

Sustainability Statement

for

Land at 201 Junction Road, Burgess Hill.
Development proposals for 5 Houses

Ref. 0428.SS.101

Client: Katharine Safronova

February 2025

1.00 INTRODUCTION

1.01 This statement is submitted in respect of the application for outline planning permission for the erection of five detached 4 bedroom houses.

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

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

2.00 LOCATION

2.01 The site benefits from a highly sustainable location. The site is located within easy walking distance of a mainline railway station (Wivelsfield) and there are numerous bus routes serving Junction Road.

2.02 The Burgess Hill town centre is easily reached by pedestrians, and local shopping facilities are also located nearby.

2.03 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.

2.04 Note also that the applicant intends to employ local contractors for the erection of the dwellings – to the benefit of the local economy. This will also reduce travel distances associated with the construction of the dwelling.

3.00 BUILDING FABRIC

3.01 The houses will use locally sourced materials wherever possible, and the developer will specify materials with high thermal values for insulation, a high level of air-tightness, detailing to remove thermal bridging and high performance double glazed windows and doors will be used throughout.

4.00 BUILDING STANDARDS

4.01 The Government has yet to release a formal response to the consultation on the Future Homes Standard (FHS) that ended in March 2024. The FHS was due to be implemented in 2025 with a 6 - 12 month transitional period between the laying date of the regulations and publication of the full technical specification and the regulations coming into force. At the time of writing the date that the FHS will be implemented is estimated to be July 2025 at the earliest.

Energy Performance: As the minimum requirements of Part L 2021 edition incorporating 2023 amendments of the Building Regulations.

Water Performance: The national standard is defined within the 2015 Approved Document G, Building Regulations 'Sanitation, hot water safety and water efficiency' March 2015, incorporating 2024 amendments. Page 15, G2(3) specifies the optional requirement under planning condition that 110 litres per person per day as a maximum. The proposed dwelling will meet this standard.

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

5.00 FIXTURES AND FITTINGS

5.01 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 or Air Source Heat Pumps (ASHP)
- Energy efficient lighting installed through the dwellings
- Aerators will be fitted to all tap heads
- A++ “white goods” will be installed throughout
- Dual Flush toilets will be installed.
- Mechanical Ventilation with Heat Recovery (MVHR) will provide background ventilation.
- Waste Water Heat Recovery units will be fitted to showers.

5.02 In addition, the pitched roofs of the dwellings are suitable for the installation of solar thermal and photovoltaic technologies if these are required to supplement the sustainable design of the building fabric.

6.00 CONCLUSIONS

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

6.02 The scheme will meet with the highest available standards under the current Building Regulations and/or Future Homes Standard.