

MID SUSSEX DISTRICT COUNCIL

SUSTAINABILITY STATEMENT

REPLACEMENT DWELLINGHOUSE

Foresters, Cross Colewood Lane, Bolney, Haywards Heath RH17 5RX

(Central Grid Reference TQ25453 E:525453 N:123781)



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INTRODUCTION

1. This sustainability statement serves to support a full planning application for a replacement dwellinghouse (Use Class C3), on land at Central Grid Reference TQ25453 E:525453 N:12378, Cross Colewood Lane, Bolney Haywards Heath RH17 5RX.
2. This statement provides a description of the Site. In turn, it discusses the proposal and the design approach to the proposed scheme before providing an overview of relevant planning policy. Finally, the statement sets out the planning case in support of the proposal.

DOCUMENTS

3. This statement should be read in conjunction with the submitted plans, drawings, and reports, including:

Drawing Ref: 2024/104/01 Location and Block Plan

Drawing Ref: 2024/104/03 Proposed Site

Drawing Ref: 2024/104/04 Proposed Ground Floor Plans

Drawing Ref: 2024/104/05 Proposed First Floor Plan

Drawing Ref: 2024/104/08 Proposed Roof Plan

Drawing Ref: 2024/104/08 Proposed Front and Side Elevations

Drawing Ref: 2024/104/09 Proposed Rear and Side Elevations

Drawing Ref: 2024/104/10 Proposed Site Section

Drawing Ref: 2024/104/07 Section A/B

Drawing Ref: 2024/104/Levels

Drawing Ref: 2024/104/02 Existing Plans and Elevations

Transport Advisory Note

SITE CONTEXT

Location

4. The site is located on the southern side of Cross Colewood Lane, Bolney, Haywards Heath RH17 5RX ('the Site'). Land at Central Grid Reference (Central Grid Reference TQ25453 E:525453 N:123781)
5. The site is currently occupied with a single storey dwellinghouse, wood and brick under tile.

Description

6. The Site slopes gently away from the highway in a southerly direction, sitting below road level and behind a mature hedge line screening views into the Site. The Site is bound to the north by Cross Colwood Lane, to the south by woodland and to the east by neighbouring residences. The Site does not fall to be considered within a Conservation Area, the Green Belt or an Area of Outstanding Natural Beauty ('AONB') and is identified within Flood Zone 1 (lowest likelihood of flooding).

PLANNING HISTORY

| Application Reference | Description | Decision |
|-----------------------|------------------|-------------------|
| DM/22/3737 | Rear Extension | Approved 23.2.23 |
| DM/23/2443 | Side Extension | Approved 18.10.23 |
| DM/23/2444 | Upward Extension | Approved 4.03.21 |
| DM/23/2442 | Garage | Approved 19.10.23 |

Table 1: Relevant Planning History in connection with the Site.

THE PROPOSAL

7. The proposal is one for a family residence. The principal of residential use on the site is clearly established and the subject application follows a series of applications identified in Table 1 above for extensions of that existing dwelling. Each of these is a material consideration. Finally the proposal finds direct support under Local Plan Policy DP15 (Replacement dwellings), each of the requirements of that policy being satisfied in the proposal.

REASONS FOR APPLICATION

8. Notwithstanding that the applicant has succeeded in a number of applications to extend the existing bungalow (including upward extension) the existing building is not built to contemporary standards nor with contemporary thermally efficient materials. In contrast, a replacement dwelling, designed for efficiency of natural resources and energy - meeting /exceeding policy requirements is preferable.

SUSTAINABILITY OF MOVEMENT

9. The C3 use exists in a countryside location. In common with the existing dwelling, the proposal is a single dwelling and hence there will be no material change to the existing use and pattern of movement. The sustainability of the site (when viewed in terms of traffic movements) will be no greater as identified in the Transport Advisory Note supporting the subject application.

SUSTAINABILITY OF CONSTRUCTION

Mid Sussex Policy DP39: Sustainable Design and Construction

10. The Strategic Objective under Policy DM39 is :
- 1) To promote development that makes the best use of resources and increases the sustainability of communities within Mid Sussex, and its ability to adapt to climate change.
11. Policy DM39 observes 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

Natural Lighting and Ventilation

12. The proposal optimises use of natural light and ventilation through dual aspect fenestration (ground floor) and roof lights.
13. Materials to be used in the development will be sourced locally wherever possible.

Insulation & Construction

14. Insulation values of the various elements of structure will exceed the current national building regulation standards.
15. Construction is to be to an airtight standard. Windows and external door frames are to be of a quality to prevent unhelpful air leakage, thus reducing heat loss.
16. Timber windows and door frames are to be used with an energy rating B.

17. Salvaged and reclaimed materials will be used in the construction where appropriate.

Energy

18. A mains pressure fed heating and hot water systems is to be installed in conjunction with a class A rated condensing gas boiler.
19. The ground floor is to be heated by an under floor wet system. The upper floor will be heated by conventional radiators.
20. Heating of the property is to be zoned and is also to be load compensated thereby ensuring that heating is provided to maximise efficiency in the areas required.
21. White goods incorporated into the kitchen will be at least class A rated.

Water

22. Water use will be in accordance with Policy DP42.
23. Generally sanitary ware will be of low consumption design with dual flush wc's and spray taps where suitable. External clothes drying facilities are to be provided to reduce the reliance on the use of tumble dryers.
24. Rainwater harvesting will be incorporated into the proposed scheme to enable the efficient and sustainable use of water for recycling washing machines, dishwashers, toilet cisterns.

Recycling

25. Recycling storage facilities will be incorporated in the kitchen area design to enable efficient recycling of materials.

CONCLUSIONS

26. The proposal accords in all respects with the provisions of Mid Sussex Local Plan Policies DP15 (principal) in turn DM39 and DP42 Sustainable Design and Construction and is therefore suitable for approval as sustainable development.