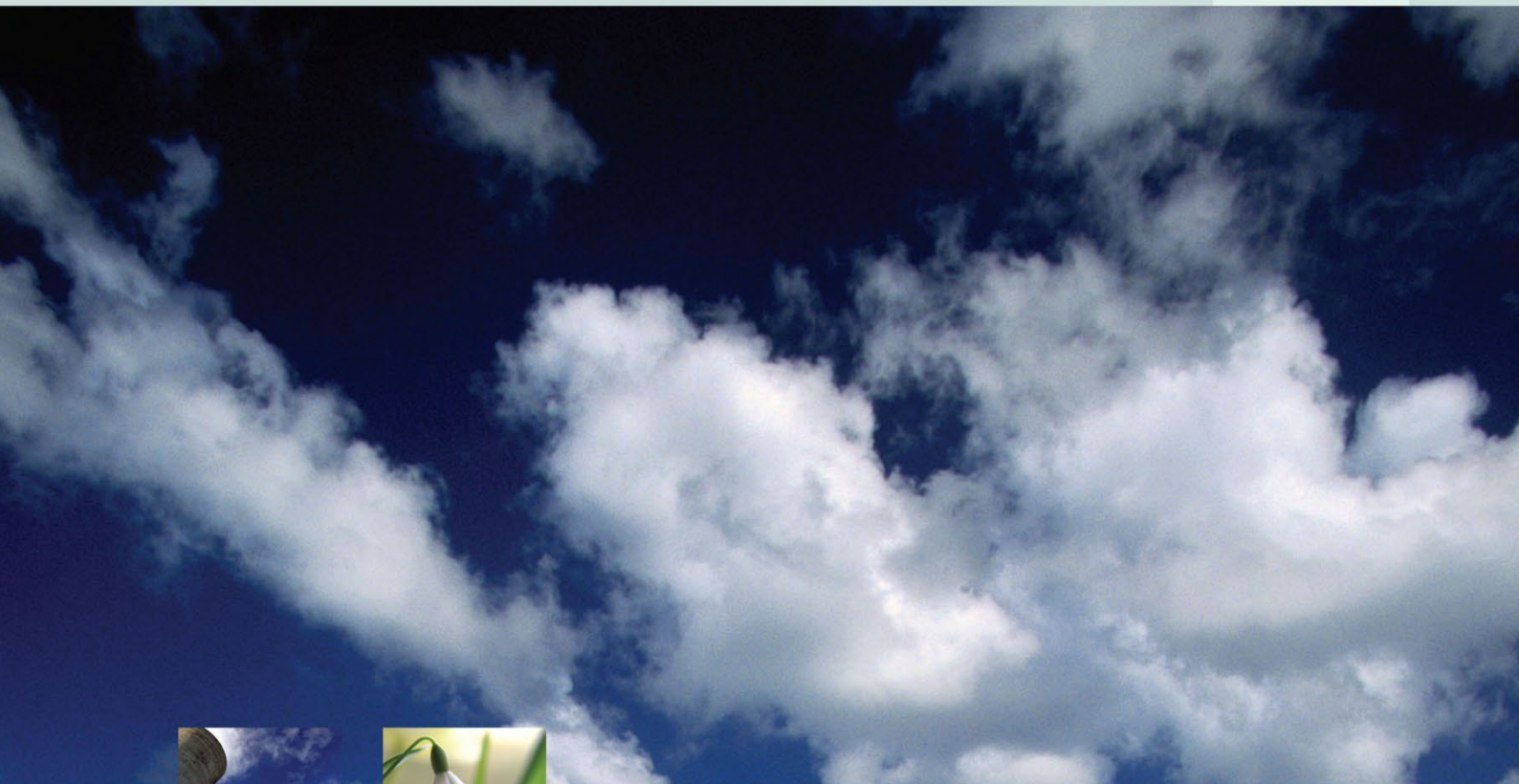




Sustainability Statement

Aldi Foodstore
Sussex House, Haywards Heath

Prepared for:
Aldi Stores Ltd.

Date:
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1. INTRODUCTION

1.1 Background

Sol Environment Ltd ('Sol' hereafter) were engaged by Aldi Stores Ltd. ('the Applicant' hereafter) to undertake a sustainability assessment and produce a Sustainability Statement for the proposed new ALDI Foodstore on development land at Sussex House, located on Perry Mount Road, Haywards Heath.

This document has been prepared by Sol Environment Ltd to support a new planning application on the behalf of the applicant and in accordance with the Mid Sussex District Plan 2014-2031 (adopted March 2018), with reference to the following policies:

- DP21: Transport
- DP29: Noise, Air, and Light Pollution
- DP38: Biodiversity
- DP39: Sustainable Design and Construction
- DP41: Flood Risk and Drainage
- DP42: Water Infrastructure and the Water Environment

The emerging Mid-Sussex District Plan 2021 – 2039 (December 2023) is at examination stage and therefore the following policies have been considered but not yet attributed full weight with regards to the proposals:

- DPS1: Climate Change
- DPS2: Sustainable Design and Construction
- DPS3: Renewable and Low Carbon Energy Schemes
- DPS4: Flood Risk and Drainage
- DPS5: Water Neutrality
- DPS6: Health and Wellbeing
- DPN1: Biodiversity, Geodiversity, and Nature Recovery
- DPN2: Biodiversity Net Gain
- DPT3: Active and Sustainable Travel
- DPT4: Parking and Electric Vehicle Charging Infrastructure
- DPI7: Water and Wastewater Infrastructure

1.2 Proposed Development

The proposed retail development shall incorporate the construction of a new ALDI Foodstore with associated car parking, landscaping, access, and associated works. The development will comprise of the following elements (refer to Figure 1.1):

- A new ALDI food store with a proposed gross internal area of 1,940m².
- An 80kWp solar photovoltaic array has been incorporated on the roof of the building for renewable power generation.
- An Air Source Heat Pump supplemented by a refrigeration heat recovery scheme to provide energy savings through using energy recovered from the stores refrigerated cases for heating.

- A site plan showing the proposed development is provided below

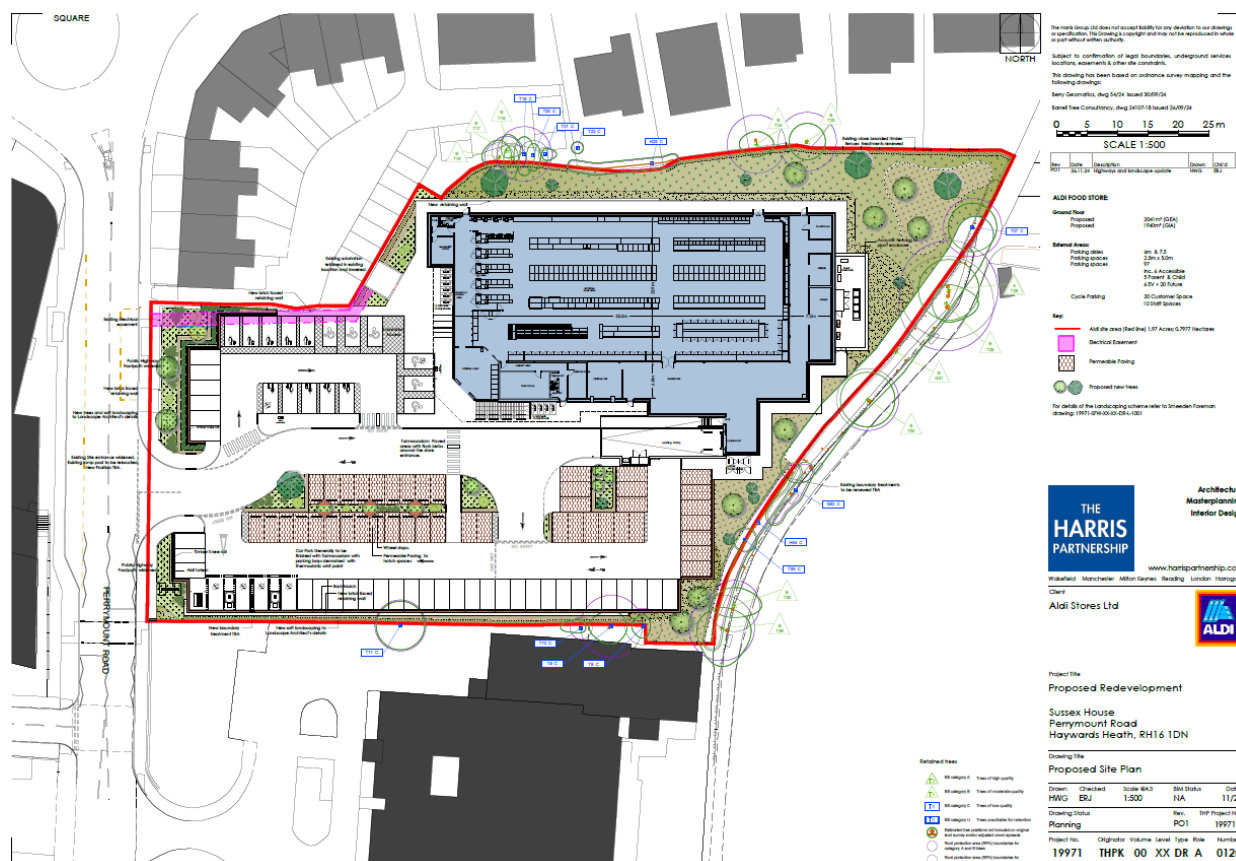


Fig 1.1: Proposed Site Plan prepared by The Harris Partnership.

2. PLANNING POLICY

There are a number of international and national policy drivers for sustainability, increased energy efficiency and reduced Carbon Dioxide (CO₂) emissions, which have been introduced to address the issue of global warming and the implications of climate change. On an international level this includes the Kyoto Protocol, to which the UK government has made a commitment and developed national policies such as the Energy White Paper and the NPPF.

At the local level, the current Local Plan in particular remains a material consideration and the emerging local plan has also been considered but not attributed full weight. These policies and documents are described in further detail within the section below.

2.1 National Policy

2.1.1 National Planning Policy Framework

The revised National Planning Policy Framework (NPPF) 2024 sets out the Government's planning policies for England and how they are expected to be applied. It sets out a framework that aims to achieve sustainable development throughout the planning system with three overarching objectives – economic, social and environmental.

At the heart of the NPPF is a 'presumption in favour of sustainable development', which requires Local Authorities as part of any plan-making or decision-making, to provide clear guidance on how the presumption should be applied locally.

The NPPF sets out how to deliver sustainable development under 17 subheadings. Subheading 14 of the NPPF outlines how the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

2.1.2 Building Regulations Part L

The previous Building Regulations Part L (2013) was updated in July 2022 to the 2021 version following the Future Buildings Standards consultation document published by the Government in January 2021. This document set out the changes to regulations as a step towards the aim to deliver Zero Carbon ready buildings.

The changes to Part L require all new (non-residential) developments to produce around 27% less carbon emissions than was previously acceptable by Part L (2013) minimum standards. Additionally, a new metric must now be achieved related to Primary Energy Rate (TPER), measured in kWh/m²/year.

2.2 Local Policy

2.2.1 Mid Sussex District Plan 2014 – 2036 (Adopted March 2018)

The following policies are relevant to the proposed sustainability criteria of the development:

Policy DP21: Transport

Development will be required to support the objectives of the West Sussex Transport Plan 2011- 2026, which are:

- A high quality transport network that promotes a competitive and prosperous economy;
- A resilient transport network that complements the built and natural environment whilst reducing carbon emissions over time;
- Access to services, employment and housing; and
- A transport network that feels, and is, safer and healthier to use.

To meet these objectives, decisions on development proposals will take account of whether:

- The scheme is sustainably located to minimise the need for travel noting there might be circumstances where development needs to be located in the countryside, such as rural economic uses (see policy DP14: Sustainable Rural Development and the Rural Economy);
- Appropriate opportunities to facilitate and promote the increased use of alternative means of transport to the private car, such as the provision of, and access to, safe and convenient routes for walking, cycling and public transport, including suitable facilities for secure and safe cycle parking, have been fully explored and taken up;
- The scheme is designed to adoptable standards, or other standards as agreed by the Local Planning Authority, including road widths and size of garages. The scheme provides adequate car parking for the proposed development taking into account the accessibility of the development, the type, mix and use of the development and the availability and opportunities for public transport; and with the relevant Neighbourhood Plan where applicable;
- Development which generates significant amounts of movement is supported by a Transport Assessment/ Statement and a Travel Plan that is effective and demonstrably deliverable including setting out how schemes will be funded;
- The scheme provides appropriate mitigation to support new development on the local and strategic road network, including the transport network outside of the district, secured where necessary through appropriate legal agreements;
- The scheme avoids severe additional traffic congestion, individually or cumulatively, taking account of any proposed mitigation;
- The scheme protects the safety of road users and pedestrians; and
- The scheme does not harm the special qualities of the South Downs National Park or the High Weald Area of Outstanding Natural Beauty through its transport impacts.

Where practical and viable, developments should be located and designed to incorporate facilities for charging plug-in and other ultra-low emission vehicles.

Neighbourhood Plans can set local standards for car parking provision provided that it is based upon evidence that provides clear and compelling justification for doing so.

Policy DP29: Noise, Air, and Light Pollution

The environment, including nationally designated environmental sites, nationally protected landscapes, areas of nature conservation or geological interest, wildlife habitats, and the quality of people's life will be protected from unacceptable levels of noise, light and air pollution by only permitting development where:

Noise pollution:

- It is designed, located and controlled to minimise the impact of noise on health and quality of life, neighbouring properties and the surrounding area;
- If it is likely to generate significant levels of noise it incorporates appropriate noise attenuation measures

Noise sensitive development, such as residential, will not be permitted in close proximity to existing or proposed development generating high levels of noise unless adequate sound insulation measures, as supported by a noise assessment are incorporated within the development.

In appropriate circumstances, the applicant will be required to provide:

- an assessment of the impact of noise generated by a proposed development; or
- an assessment of the effect of noise by an existing noise source upon a proposed development;

Light pollution:

- The impact on local amenity, intrinsically dark landscapes and nature conservation areas of artificial lighting proposals (including floodlighting) is minimised, in terms of intensity and number of fittings;
- The applicant can demonstrate good design including fittings to restrict emissions from proposed lighting schemes;

Air Pollution:

- It does not cause unacceptable levels of air pollution;
- Development on land adjacent to an existing use which generates air pollution or odour would not cause any adverse effects on the proposed development or can be mitigated to reduce exposure to poor air quality to recognised and acceptable levels;
- Development proposals (where appropriate) are consistent with Air Quality Management Plans.

The degree of the impact of noise and light pollution from new development or change of use is likely to be greater in rural locations, especially where it is in or close to specially designated areas and sites.

Policy DP38: Biodiversity

Biodiversity will be protected and enhanced by ensuring development:

- Contributes and takes opportunities to improve, enhance, manage and restore biodiversity and green infrastructure, so that there is a net gain in biodiversity, including through creating new designated sites and locally relevant habitats, and incorporating biodiversity features within developments; and
- Protects existing biodiversity, so that there is no net loss of biodiversity. Appropriate measures should be taken to avoid and reduce disturbance to sensitive habitats and species. Unavoidable damage to biodiversity must be offset through ecological enhancements and mitigation measures (or compensation measures in exceptional circumstances); and

- Minimises habitat and species fragmentation and maximises opportunities to enhance and restore ecological corridors to connect natural habitats and increase coherence and resilience; and
- Promotes the restoration, management and expansion of priority habitats in the District; and
- Avoids damage to, protects and enhances the special characteristics of internationally designated Special Protection Areas, Special Areas of Conservation; nationally designated Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty; and locally designated Sites of Nature Conservation Importance, Local Nature Reserves and Ancient Woodland or to other areas identified as being of nature conservation or geological interest, including wildlife corridors, aged or veteran trees, Biodiversity Opportunity Areas, and Nature Improvement Areas.

Designated sites will be given protection and appropriate weight according to their importance and the contribution they make to wider ecological networks.

Valued soils will be protected and enhanced, including the best and most versatile agricultural land, and development should not contribute to unacceptable levels of soil pollution.

Geodiversity will be protected by ensuring development prevents harm to geological conservation interests, and where possible, enhances such interests. Geological conservation interests include Regionally Important Geological and Geomorphological Sites.

DP39: Sustainable Design and Construction

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.

DP41: Flood Risk and Drainage

Proposals for development will need to follow a sequential risk-based approach, ensure development is safe across its lifetime and not increase the risk of flooding elsewhere. The District Council's Strategic Flood Risk Assessment (SFRA) should be used to identify areas at present and future flood risk from a range of sources including fluvial (rivers and streams), surface water (pluvial), groundwater, infrastructure and reservoirs.

Particular attention will be paid to those areas of the District that have experienced flooding in the past and proposals for development should seek to reduce the risk of flooding by achieving a reduction from existing run-off rates.

Sustainable Drainage Systems (SuDS) should be implemented in all new developments of 10 dwellings or more, or equivalent non-residential or mixed development unless demonstrated to be inappropriate, to avoid any increase in flood risk and protect surface and ground water quality. Arrangements for the long term maintenance and management of SuDS should also be identified.

For the redevelopment of brownfield sites, any surface water draining to the foul sewer must be disconnected and managed through SuDS following the remediation of any previously contaminated land.

SuDS should be sensitively designed and located to promote improved biodiversity, an enhanced landscape and good quality spaces that improve public amenities in the area, where possible.

The preferred hierarchy of managing surface water drainage from any development is:

1. Infiltration measures
2. Attenuation and discharge to watercourses; and if these cannot be met,
3. Discharge to surface water only sewers.

Land that is considered to be required for current and future flood management will be safeguarded from development and proposals will have regard to relevant flood risk plans and strategies.

DP42: Water Infrastructure and the Water Environment

New development proposals must be in accordance with the objectives of the Water Framework Directive, and accord with the findings of the Gatwick Sub Region Water Cycle Study with respect to water quality, water supply and wastewater treatment and consequently the optional requirement under Building Regulations – Part G applies to all new residential development in the district.

Development must meet the following water consumption standards:

- Residential units should meet a water consumption standard of 110 litres per person per day (including external water use);
- Non-residential buildings should meet the equivalent of a ‘Good’ standard, as a minimum, with regard to the BREEAM water consumption targets for the development type.

Development proposals which increase the demand for off-site service infrastructure will be permitted where the applicant can demonstrate;

- That sufficient capacity already exists off-site for foul and surface water provision. Where capacity off-site is not available, plans must set out how appropriate infrastructure improvements approved by the statutory undertaker will be completed ahead of the development’s occupation; and
- That there is adequate water supply to serve the development.

Planning conditions will be used to secure necessary infrastructure provision.

Development should connect to a public sewage treatment works. If this is not feasible, proposals should be supported by sufficient information to understand the potential implications for the water environment.

The development or expansion of water supply or sewerage/sewage treatment facilities will normally be permitted, either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management, provided that the need for such facilities outweighs any adverse land use or environmental impacts and that any such adverse impact is minimised.

2.2.2 Emerging Mid Sussex District Plan 2021 – 2039 (December 2023)

The emerging Mid Sussex District Plan is at determination stage and therefore the draft policies have been considered although not yet given full weight as the current local plan is still adopted. The emerging local plan continues the same theme of sustainability criteria as seen within the adopted local plan and therefore the majority of the following draft policies are considered to be met wholly or in part:

- DPS1: Climate Change
- DPS2: Sustainable Design and Construction
- DPS3: Renewable and Low Carbon Energy Schemes
- DPS4: Flood Risk and Drainage
- DPS5: Water Neutrality
- DPS6: Health and Wellbeing
- DPN1: Biodiversity, Geodiversity, and Nature Recovery
- DPN2: Biodiversity Net Gain
- DPT3: Active and Sustainable Travel
- DPT4: Parking and Electric Vehicle Charging Infrastructure
- DPI7: Water and Wastewater Infrastructure

2.3 Summary of Policy Requirements

Table 2.1 provides an overview of policy and legislative requirements and their applicability to the proposed development;

Table 2.1: Overview of Local Policy requirements

Policy	Requirement
DP21: Transport	The development required to minimise travel needs, enhance access to services, and encourage sustainable transport by requiring mitigation for any negative transport impacts.
DP29: Noise, Light, and Air Pollution	The development must consider impacts of proposals on Noise, Light, and Air pollution, which shall be mitigated through careful and considerate design.
DP38: Biodiversity	The development must be committed to protecting and enhancing conservation sites, habitats, and species. It requires development proposals to demonstrate no adverse impacts on nature, emphasizing habitat preservation, biodiversity enhancement, and mitigation measures. Assessments and consultations with environmental bodies are essential, alongside ongoing monitoring.
Policy DP39: Sustainable Design and Construction	The development must adhere to national sustainability standards and limit energy use through careful building design, making use of passive design measures, communal heat networks, renewable energy measures, limiting water use, and adapting to future climate change risks.

Policy	Requirement
Policy DP41: Flood Risk and Drainage.	The development must incorporate SuDS to avoid any increase in flood risk and protect surface and ground water quality.
Policy DP42: Water Infrastructure and the Water Environment	The development must minimise the impact of water supply and sewerage networks, and ensure that a BREEAM 'Good' minimum for water consumption targets is met.

3. SUSTAINABILITY ASSESSMENT

This section comprises the Sustainable Design Statement for the proposed development. The Sustainability Statement outlines the measures proposed in order to ensure compliance with the Mid-Sussex District Plan and other relevant national policies including the NPPF and Building Regulations Part L, with a particular focus on the following parameters:

- Energy Use
- Flood Risk
- Water use
- Materials
- Natural and Green Environment
- Sustainable Travel
- Waste

3.1 Energy Use

Relevant Policy	Policy DP29: Noise, Light, and Air Pollution Policy DP39: Sustainable Design and Construction
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The assessment and subsequent strategy have been prepared such that it is aligned with the Energy Hierarchy (see Section 2.1), with particular focus on sustainable building design (reduction of energy consumption at source), provision of energy efficiency measures and the installation of building-integrated low and zero carbon (LZC) technologies. The Energy Statement incorporates a passive design analysis that minimises the risk of overheating by optimising orientation, layout, building form, and passive shading, thereby reducing energy consumption.

The conclusion of the energy strategy is that based on planning stage calculations, the development achieves a 85% CO₂ emissions reduction when compared with a 2021 Building Regulations compliant development. The CO₂ emissions reductions are accounted for by the specification of a well-insulated and airtight building fabric, high efficiency M&E systems, an Air Source Heat Pump supplemented by a 'Freeheat' Refrigeration Heat Recovery System and 80kWp roof-mounted Monocrystalline Solar PV array.

A summary of the energy and carbon emissions savings in accordance with the Energy Hierarchy is provided below.

Table 3.1: Energy Strategy Summary

Scenario	Energy Demand (kWh / year)	Energy saving achieved (%)	Regulated CO ₂ Emissions (kgCO ₂ / year)	Saving achieved in CO ₂ emissions (%)
2021 Part L Compliant Benchmark Building	122,685	-	11,296	-
Residual Scenario (improved building fabric and M&E services)	108,929	11%	9,978	12%

Table 3.1: Energy Strategy Summary

Scenario	Energy Demand (kWh / year)	Energy saving achieved (%)	Regulated CO ₂ Emissions (kgCO ₂ / year)	Saving achieved in CO ₂ emissions (%)
Renewable Scenario (Residual Scenario + RHR Freeheat system + 80kWp PV array)	19,050	83%	1,712	83%
Total Savings in Energy and Emissions	103,635	84%	9,584	85%

A graphical representation of the cumulative reduction in CO₂ emissions through implementation of various stages of the Energy Hierarchy is provided below.

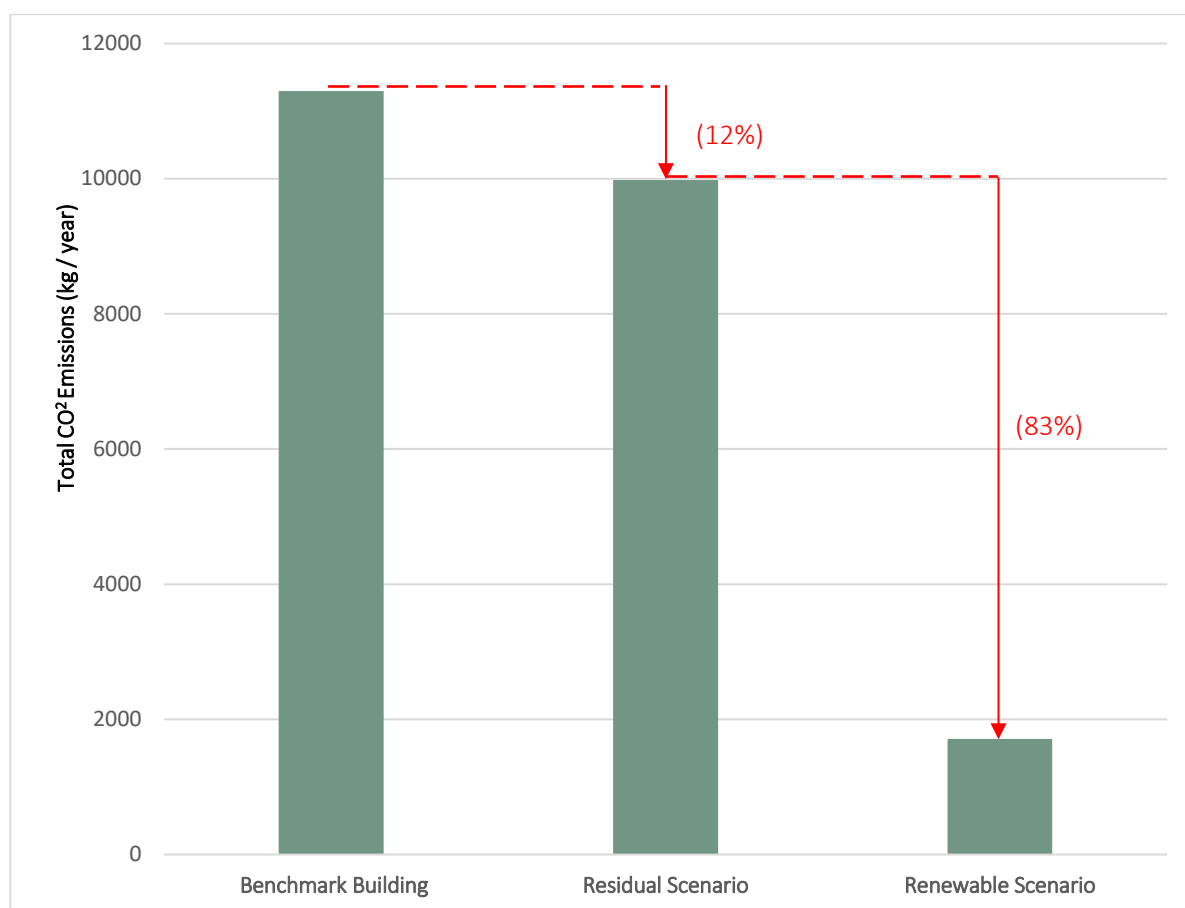


Figure 3.1: Implementation of the Energy Hierarchy for proposed foodstore development at Sussex House.

For more details, please refer to the submitted Energy Strategy prepared by Sol Environment which supports the planning application.

3.2 Flood Risk

Relevant Policy	Policy DP41: Flood Risk and Drainage Policy DP42: Water Infrastructure and the Water Environment
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Planning has a key role to play in managing flood risk for climate adaptation as water stress and extreme weather events are likely to become more severe in future. In areas which are susceptible to flooding, development proposals should ensure that the buildings are designed to be flood compatible or incorporate flood resilient measures to mitigate flood risk. This is incorporated in accordance with the requirements of the Lead Local Flood Authority (LLFA), the National Planning Policy Framework (NPPF), and the District Council's Strategic Flood Risk Assessment (SFRA). Local policy also requires developments to implement Sustainable Urban Drainage Systems (SuDS) that ensure the level of surface water leaving the site is no greater than that prior to the development, while also maintaining the quality of local water and reduce flood risk.

The Site is located entirely in Flood Zone 1 where the probability of flooding is less than 0.1% in any given year and there is no major risk of flooding. Furthermore, the development of the site will not result in an increased risk of flooding elsewhere. All current and future sources of flooding have been considered.

Climate change is not expected to significantly worsen the flood risk of the proposed development, and a 25% increase in rainfall intensity has been allowed for in the design of the surface water drainage system. Soakaways are considered suitable for the disposal of surface water runoff from the site. As such, it is proposed to discharge surface water to the underlying strata via a geocellular storage tank beneath the car park. This tank has been sized to prevent flooding for all rainfall events up to and including those with a 1 in 30-year return period including a 20% increase in rainfall intensity as an allowance for climate change.

All on site drainage will remain private and under the operations and maintenance responsibility of Aldi Stores Ltd.

For more information, please refer to the submitted Drainage strategy prepared by Craddys which supports the planning application.

3.3 Water Use

Relevant Policy	Policy DP39: Sustainable Design and Construction Policy DP42: Water Infrastructure and the Water Environment
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The conservation of water resources and maximising resource efficiency is a central theme within the Local Plan, requiring water use to be limited to 110 Litres/person/day, and for non-residential development to demonstrate at least a BREEAM 'Good' minimum standard in the Water category has been achieved, equivalent to 1 credit under Wat 01.

To reduce the consumption of potable water from all sources and limit the water consumption, it is recommended that the following water using features are installed with similar or better flow rates.

Table 3.2: Flow rates for commercial water-consuming components

Commercial Components	Rate	Units
Taps (flow rate)	4.5	Litres/min

Commercial Components	Rate	Units
WC (dual flush volume)	3 / 4.5	Litres
Urinals	3	Litres/bowl/hour
Showers (flow rate)	6	Litres/min
Bath (volume to overflow)	140	Litres
Kitchenette sink taps	5	Litres/min
Restaurant (pre-rinse nozzle)	7.3	Litres/min
Dishwasher (domestic sized)	12	Litres /cycle
Washing Machine (domestic sized)	40	Litres/use
Waste Disposal Unit	0	Litres/min
Dishwasher (commercial-sized)	5	Litres /rack
Washing Machine (commercial sized)	7.5	Litres/kg

It is recommended that water leak detection systems will be installed on the incoming mains for the commercial units. To further reduce the water consumption of the development smart water metering shall be considered.

Where detailed sanitaryware specifications are yet to be developed, the standard Aldi specification used in the majority of their stores for sanitaryware and water consuming components has been input into the BREEAM Wat 01 calculator tool (Appendix A). The Wat 01 calculator tool demonstrates that 1 credit has been achieved, and water consumption is estimated to be equivalent to 6.56 Litres/person/day, therefore achieving the requirements of both Policies DP39 and DP42.

3.4 Materials

Relevant Policy	Policy DP39: Sustainable Design and Construction
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All materials associated with the development shall be sourced with consideration for the embodied construction impacts. Policy DP39 highlights the importance of the use of the high-quality materials. As such the site and building shall comprise, where possible, of local sustainably sourced materials of a sufficiently robust construction to ensure a long life without the need for regular maintenance or replacement.

In selecting other materials, the following issues will be considered. The design and construction team will:

- Preferentially selected those materials with a lesser environmental impact;
- Review alternative materials that have a lower environmental impact when developing material specification, including recycled materials; and
- Review the embodied energy within potential building materials and reduction of the embodied energy where feasible.

The design team will use best endeavours to meet the following targets:

- 100% of timber and timber-based products will be legally harvested and traded timber and be from suppliers who are able to provide evidence of responsible sourcing via chain of custody certification through the



following schemes: Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC)

- Where existing buildings on the site will be demolished, a pre-demolition audit of any existing buildings, structures or hard surfaces will be completed to determine if, refurbishment/reuse is feasible. If the audit finds that this is not feasible, then its purpose is to maximise the recovery of material from demolition for subsequent high grade/value applications.
- At least 50% of materials will be sourced with the BRE Green Guide rating of A+, guiding the material selection in the design process.
- At least 50% of materials will be sourced from suppliers or manufacturers who implement an Environmental Management System. Selection will be based on the following hierarchy:
 - BES 6001 or industry equivalent
 - ISO 14001 for key processes and supply chain
 - ISO 14001 for key processes only
 - Local supplier or manufacturer with no EMS
 - National supplier with no EMS
 - The use of local suppliers and manufacturers is encouraged and will form part of the selection process
 - 15% of total material value will derive from reused and recycled content.

3.5 Natural and Green Environment

Relevant Policy	Policy DP38: Biodiversity
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In accordance with Policy DP38, the proposed development shall be committed to protecting and enhancing conservation sites, habitats, and species, ensuring no adverse impacts on nature, emphasizing habitat preservation, biodiversity enhancement, and mitigation measures.

The site has been assessed to determine the key ecological features with the greatest ecological value that lie within the sites Zone of Influence as follows:

- The site is located within one kilometre of the Scrase Valley LNR
- The site has low suitability for foraging and commuting bats
- The site has suitability for breeding birds
- The site has suitability for European Hedgehog

In order to mitigate against adverse impacts of the site’s existing ecological features, it is proposed to enhance the site for bats, birds, and European Hedgehog through the installation of additional bat roosting, bird nesting, and European Hedgehog shelter features as well as new native planting.

The proposed planting measures will not only compensate for the loss of existing habitats including modified grassland, non-native hedgerows, and scattered trees, but shall provide an increase in species diversity on the site.

For more details, refer to the submitted Ecological Impact Assessment prepared by ECOSA which supports the planning application.

3.6 Sustainable Travel

Relevant Policy	Policy DP21: Transport
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The location of the site and proximity to local public transport facilities including the Haywards Heath overground railway station provides an opportunity for mitigation of carbon dioxide emissions through utilisation of sustainable transport measures. Policy DP21 highlights the importance of improving public transport, pedestrian and cycle routes by providing for a well-connected, safe, and attractive network of streets and roads.

The site is very accessible on foot via footways along local roads, with continuous good quality links provided between the site and the local area. There are no major obstacles for customers or staff walking or cycling to and from the site, and the location is well-suited to encourage cycling as a mode of transport. Good standard pedestrian and cycle facilities are available in close proximity to the site and the proposed development will be designed to provide appropriate connections and improvements to these existing facilities. The development shall provide 20 secure and covered cycle storage spaces for customers and 10 cycle storage spaces for staff with internal facilities for employees convenient to the staff room including lockers.

The site is nearby several bus stops served by the 30, 31, 31A, 33, 39, 62, 166, 270, and 271 bus services that provide access to a variety of destinations including Crawley, Brighton, Cuckfield, and East Grinstead up to every hour. The Haywards Heath railway station provides frequent trains to destinations including Littlehampton, Brighton, Eastbourne, Hastings, Cambridge, Bedford, and London Victoria.

A Travel Plan has been prepared and shall be implemented in operation, with responsibility given to a Travel Plan Coordinator who shall ensure on-going monitoring and updating of the Travel Plan to ensure it's effectiveness.

For more details, refer to the submitted Transport Assessment and Travel Plan prepared by Connect Consultants which supports the planning application.

3.7 Waste

Relevant Policy	Policy DP39: Sustainable Design and Construction
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The development site will utilise sustainable design and construction techniques to minimise the impact the building has on the environment. Good site practices will be employed during the construction phase in order to minimise waste during construction and operation and promote the circular economy.

3.7.1 Construction Waste

A Site Waste Management Plan (SWMP) will be implemented to encourage the principles of the waste hierarchy which are to reduce, reuse and recycle waste. Our commitment as a division is to recycle waste. Our commitment as a division is to recycle a minimum of 95% of the waste that will be removed from site. The following measure will be implemented;

- Ensuring that all contractors are contractually obliged to participate in reducing waste from site, which is included in our Sustainability Policy
- Identification of the key refurbishment/demolition materials.

- Potential applications and any related issues for the reuse and recycling of the key refurbishment and demolition materials.
- Reduction of materials wastage through efficient buying, good storage and handling
- Use of Modern Methods of Construction for a significant proportion of the development, allowing significant reductions in waste and facilitating greater recycling
- Entering into agreements with suppliers for recovery and disposal of their products including plasterboard offcuts, insulation offcuts and timber pallets
- Ensuring that all suppliers of materials provide returnable practicably recyclable packaging
- Providing sustainability training, including waste minimisation, for all the construction site team
- Regular toolbox talks throughout the construction phase to raise awareness of the importance of minimising; segregating and recycling wastes during the construction process
- Ensuring adequate waste storage facilities are provided for both raw materials and waste streams generated (e.g. Timber, Metal, Plasterboard and General Waste)
- Ensuring adequate security measures are in place

A Sustainable Procurement Plan will be produced to guide the specifications towards the sustainable construction products.

3.7.2 Operational Waste

The client understands the need to lessen the overall impact of waste generation through the recycling of materials from the operational phase of the Proposed Development. An operational waste management strategy is standardised throughout Aldi foodstores and will be implemented in the proposed development, which includes clearly segregated storage of recyclable waste streams including food waste, and a baler/compactor for cardboard waste.

4. SUMMARY

The Mid Sussex District Plan sets out a clear commitment to achieving sustainable development goals. As a result, the current planning policies emphasise the importance of sustainable growth with particular emphasis on the encouragement of energy efficient design, biodiversity, flood risk, construction practices, waste, and sustainable travel.

It is important, therefore, that the proposed development site contributes to the Council's sustainability aims as well as meeting regional and national objectives for sustainable development.

This sustainability statement demonstrates that the proposal satisfies a number of key objectives, responding to local needs and requirements and conforming to current good practice. The site selected demonstrates a sustainable location for development.

Energy use for the development has been minimised through the implementation of passive design measures to reduce the requirement of both heating & cooling systems. Additionally, the project incorporates building-integrated low and zero carbon (LZC) technologies including an ASHP system for heating and cooling, with support of refrigeration heat recovery, and a roof-mounted 80kWp solar PV array on the Foodstore.

The risk of flooding to the site has been minimised through careful site selection and the use of SuDS measures. Additionally, water use has been limited to a predicted 6.56 Litres/person/day and meets the BREEAM minimum standard of 'Good' under Wat 01.

In summary, the sustainability statement has informed the design process by identifying opportunities and constraints for sustainable development, and the process has highlighted the proposals sustainability performance against national, regional and local planning policy.

Appendix A: BREEAM Wat 01 Calculator Tool

BREEAM 2018 Wat 01 Water consumption: Water efficiency calculator for new non domestic retail buildings



Building type	Description of building type	Default annual days/operation	Default daily hours of operation
Retail - Supermarket	TCP Classification A1 Shops: supermarket	362	13
Does the retail development contain sanitary facilities for use by visiting customers?			Yes
			Default daily occupancy visiting customers
			6765
			Default daily occupancy staff
			92

Main building activity areas	Description of activity area	Activity area present in building?	Net Floor Area (m ²)
Retail - sales areas for display of bulky items	A retail sales/display area trading predominantly in bulky items, e.g. furniture, floor coverings, cycles, prams, large domestic appliances or other bulky goods, or trading on a wholesale self-selection basis.	No	
Retail - sales areas for display of non bulky items and/or customer service area.	A general sales/display areas in department stores, supermarkets, shops and/or customer service waiting and/or collection areas e.g. in banks, post office, bookmakers etc.	Yes	1301
Retail - concourse/shopping mall	The central (shared) area within a shopping centre used for access by shoppers (typically a covered area containing one or more of benches, cafes, escalators etc.)	No	
Retail - Staff office area and staffroom	Staff office space and staffroom, often located in 'back of house' areas.	Yes	100
Retail - Staff canteen dining area	Seated areas in a staff canteen that accompany a food preparation areas where food and drink is consumed by staff on the premises.	No	
Retail - Goods-in and storage area	Internal areas for receiving and storing goods.	Yes	539
Retail - Workshop	A workshop / vehicle servicing area within a car showroom or general workshop in other type of retail development.	No	

Water consumption - building microcomponent

WC component - all activity areas	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
WC - male (no urinals installed)	Effective flush volume (Litres)	6.00	0.84	1.00	1.78
WC - female	Effective flush volume (Litres)	6.00	0.84	1.00	3.28

Urinal component - all activity areas	units	Specification	No. of cisterns	Flushing frequency (flushes/hour)	Consumption (L/person/day)

	units	Specification	Usage/person/day	Usage factor	Consumption (L/person/day)
Taps components (personal hygiene) - all activity areas					
Wash hand basin taps	Flow rate (litres/min)	3.90	0.84	0.25	0.56
Shower use	Flow rate (litres/min)		0.000	5.60	0.00
Fixed use - vessel filling	Litres/person/day	-	-	-	0.02
Tap components (cleaning) - staff kitchenette					
Kitchen taps - kitchenette	Flow rate (litres/min)	5.00	0.01	0.67	0.03
Dishwasher	Litres/cycle	12.00	0.0005	1.00	0.01
Tap components (cleaning and food preparation) - staff canteen food preparation area					

Total Microcomponent Consumption (L/person/day) 5.67

Non potable water yield - greywater system

Has, or will, the greywater system be specified and installed in compliance with BS8525-1:2010 Greywater Systems - Part 1 Code of Practice				System not specified
Greywater source (building components)	Greywater collected		Proportion of components collected from (%)	Greywater yield (L/person/day)
Bath				0.00
Washing machine				0.00
Greywater source (other components)	Typical greywater yield (litres)	Frequency of yield (days)	Greywater yield (litres/day)	Greywater yield (L/person/day)
Total				Greywater yield (L/person/day)

Non potable water yield - rainwater system

Has, or will, the rainwater system be specified and installed in compliance with BS EN 16941-1:2018 Rainwater Harvesting Systems - Code of practice				System not specified
How has the storage capacity for the proposed system been calculated?				
Rainwater yield if basic approach:				
Collection area (m ²)	Rainfall (average mm/yr)	Hydraulic filter efficiency (%)	Yield co-efficient (%)	Annual rainwater yield (Litres)
				Rainwater yield (L/person/day)

Rainwater yield (if detailed):	
Daily rainfall collection (litres)	Rainwater yield (L/person/day)

Non potable water demand - building components

				Greywater and/or rainwater yield (L/person/day)
Total				
Component	Greywater and/or rainwater utilised for component	Proportion of components using greywater and/or rainwater yield (%)	Maximum permissible demand (L/person/day)	
Total				Demand met by yield (L/person/day)
Other permissible components				
				Maximum permissible demand (L/day)
Total				Demand met by yield (L/person/day)
Total				Greywater and/or rainwater demand met by yield (L/person/day)

Water consumption calculation results

	Litres/person/day	m ³ /person/yr
Water consumption - modelled baseline performance benchmark (excludes fixed uses)	6.56	2.37
Microcomponent water consumption - modelled performance (excludes fixed uses)	5.65	2.05
Modelled water demand met via greywater and rainwater sources	0.00	0.00
If greywater/rainwater systems specified has the minimum % efficiency improvement for component specifications been met	System not specified	
Net modelled water consumption (excludes fixed uses)	5.65	2.05
Percentage improvement	13.78%	
Total Wat 01 BREEAM credits achieved	1 credit	
Total Wat 01 BREEAM Exemplary credits achieved	Exemplary level not achieved	
Key performance indicator - use of freshwater resource (includes fixed uses)	5.67	2.05