including photovoltaics, solar thermal water heating, ground and air source heat pumps;
 - The use of low flow technology in water fittings, rainwater harvesting systems and grey water recycling systems to reduce water consumption to 110 litres/person/day (maximum); and
 - Laying out development to support identified opportunities for decentralised renewable or low carbon energy systems.

LEGISLATION

- 4.24. Approved Document L, Volume 2: Buildings other than dwellings gives guidance on how to comply with Part L of Schedule 1 to the Building Regulations and the energy efficiency requirements for buildings other than dwellings. It sets out the standards for the energy performance and carbon emissions of new and existing buildings.

5. PROPOSED SUSTAINABILITY AND ENERGY STRATEGY

- 5.1. The sustainability and energy measures which are proposed to be implemented within the development are set out below.

Energy Consumption

- 5.2. The proposed pods will potentially recycle former shopping containers and are therefore hugely sustainable through the re-use of existing materials.
- 5.3. The following key 'Fabric First' factors will be implemented within the development where possible:
- The use of high quality insulation to better retain heat and reduce heat loss;
 - Increased air-tightness by minimising potential gaps/cracks within the building envelopes and opting for more air tight construction methods and materials such as high-quality doors and double or triple glazed windows;
 - All of the units have their main glazed opening facing due south therefore maximising solar gains and reducing the need for heating. Windows have been carefully positioned to ensure the internal spaces receive natural lighting wherever possible, minimising the need for artificial lighting;
 - Good levels of natural ventilation (openable windows) to limit the use of mechanical ventilation and passively cool the buildings, where possible.
- 5.4. To reduce energy consumption further, all internal lighting will be low energy or LED type fittings, and any external lighting controlled by movement and daylight sensors.
- 5.5. The following additional measures will also be considered for implementation:
- Providing SMART Energy Metering to all units; and
 - Installation of high efficiency heating and hot water systems.

Additional Sustainable Construction Measures

- 5.6. Low environmental impact materials will be proposed for the development wherever possible, for example, FSC certified timber cladding. Wherever possible, locally sourced materials will also be used throughout the site.
- 5.7. The proposed hardstanding areas within the site will be made of permeable materials to permit percolation and thus reduce surface water discharge. A SuDs system will also be incorporated as part of the development.

Electric Vehicle Charging

- 5.8. As part of the overall scheme EV charging points will be provided in line with WSCC guidance, to facilitate the move towards hybrid and electric car ownership.

6. CONCLUSION

- 6.1. This Sustainable Construction & Design Statement has been produced to detail the measures which are proposed as part of the proposed development.

- 6.2. The measures detailed within this Statement reflects the aim for the proposed scheme to achieve sustainable development in respect of its design and construction, in accordance with national and local planning policy.
- 6.3. The buildings will be provided with high quality insulation to better retain heat and reduce heat loss and have been orientated to the south to maximise solar gains and maximise natural lighting. The buildings will be well ventilated through natural ventilation. Low energy or LED light fittings will also be installed.
- 6.4. The overall scheme will provide EV charging points in line with WSCC guidance.
- 6.5. Overall it is considered the proposals would be in accordance with all national and local planning policy relating to sustainable design and construction, and as such should be given positive weight in this regard.