



CLAREMONT, COPTHORNE BANK, COPTHORNE RH10 3RE

SUSTAINABILITY STATEMENT

20th March 2025

INTRODUCTION:

This Sustainability Statement has been prepared to demonstrate the sustainability credentials of the proposed development at Copthorne, Copthorne Bank.

This Statement has been prepared by Victoria Mustard Architects and refers to the conversion and subdivision of Claremont from a single detached 5 bed dwelling into two semi-detached houses.

LOCATION:

The site is an existing dwellinghouse in a village setting with urban garden, located on a busy minor road, Copthorne Bank. The site is surrounded by private dwellings to the North-West and North, and a public park and playground to the East.

The site is directly across the road from a small supermarket, with take away food businesses within easy walk.

NATIONAL AND LOCAL POLICY:**The National Planning Policy Framework (NPPF)**

Para 7 states that the ‘purpose of the planning system is to contribute to the achievement of sustainable development’.

It states that in order to deliver sustainable development, the planning system must perform 3 objectives, namely Economic, Social and Environmental.

Economic objectives are related to building the right type of development in the right places to support growth, innovation and improved productivity, with the right infrastructure.

Social objectives are about supporting healthy vibrant communities by providing a supply of housing to meet current and future generations.

Environmental objectives are about protecting and enhancing the natural, built and historic environment. Careful use of resources, minimising waste and pollution and moving to a low carbon economy.

These themes guide the local plans and policies.

Mid Sussex District Plan 2018

Includes sustainability targets including DP38: Biodiversity, DP39: Sustainable Design & Construction, DP41: Flood Risk & Drainage & DP42: Water Infrastructure & Water Environment.

These policy targets are elaborated on further on the next page.



Street View of Claremont (left side) directly opposite local shops. A bus stop is directly outside the property next to the playground.



Street View of Claremont (right side) directly opposite local shops. A bus stop is directly outside the property next to the playground (gate visible on rhs)

SUSTAINABILITY STRATEGY:

With due consideration to national and local policy, the most relevant themes have been identified and elaborated on below.

Reducing Energy Consumption and Carbon Emissions:

The existing dwelling is to be insulated to a high standard to reduce energy demands. New constructed elements, together with upgraded existing elements, are to meet Table 4.2 Limiting U-Values for New Fabric Elements in Existing Buildings.

Walls 0.18W/m²K

Roofs 0.13W/m²K

Floors 0.18W/m²K

Windows 1.14W/m²K

Doors 1.4W/m²K

Roof lights 2.2W/m²K

How: Fabric First approach where the built fabric for the development ensures that the building will be thermally efficient and demand less fossil fuel led energy for heating.

Increasing On-Site Renewables:

The amount of energy consumed on site is to be reduced by provision of on-site renewables.

How: Solar Photovoltaic panels are to be mounted on the south-facing roofs of both dwellings to reduce electricity demand.

How: The second dwelling (East house) is to be heated via an air source heat pump to reduce fossil fuel energy demand.

Travel:

By reducing car trips and encouraging greener methods of travel, environmental pollution levels can be reduced.

How: The site has excellent proximity to a public bus service.

How: Secure Cycle parking spaces are to be provided to encourage greener transport options.

How: Electric vehicle charging point will be installed to parking spaces to both houses to facilitate easy adoption.

Conserving Water Resources:

Water usage per person to meet a target of max 125 litres/person/day as set out in Part G of the Building Regulations.

How: Water efficient fixtures to be specified and installed including WCs, showers, taps etc.

Sanitary fixtures to comply with the following targets:

WC 6/4 litres dual flush or 4.5l single flush

Shower 10l/min

Bath 185l

Basin taps 6l/min

Sink taps 8l/min

Dishwasher 1.25l/place setting

Washing machine 8.17l/kg

Minimising Waste & Increasing Recycling:

Creation of waste during construction and occupation is to be minimised. Re-use and recycling are to be encouraged via provision of facilities to make this as easy as possible.

How: Generous space adjacent to the car parking spaces is for storage of refuse and recycling bins, enabling safe and convenient access.

Incorporating Green Infrastructure:

Due to the removal of areas of paving and redundant outbuildings, there will be a net gain of green space on the site.

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