

Sustainability Statement

Proposed development of 4 detached houses on land adjoining

***“Evergreen”
London Road
Hassocks
BN6 9NA
West Sussex***

1.0 INTRODUCTION

1.1 This statement is submitted in respect of the application for outline planning permission for the erection of new dwelling houses.

1.2 This statement considers the sustainability of the proposed development with regard to:

- Location*
- Building Fabric*
- Building Standards*
- Fixtures and Fittings*

2.0 LOCATION

2.1 The site is located near to the recent developments of the old Hassocks Golf Club, also currently under construction is the development on land beside / to the rear of Friar Oak Public House and other recent developments along London Road itself.

2.2 The site can be considered to be in a sustainable location for several reasons that we will demonstrate. The nearest bus stop is just past the Friars Oak Public house and opposite the Friars Oak depending on which way you want to travel, south towards Brighton or North towards Crawley, Burgess Hill, and East Grinstead all covered by buses numbered 270, 271 and 272.

2.3 Other bus stops are located approximately 10-minute walk from the site to Hassocks main high street which carry more frequent routes to East Grinstead and Crawley.

2.4 In addition to this the site lies within walking distance of local shops, services and employment opportunities along with Hassock Train Station.

Other services within walkable distances are

Pre-school / nursery services located at The Beacon Ground Hassocks Nursery & Pre School,

London Road Recreation Ground,

Allwoods Garden Centre London Road

Hassocks Library Ewart Close Keymer, Hassocks

Adastra Park 1 Orchard Lane Keymer

Hassocks Sports Centre Dale Avenue Hassocks

Child Care Kiddie Capers Childcare Windmill Avenue Hassocks

School – Downlands Community School Dale Avenue Hassocks

Adastra Skatepark

Hassocks High Street with a variety of shops including Post Office, several small supermarkets including Sainsbury's, Morrisons, Hairdressers, Estate Agents, several takeaway food premises, Café, Clothes shops, furniture shops, Off- licence, Travel Agents, Opticians, Butchers, Florists etc.

2.5 The scheme caters for all means of transport (pedestrians, bus users, rail users, private motor car and cyclists) and includes provision for secure storage of bicycles. Electric charging points and a commitment to supply an electrically powered car for each “first” owner of any of the houses are also confirmed.

2.6 Therefore, the site is located within a sustainable location as it offers the opportunity for residents to walk or cycle a reasonable distance to everyday facilities.

In addition, the walk to these facilities is pleasant and reasonably flat, with pavements and street lighting along a majority of London Road leading to Hassocks High Street.

2.7 Therefore, the site is in a location where the use of the car can be minimised as many facilities are either located within walking distance or are easily accessible by public transport.

Accordingly, the proposal to locate self-build dwellings in this location accords with accords with criteria (v) of DP32, Policy DP21 of the Development Plan and Policy CDNP10 of the Neighbourhood Plan.

3.0 BUILDING FABRIC

3.1 The houses will use locally sourced materials wherever possible, and the developers will specify materials with high thermal values for insulation. Double glazed windows will be used throughout. The houses benefit from east-west orientation to maximise solar gain.

3.2 The dwellings are to be constructed to comply with the highest standards specified within Part L of the current Building Regulations Approved Documents. The building elements are to provide U-Values of:-

Walls 0.18W/m sq K

Windows / Doors 1.30W/m sw K

Floors 0.13W/m sq K

Roofs 0.11W/m sq K

Air permeability 5m cubed / h / m sq

Lighting LED or CFL (or similar) minimum luminous efficacy of 75 light source lumens / circuit-watt

WWHR Wastewater heat recovery (showers)

Heating gas boiler 92% efficiency as defined in ErP (zoned heating controls + delayed start thermostats)

If Air Source Heat Pumps then WWHR and solar Pv panels are not required.

4.0 BUILDING STANDARDS

4.1 The Code for Sustainable Homes has now been abolished (other than for legacy applications), but there are voluntary standards that are incorporated within the Building Regulations.

The scheme will accord with these voluntary standards, which are:

Energy Performance: 19% carbon reduction improvement against Part L of the 2013 Building Regulations (this is the equivalent to Code for Sustainable Homes Level 4).

Water Performance: The 'optional' enhanced national standard is defined within the 2015 Approved Document G, Building Regulations 'Sanitation, hot water safety and water efficiency' March 2015, page 15, G2(3). This is currently defined as consumption of 110 litres per person per day.

4.3 In order to achieve such standards the scheme will use correctly specified materials for the external surfaces of the buildings (see Section 3 above) and will incorporate sustainable energy and water saving features within the buildings (see Section 5 below).

5.0 FIXTURES AND FITTINGS

5.1 In order to contribute to the energy and water saving standards set out in Section 4, the following features will be incorporated within the development:

- High efficiency gas fired boilers*
- Energy Efficient lighting installed through the buildings*
- Aerators will be fitted to all tap heads*
- A++ "white goods" will be installed throughout*
- Dual Flush toilets will be installed.*

- Rainwater harvesting / storage for use to flush toilets etc

5.2 In addition, dwellings' roofs will be strong enough for the installation of solar thermal and photovoltaic technologies. This is a matter that will be considered in greater detail at the reserved matters stage, but the use of air source heat pumps, electrical storage batteries and PV panels will provide an even greater energy use reduction.

6.0 CONCLUSIONS

6.1 The proposed houses have been designed to a high standard and will benefit from a highly sustainable location.

6.2 The scheme will meet with the highest available standards under the current Building Regulations.