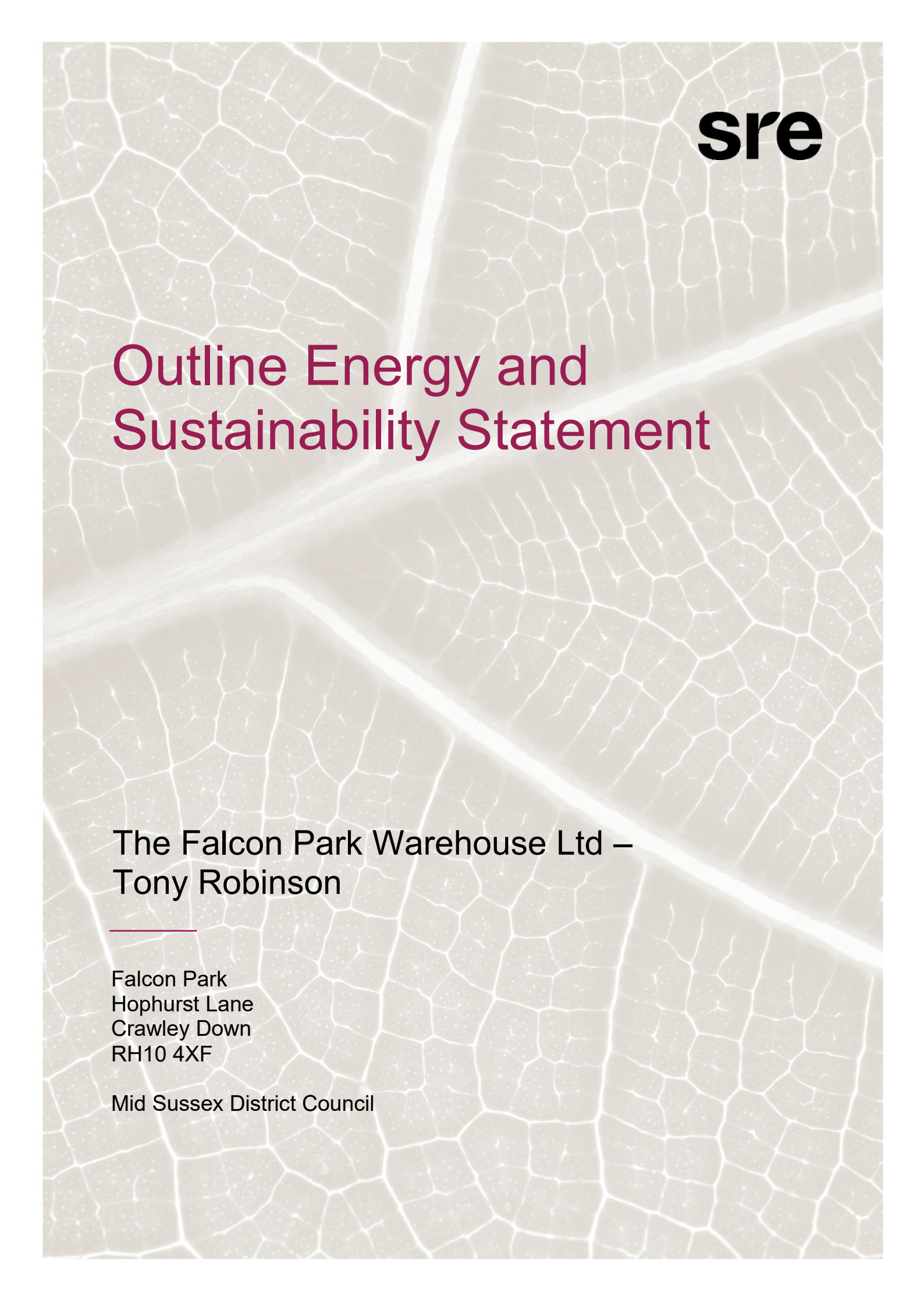




sre

Outline Energy and Sustainability Statement

**The Falcon Park Warehouse Ltd –
Tony Robinson**

Falcon Park
Hophurst Lane
Crawley Down
RH10 4XF

Mid Sussex District Council

Version	Revision	Date	Author	Reviewer	Project Manager
1	A	16.01.2026	Meeradevi Kathaliyil	Manas Bane	Meeradevi Kathaliyil
1	B	19.01.2026	Meeradevi Kathaliyil		Meeradevi Kathaliyil

© Copyright SRE Ltd 2026

All rights reserved. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of the author, except in the case of brief quotations embodied in critical reviews and certain other non-commercial uses permitted by copyright law. For permission requests, write to the author, at the address below:

SRE Main Office

3 London Square | Cross Lanes

Guildford | Surrey | GU1 1UJ

T: +44 (0)1730 710044

E: info@sre.co.uk

W: www.sre.co.uk

Contents

Executive Summary	4
1.0 Introduction	6
1.1 Proposed Development	6
1.2 Planning Policies	7
2.0 Energy	11
2.1 LEAN Scenario	11
2.1.1 Passive Design Measures	11
2.1.2 Active Design Measures	12
2.1.3 Cooling	13
2.2 CLEAN – Heating Infrastructure	13
2.3 GREEN – Low Carbon and Renewable Energy	14
2.4 SEEN – In-use Monitoring.	14
2.5 Energy Conclusion	15
3.0 Sustainability	17
3.1 Air	17
3.2 Noise	17
3.3 Light	18
3.4 Flood Risk	18
3.5 Transport	18
3.6 Waste Management	18
3.7 Water	19
3.8 Ecology and Biodiversity	19
3.9 Sustainability Conclusions	20
Appendix A – Site Plan	22

Executive Summary

This Outline Energy and Sustainability statement is prepared by SRE on behalf of Anthony Robinson (the Client). This statement outlines the energy and sustainability measures integrated into the design of the proposed redevelopment of an existing warehouse site at Falcon Park, Crawley (the Proposed Development).

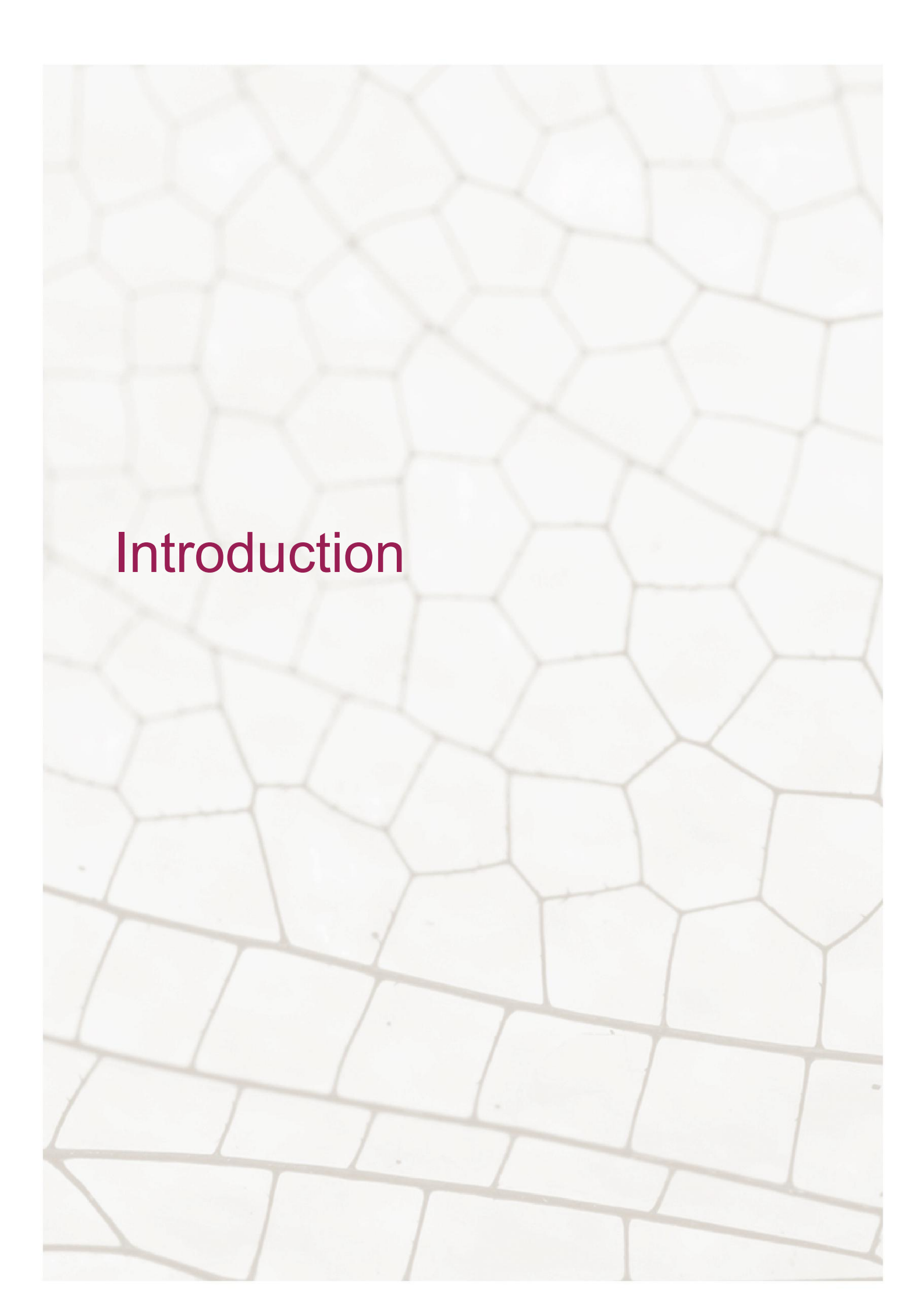
The purpose of this statement is to demonstrate how the Proposed Development seeks to align with relevant national and local planning policy requirements, including Policy DP39 of the Mid Sussex District Plan (2014–2031), Section 14 of the National Planning Policy Framework (NPPF) relating to climate change and flooding, and associated Planning Practice Guidance on renewable and low-carbon energy. The statement also considers compliance with relevant Building Regulations, including Approved Document L Volume 2, 2021 edition, where applicable.

The site extends to approximately 0.75 hectares and currently comprises a number of existing buildings and outbuildings/sheds. The Proposed Development includes the continued use of Buildings A and B for storage and distribution purposes (Use Class B8), alongside external alterations including a single-storey front extension to Building A to create a lobby area, recladding works, new windows, and revised loading bays. The proposals also include the demolition of Building C and the construction of a replacement single-storey office building (Use Class E), together with the demolition of smaller outbuildings and sheds and the partial demolition and retention of the existing warehouse structure.

Although the site is currently not in active use, it benefits from an existing permission for use as a storage facility. The scheme seeks to optimise the use of the previously developed site through sensitive redevelopment, retention of existing structures where practicable, and the provision of modern storage warehousing and office accommodation to support the ongoing commercial use of the site.

The energy strategy for the Proposed Development will follow the Energy Hierarchy of Lean, Clean, Green, and Seen, incorporating passive and active design measures alongside suitable low and zero carbon (LZC) technologies, where feasible. The strategy aims to minimise regulated CO₂e emissions as far as practicable and viable, in accordance with the principles of Approved Document L Volume 2, 2021 edition.

In addition to energy performance, the Proposed Development adopts a holistic sustainability approach, addressing key considerations including water efficiency, surface water drainage, materials, waste, and climate resilience, where relevant. This approach ensures that the development responds positively to local and national sustainability objectives and supports the delivery of a low-carbon, efficient, and adaptable commercial development.

The background of the slide is a microscopic image of plant tissue, likely an endodermis. It shows a honeycomb-like pattern of cells. The cells in the upper portion are roughly hexagonal and have thin walls. The cells in the lower portion are more rectangular and have very thick, dark-stained corners, which are characteristic of cornuata cells. The word "Introduction" is written in a dark red, serif font, centered horizontally and positioned in the middle of the image.

Introduction

1.0 Introduction

This Outline Energy and Sustainability statement has been written by SRE on behalf of Anthony Robinson (the Client), to support the proposed redevelopment of an existing warehouse site at Falcon Park, Crawley (the Proposed Development). SRE's input will support and inform the outline planning application to Mid Sussex District Council.

The scope of this Outline Energy and Sustainability Statement covers the following:

- Review relevant national and local planning policies on energy, carbon reduction, and sustainability.
- Summarise the potential energy strategies under consideration and their alignment with Approved Document L Volume 2, 2021 edition (Part L V2).
- Provide a high-level overview of key sustainability considerations.
- Demonstrate how the development approach supports sustainable design principles and policy compliance, with detailed measures to be developed at later stage.

1.1 Proposed Development

The Proposed Development at Falcon Park, Crawley involves the redevelopment and extension of an existing warehouse site (0.75 Ha). It includes continued use of Buildings A and B for storage and distribution (Class B8), external alterations and a front lobby extension to Building A, partial demolition and retention of the warehouse, demolition of Building C, and construction of a replacement single-storey office building (Class E).

The site is situated along Hophurst Lane in Crawley Down. It lies within the administrative boundary of Mid Sussex District Council.



Figure 1 - Indicative View of the Proposed Development (MAA Architects)

1.2 Planning Policies

The planning policies and guidance relevant to the Proposed Development have been reviewed with reference to:

- Mid Sussex District Plan 2014-2031
- National Planning Policy Framework (December 2024) – Section 14
- Planning Practice Guidance – Renewable and Low Carbon Energy (Published 18 June 2015)

The relevant planning policies and guidance are outlined in Table 1 and are presented in outline form for clarity.

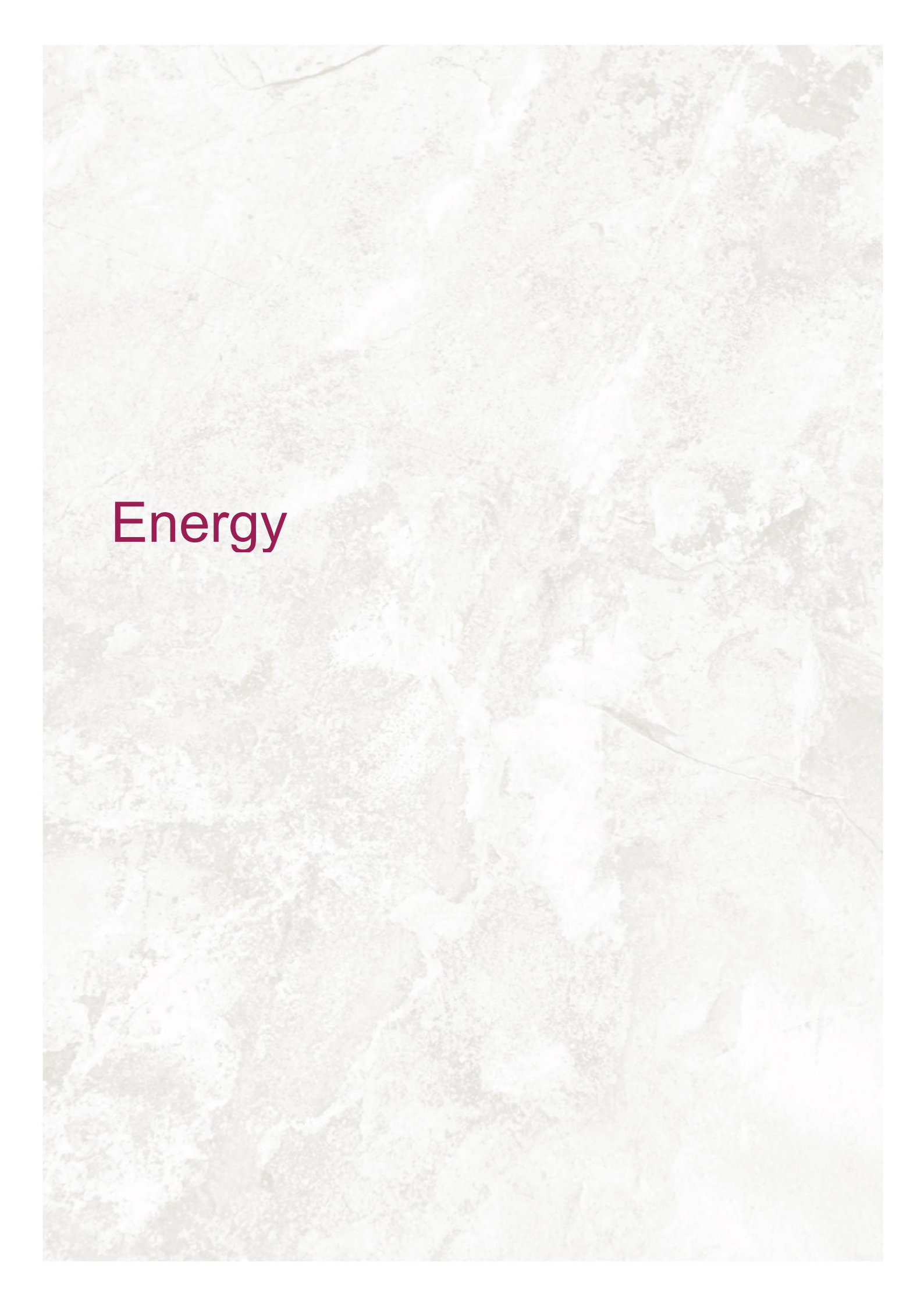
Planning Policy	Requirement
Mid Sussex District Plan 2014 – 2031	<u>DP21: Transport</u> Policy DP21 requires development to support the delivery of a safe, efficient, and sustainable transport network in line with the West Sussex Transport Plan. Proposals should be sustainably located to minimise the need to travel and should prioritise opportunities for walking, cycling, and public transport over private car use. Development must provide appropriate levels of car and cycle parking, be designed to adoptable or agreed standards, and ensure that transport impacts are properly assessed. Schemes generating significant movement should be supported by a Transport Assessment or Statement and an effective Travel Plan, with suitable mitigation provided where required. Proposals must avoid severe traffic congestion, protect road and pedestrian safety, and ensure that transport impacts do not harm designated landscapes. Where practical and viable, developments should also incorporate electric vehicle charging infrastructure. <u>DP29: Noise, Air and Light Pollution</u> Policy DP29 seeks to protect the environment and quality of life by ensuring that development does not result in unacceptable levels of noise, air, or light pollution. Proposals must be designed and located to minimise impacts on health, neighbouring uses, sensitive receptors, and the surrounding environment, particularly in rural and designated areas. Where development may generate or be affected by noise, appropriate assessments and mitigation measures may be required. Artificial lighting should be carefully designed to minimise light spill and impacts on local amenity and dark

Planning Policy	Requirement
	landscapes. Development must also avoid causing unacceptable air pollution and, where relevant, demonstrate consistency with Air Quality Management Plans. <u>DP38: Biodiversity</u> Policy DP38 requires development to protect, enhance, and achieve net gains in biodiversity and green infrastructure. Proposals should avoid biodiversity loss, minimise disturbance to habitats and species, reduce fragmentation, and enhance ecological networks and wildlife corridors. Where harm is unavoidable, appropriate mitigation or compensation measures must be provided. Development must protect internationally, nationally, and locally designated ecological sites, priority habitats, ancient woodland, and veteran trees, with weight given according to their ecological importance. The policy also seeks to protect valued soils and geodiversity, ensuring development does not cause unacceptable soil pollution or harm to geological conservation interests. <u>DP39: Sustainable Design and Construction</u> Policy DP39 requires development to improve sustainability by making efficient use of resources and responding to climate change. Proposals should minimise energy use through passive design, consider efficient and low-carbon energy supply including renewable technologies, and maximise resource efficiency through waste reduction and material reuse. Development should also limit water consumption in line with Policy DP42 and demonstrate how climate change risks have been addressed to ensure long-term resilience. <u>DP41: Flood Risk and Drainage</u> Policy DP41 requires development to follow a sequential, risk-based approach to ensure safety and avoid increasing flood risk elsewhere. Development must consider all sources of flooding and pay particular attention to areas with a history of flooding. Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more (or equivalent non-residential schemes) unless inappropriate, with arrangements for long-term maintenance. Redevelopment of brownfield sites should manage surface water via SuDS rather than discharging to foul sewers. SuDS should be designed to enhance biodiversity, landscape, and public amenity where possible. The preferred drainage hierarchy is:

Planning Policy	Requirement
	1. Infiltration measures 2. Attenuation and discharge to watercourses 3. Discharge to surface water sewers Land required for current or future flood management must be safeguarded, with proposals aligned to relevant flood risk strategies. <u>DP42: Water Infrastructure and the Water Environment</u> Policy DP42 requires development to ensure sustainable water use, supply, and wastewater management, in line with the Water Framework Directive and the Gatwick Sub Region Water Cycle Study. Residential development should limit water use to 110 litres per person per day, while non-residential buildings should meet BREEAM 'Good' water standards. Proposals must ensure adequate water supply and sewerage capacity, with infrastructure improvements provided ahead of occupation where needed. Developments should connect to public sewage treatment where feasible, and any new or expanded water or wastewater facilities should minimise environmental and land-use impacts while supporting long-term water management.
National Planning Policy Framework (December 2024) – Section 14	The planning system should support the transition to net zero and address climate change, including flooding, overheating, water scarcity, and coastal change. Development should minimise emissions, improve resilience, and incorporate green infrastructure, SuDS, and energy-efficient design. In flood-prone areas, a sequential, risk-based approach should be used, with the exception test applied where necessary. In coastal areas, development should avoid vulnerable locations and provide for relocation or temporary permissions where appropriate.
Planning Practice Guidance – Renewable and Low Carbon Energy (Published 18 June 2015)	The guidance supports the delivery of renewable and low carbon energy to reduce greenhouse gas emissions and improve energy security. It requires planning decisions to balance energy generation benefits against potential impacts on landscape, heritage, ecology, and residential amenity. Local planning authorities are encouraged to adopt a positive, evidence-based approach to integrating appropriate renewable technologies into development proposals.

Table 1 - Summary of local planning policy requirements

The Proposed Development has been considered against the relevant planning policies and guidance relating to energy efficiency, sustainability, and regulatory compliance, as outlined above.

The background of the entire page is a light beige or cream-colored paper with a marbled texture. The marbling consists of irregular, swirling patterns of slightly darker beige and light tan, giving it a natural, organic appearance. The texture is subtle and consistent across the entire surface.

Energy

2.0 Energy

The energy strategy for the design follows national policy guidance¹ and seeks to be Lean, Clean, Green, and Seen, as shown in Figure 2.

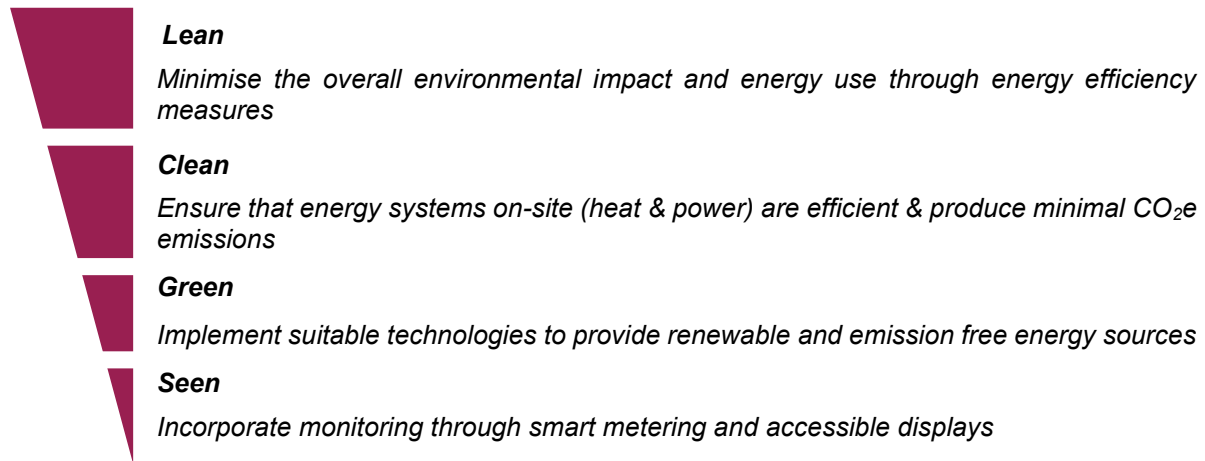


Figure 2 - The Energy Hierarchy

The energy strategy for the Proposed Development has been prepared in accordance with relevant national standards and guidance, including the principles of Part L V2, the National Planning Policy Framework, and the Mid Sussex District Plan. The strategy follows the Energy Hierarchy, seeking to minimise energy demand first, then utilise efficient systems, and finally consider low-carbon and renewable energy technologies where appropriate.

Given the nature of the scheme, comprising the redevelopment of an existing warehouse with a small office element, the energy strategy adopts a proportionate approach that reflects operational requirements, occupancy patterns, and best-practice guidance for non-residential development.

2.1 LEAN Scenario

In the Lean scenario, energy demand will be minimised through a combination of passive and active design measures.

2.1.1 Passive Design Measures

Passive design measures have been considered to improve building efficiency where practicable, taking account of the existing building forms, operational requirements, and project constraints. The approach focuses on fabric improvements, appropriate glazing performance, and maximising opportunities for natural daylight and ventilation to reduce energy demand. This section outlines the key passive design principles that inform the Proposed Development.

¹ Energy Assessment Guidance 2022

Building Envelope

- **Warehouse:** The existing timber and concrete structural frames will be retained. Improvements to the building fabric will include the addition of insulation to all existing and proposed external envelope elements, where feasible, to achieve the required U-values for replacement elements in accordance Part L V2. This fabric-first approach will reduce heat losses and improve overall thermal efficiency.
- **Office:** The new-build office accommodation will be designed to meet or exceed the fabric performance requirements of Part L V2, incorporating appropriate levels of insulation and airtightness to minimise operational energy demand.

Fenestration

Window and door design will optimise natural daylight, control solar gains, and mitigate overheating using high-performance glazing and shading measures.

- **Warehouse:** All new glazing will achieve the required U-values in accordance with Part L V2. Existing windows that are retained will remain unchanged, reflecting the proportionate approach to refurbishment of an existing building.
- **Office:** All new windows and glazed doors will achieve Part L V2 compliant U-values, balancing thermal performance with adequate daylight provision.

Ventilation

The design will seek to maximise opportunities for passive ventilation wherever practicable across both the warehouse and office elements, reducing reliance on mechanical systems and associated energy consumption.

2.1.2 Active Design Measures

This section details the Active measures considered in the design.

Heating and Hot Water

- **Warehouse:** No fixed heating or hot water systems are proposed as standard, reflecting the low occupancy and operational nature of the space. If heating is required for specific work areas, electric panel or radiant heaters may be installed as a simple, efficient, and low-maintenance solution. Hot water demand is expected to be minimal and will be met through point-of-use electric heaters where required.
- **Office:** Heating provision will be proportionate to occupancy levels. Where the office is regularly occupied, air source heat pumps may be considered as a low-carbon and energy-efficient solution. For smaller or intermittently occupied office areas, electric panel heaters may provide a suitable alternative. Hot water demand within the office will be met via point-of-use electric water heaters, avoiding unnecessary distribution losses.

Lighting

Lighting represents the primary source of operational energy use for warehouse element. Accordingly, 100% high-efficiency LED lighting will be installed, with occupancy and daylight sensors provided where appropriate to minimise energy consumption. External lighting will be designed to minimise energy use and avoid unnecessary light spill, in line with energy efficiency and environmental best practice.

Mechanical Ventilation

- **Warehouse:** While final system specifications will be confirmed at a later stage, the scheme is expected to require some degree of mechanical ventilation. The design will prioritise passive ventilation where feasible, supplemented by mechanical systems only where operationally necessary.
- **Office:** Mechanical Ventilation with Heat Recovery (MVHR) may be considered, subject to contractor design and detailed performance requirements, to ensure adequate indoor air quality with efficient energy use.

2.1.3 Cooling

The Proposed Development will follow the cooling hierarchy, prioritising passive measures to minimise overheating risk. These include energy-efficient lighting, low-emissivity glazing, good levels of insulation and airtightness, and natural ventilation via openable windows. No active cooling systems are proposed at this stage; however, if future assessments demonstrate a need, this will be considered at a later stage in a proportionate manner.

2.2 CLEAN – Heating Infrastructure

In line with Mid Sussex District Council's objectives for sustainable development and national policy promoting energy efficiency and low-carbon technologies, opportunities for connecting to existing or future low-carbon energy networks have been considered.

As there are no viable district heating networks or planned schemes in proximity to the Proposed Development, as shown in Figure 3, connection to a heat network has been discounted at this stage.

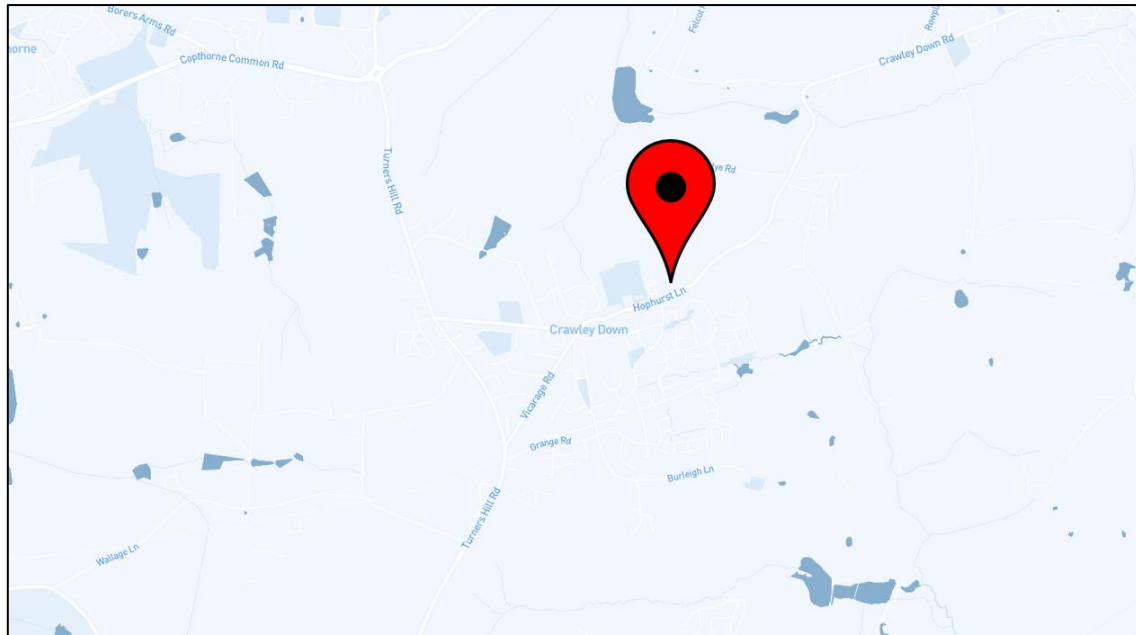


Figure 3 - Heat Network Planning Database, DESNZ (Heat Networks Planning Database | DESNZ & Barbour ABI)

2.3 GREEN – Low Carbon and Renewable Energy

The addition of green technologies can provide a significant reduction in CO₂e emissions and enable the Proposed Development to reach high levels of energy efficiency.

The renewable and low carbon energy sources that have been considered for the Proposed Development are:

Air Source Heat Pump

ASHPs may be utilised to serve the office element where occupancy levels justify their use, providing efficient, low-carbon space heating. Air source heat pumps offer an efficient, low-carbon solution for office buildings by providing space heating and hot water using electricity rather than fossil fuels, significantly reducing operational CO₂ emissions. They also deliver high seasonal efficiencies, low maintenance requirements, and are well suited to modern office occupancy patterns and future decarbonisation objectives.

Photovoltaic Panels

Rooftop photovoltaic panels will be considered to generate on-site renewable electricity, reducing reliance on grid-supplied energy and supporting compliance with local and national sustainability objectives, subject to detailed design and feasibility.

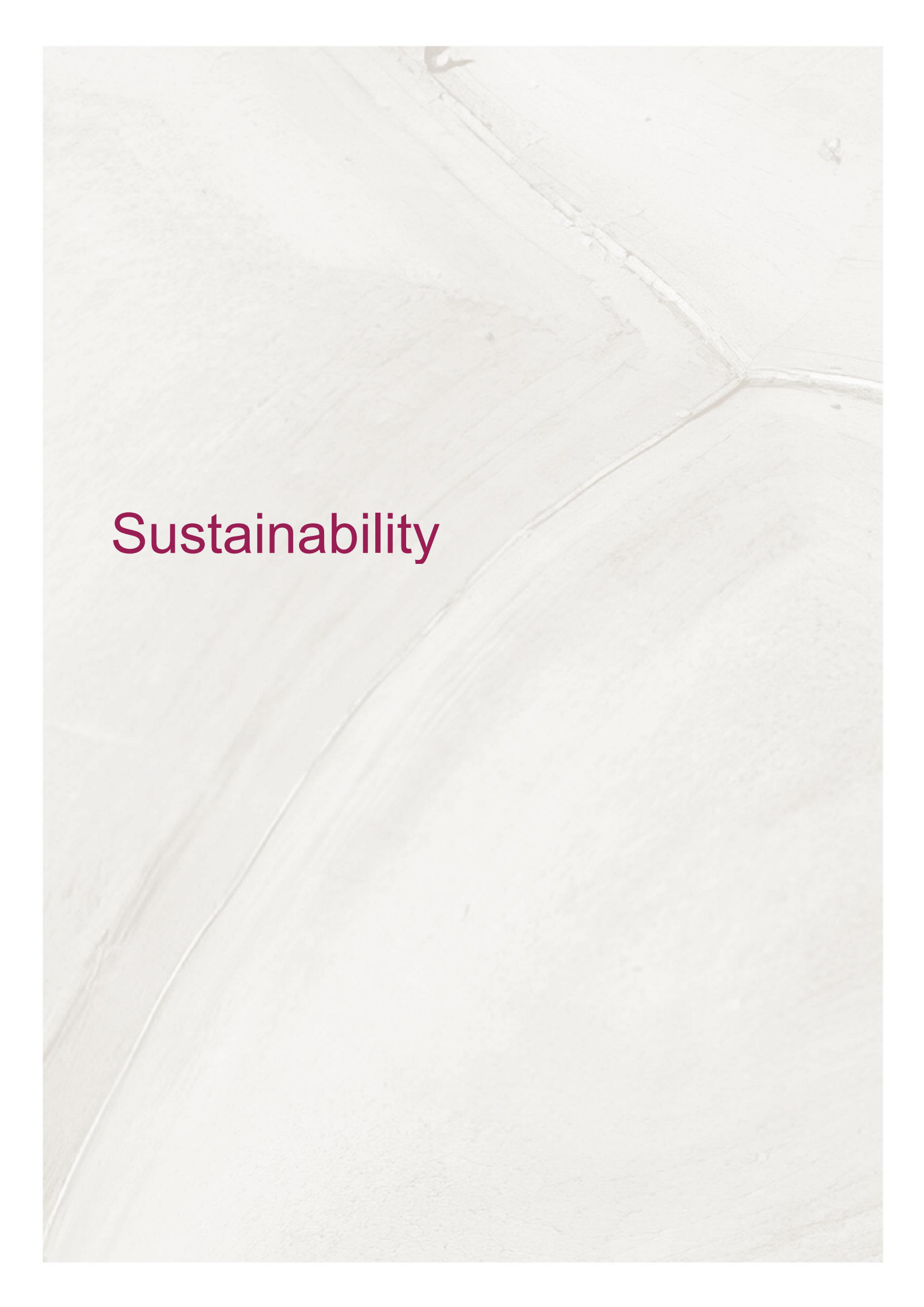
2.4 SEEN – In-use Monitoring.

To ensure real-world energy performance, the Proposed Development will incorporate smart metering and internal energy displays, providing occupants with real-time feedback. This supports ongoing energy efficiency and aligns with BE SEEN requirements for monitoring and reporting actual energy use.

2.5 Energy Conclusion

The section describes the Energy Strategy considered for the new Proposed Development at Falcon Park, Crawley (the Proposed Development). The energy strategy for the Proposed Development adopts a proportionate and policy-compliant approach that reflects the operational characteristics of a warehouse with ancillary office accommodation. Through a fabric-first methodology, efficient building services, and the consideration of low-carbon and renewable technologies where appropriate, the scheme seeks to minimise energy demand and associated carbon emissions.

The strategy aligns with Approved Document L Volume 2, 2021 edition, the Mid Sussex District Plan, and relevant national planning guidance, and provides a robust framework for delivering an energy-efficient and sustainable development as the design progresses.

An aerial photograph of a dry, cracked landscape. A winding road or path cuts through the parched, light-brown earth, which is covered in a network of deep, irregular cracks. The overall tone is desaturated and somber, emphasizing the arid conditions.

Sustainability

3.0 Sustainability

Sustainable Development – “meets the needs of the present without compromising the ability of future generations to meet their own needs.” (World Commission on Environment and Development: Our Common Future²).

The planning system seeks to achieve sustainable development by balancing economic, social and environmental objectives. These principles underpin this Outline Energy and Sustainability Statement and reflect Mid Sussex District Council's adopted planning policies and national guidance, which promote efficient resource use, resilient development and climate change mitigation.

The Proposed Development has been considered against these objectives, with an emphasis on minimising energy demand, incorporating low and zero carbon measures where feasible, and embedding sustainability principles at an early stage of design. The following sections set out how key energy and environmental considerations have informed the emerging approach to the scheme, demonstrating a commitment to delivering a sustainable and policy-compliant development.

3.1 Air

Air quality considerations for the Proposed Development are informed by the Mid Sussex District Plan, in particular Policy DP29, which seeks to protect environmental quality and safeguard the health and amenity of existing and future users by avoiding unacceptable levels of air pollution.

The proposed site is not located within an Air Quality Management Area (AQMA). The nature of the Proposed Development does not introduce a materially new or more intensive use of the site and is therefore not expected to result in significant changes to traffic movements or operational emissions.

On this basis, the Proposed Development is not anticipated to give rise to adverse air quality impacts. Any detailed measures to further minimise emissions, where relevant, will be considered at the detailed design stage, ensuring compliance with local and national air quality objectives.

3.2 Noise

Noise matters relevant to the Proposed Development are considered with regard to the Mid Sussex District Plan, in particular Policy DP29, which aims to safeguard residential amenity and the wider environment from unacceptable levels of noise arising from development.

As the site benefits from an established lawful use and the scheme does not introduce a more noise-sensitive use or a significant intensification of operations, it is not anticipated to give rise to adverse noise impacts. Any potential noise arising during construction would be temporary and controlled through standard best practice measures. Operational noise matters, where relevant, will be managed through appropriate building design and servicing arrangements at the detailed design stage, ensuring continued compliance with relevant local and national planning policy.

² Report of the World Commission on Environment and Development: Our Common Future

3.3 Light

Light pollution considerations for the Proposed Development are informed by the Mid Sussex District Plan, particularly Policy DP29, which seeks to minimise adverse effects of artificial lighting on amenity, landscape character and biodiversity. Given the nature of the proposed storage, distribution and office uses within an existing developed site, significant lighting impacts are not anticipated. Any external lighting will be designed to be proportionate to operational requirements and will be sensitively controlled to limit glare, light spill and unnecessary illumination, with detailed proposals to be confirmed at the detailed design stage in accordance with adopted planning policy.

3.4 Flood Risk

Assessment of the site indicates a very low risk of flooding from rivers, the sea, or surface water runoff. The Proposed Development has been considered in line with Mid Sussex District Plan Policy DP41, which requires development to avoid increasing flood risk and to incorporate proportionate mitigation measures where necessary.

In line with the National Planning Policy Framework and relevant Planning Practice Guidance, the redevelopment of this existing site and the nature of the proposed uses mean that the scheme is not anticipated to increase flood risk at this stage. Surface water management, including the potential use of Sustainable Drainage Systems (SuDS), will be incorporated at the detailed design stage to ensure compliance with local and national policy requirements.

3.5 Transport

The Proposed Development has been considered in the context of Mid Sussex District Council's transport objectives, including Policy DP21 of the District Plan, which promotes sustainable movement, highway safety, and reduced reliance on private car travel where practicable. As a previously developed site with an established lawful employment use, the redevelopment is not anticipated to result in a material change in transport demand beyond that permitted use.

The site is accessible from Hophurst Lane and benefits from connections to the local highway network, with opportunities for walking and cycling to nearby employment areas and services.

3.6 Waste Management

The Proposed Development will follow the principles of the Waste Hierarchy (shown in Figure 4), seeking to minimise waste generation and maximise reuse and recycling during construction. Materials will be managed efficiently, with segregation, monitoring, and reuse or recycling carried out on- or off-site through licensed contractors. Where feasible, locally sourced materials will be prioritised to reduce transport impacts.

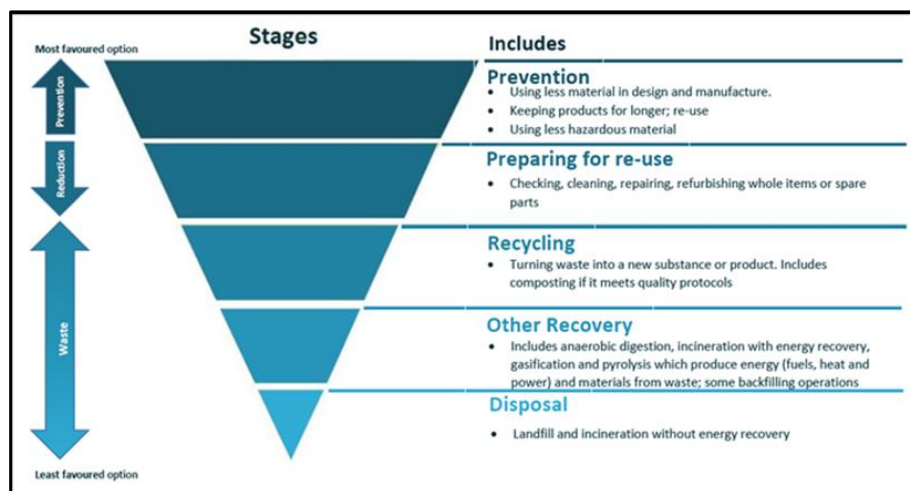


Figure 4 - The Waste Hierarchy

During operation, the development will provide appropriate waste and recycling facilities in line with Mid Sussex District Council requirements, ensuring sufficient space for segregation and storage of recyclable materials. The approach aligns with relevant local and emerging planning policies on sustainable resource management and environmental protection.

3.7 Water

Water efficiency considerations for the Proposed Development are informed by Policy DP42 of the Mid Sussex District Plan, which seeks to promote efficient use of water resources and ensure that development does not place undue pressure on local water infrastructure, alongside Policy DP39 and the National Planning Policy Framework.

Given the nature of the scheme and the redevelopment of an existing site, the Proposed Development is not anticipated to result in significant additional water demand beyond that associated with the established lawful use. Where practicable, water-efficient fixtures and fittings will be incorporated within the office and warehouse elements to minimise potable water consumption and support sustainable operation.

Further consideration of water efficiency measures, including the specification of sanitary fittings and any associated drainage arrangements, will be progressed at later stages of the design. This will ensure that the Proposed Development achieves compliance with relevant Building Regulations, local planning policy requirements, and recognised best-practice guidance for sustainable water use.

3.8 Ecology and Biodiversity

Ecology and biodiversity considerations for the Proposed Development are informed by Policy DP38 of the Mid Sussex District Plan and Section 15 of the National Planning Policy Framework, which seek to protect existing biodiversity assets and secure opportunities for enhancement where practicable.

The Proposed Development relates to the redevelopment of a previously developed site containing existing buildings and hardstanding. As such, the proposals are not anticipated to result in significant adverse effects on ecology or biodiversity. Appropriate measures to avoid and minimise potential impacts will be considered, and where feasible, opportunities for proportionate ecological enhancement will be explored at later stages, in accordance with adopted planning policy.

3.9 Sustainability Conclusions

Careful consideration has been given to sustainable design, construction, and potential climate change impacts for the Proposed Development. At later stages, measures will be explored to minimise environmental impacts during construction and operation, delivering a scheme that responds positively to its surroundings and aligns with relevant adopted and emerging planning policies.

Key topics to be addressed at later stages include:

- **Air Quality:** The site is not within an AQMA and, given the nature of the redevelopment and established lawful use, the Proposed Development is not anticipated to result in adverse air quality impacts.
- **Noise:** The redevelopment does not introduce a more noise-sensitive or intensive use and is therefore not expected to give rise to significant noise impacts, with construction effects managed through standard best practice.
- **Light Pollution:** Significant light pollution is not anticipated, with any external lighting designed to be proportionate to operational needs and sensitively controlled to limit glare and light spill.
- **Flood Risk:** The site is at very low risk of flooding, and the redevelopment is not expected to increase flood risk, with surface water management measures incorporated in line with policy.
- **Sustainable Transport:** As a previously developed site with an established lawful employment use, the Proposed Development is not anticipated to result in a material change in transport demand, while supporting sustainable transport measures where feasible.
- **Waste Management:** Waste will be managed in accordance with the Waste Hierarchy, minimising waste generation and maximising reuse and recycling during construction and operation.
- **Water Conservation:** The redevelopment is not anticipated to significantly increase water demand, with water-efficient fixtures and fittings incorporated to support sustainable water use.
- **Ecology and Biodiversity:** The redevelopment of a previously developed site is not anticipated to result in significant ecological impacts, with opportunities for proportionate biodiversity enhancement considered where feasible.

The Proposed Development has been considered against appropriate sustainability measures to align with the Mid Sussex District Plan and relevant national planning policies and guidance, supporting an environmentally responsible and policy-compliant scheme.

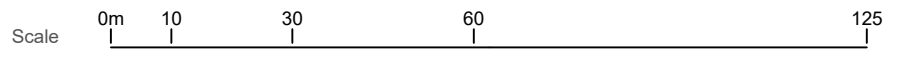
Appendices

Appendix A – Site Plan



01 EXISTING: SITE LOCATION PLAN
00-0001 SCALE 1:1250

P02 Issued for planning 09/01/26 JG MA
P01 Issued for information 15/10/25 JG MA
Rev: Description: Date: Drw: Chk:



Do not scale from this drawing. Use marked dimensions only.
Should any discrepancies be noted, please inform this office immediately.
This drawing is copyright of Matthew Allchurch Architects Limited.

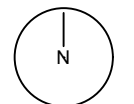


the boathouse design studio 020 8973 0050 info@maa-architects.com
27 ferry road teddington tw11 9nn www.maa-architects.com

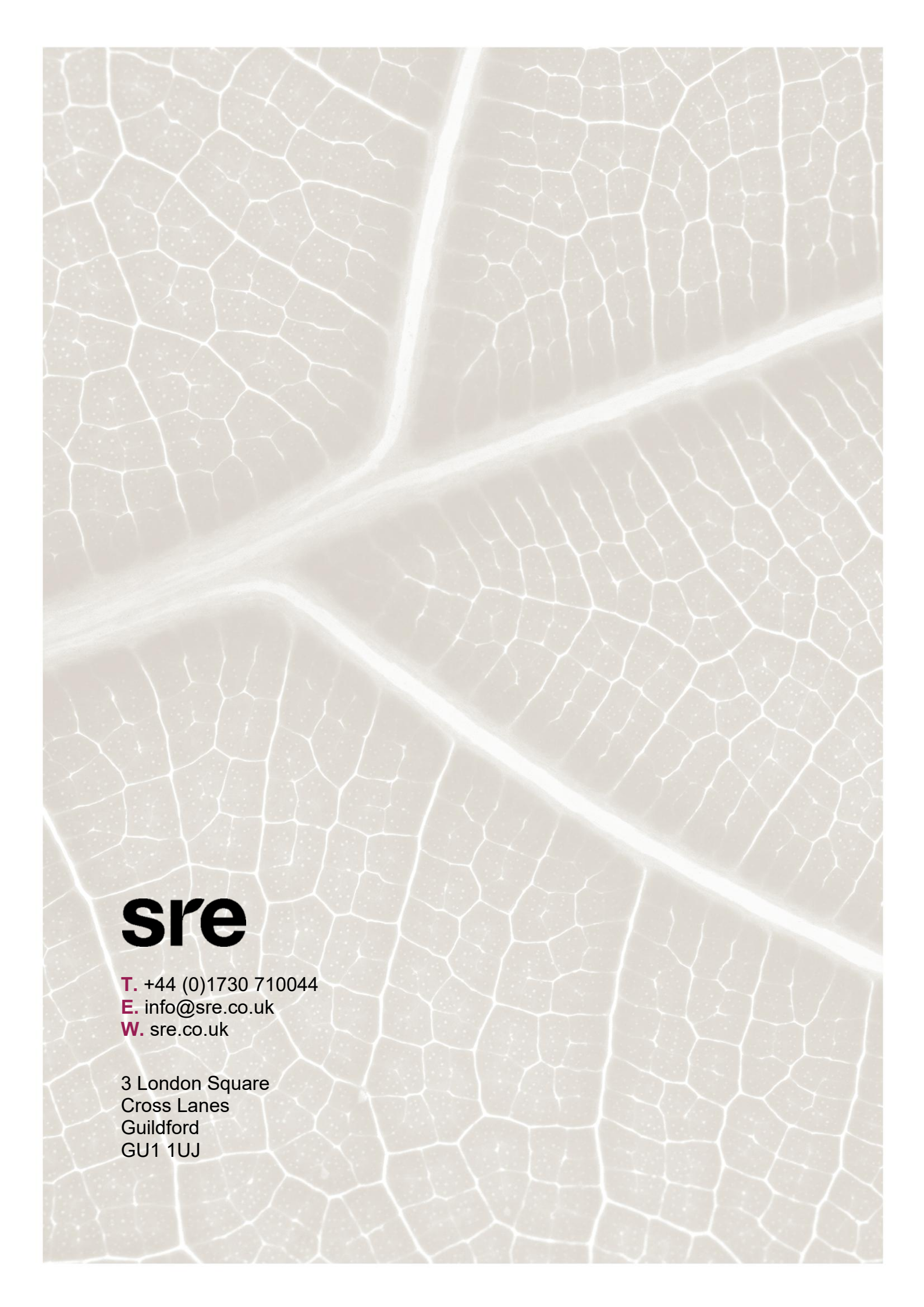
Client:
Anthony Robinson

Project Name:
Falcon Park

Drawing Title:
Existing:
Site
Location Plan



Drawing Status:	Status Code:	Project No:	Scale at A1:
Stage 2 - Prelim	S0	WCL01	1:1250
Drawing No:	Revision:	Date:	Scale at A3:
WCL01-MAA-00-XX-DG-A-0001	P02	SEP 25	1:2500



sre

T. +44 (0)1730 710044

E. info@sre.co.uk

W. sre.co.uk

3 London Square
Cross Lanes
Guildford
GU1 1UJ