29/05/2025 – REVISED VERSION 30/07/2025 (revision in red)

AWDM/1150/22
PROPOSED NEW 2-BED FAMILY DWELLING WITH DIRECT ACCESS OFF NURSERY LANE WITH ASSOCIATED BIN AND CYCLE STORE. PART DEMOLITION OF FLAT 4 TO FACILITATE THE WORKS. RESUBMISSION OF AWDM/1943/21

Location of Development
50 ROWLANDS ROAD WORTHING WEST SUSSEX

CONDITION 10 – Climate Change Mitigation

10. Details of climate change mitigation measures shall be submitted to and approved in writing by the Local Planning Authority and those agreed measures shall be fully implemented prior to the occupation of the dwelling hereby approved unless otherwise agreed in writing.

Reducing the demand for energy
'Smart' energy metering, including displays showing the amount and cost of energy consumed will be installed to maintain energy efficiency and control.

The development will ensure that building service controls such as lighting and boiler controls and any management systems are user friendly to ensure energy efficient use by the owner/occupier.

Energy efficient white goods at the highest efficiency rating will be installed

External space for drying washing naturally will be incorporated via a rotary clothes line or similar

Heating system - ASHP to be installed
The proposed model will adhere to ALL the provisions for permitted development for ASHPs set out under Part 14, Class G of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).
Welcome packs will be supplied to inform occupiers about the efficient use of their heating and lighting systems.

Minimising carbon emissions and waste during construction
Retain and refurbish existing structure/features rather than demolishing and rebuilding where practical to do so.

Facilities to minimise waste during demolition, site clearance, construction and upon occupation.
Storage facilities installed for separated waste awaiting collection for recycling and disposal (bin storage)

Use of materials with a low U-value
Sourcing of materials locally to reduce the need for transport as far as possible
Materials selected to have a long lifespan and require minimal maintenance.
Materials used will be sourced to have low levels of embodied energy.
Considering the full life cycle of alternative materials i.e. the impacts of raw material extraction, processing, manufacture, transport, use and disposal.

Maximize the use of timber from sustainable FSC sources and/or sustainable sources.
Waste during construction to be kept to a minimum through careful contractor/developer planning

Air Pollution
Cycle storage facilities
No parking provision discouraging travel by car
Retention of existing trees
Locally sourced materials

SUMMARY OF MEASURES:

- The dwelling will have high insulation values meeting and/or exceeding all latest Building Regulations requirements and will be of air tight construction confirmed via testing on completion.
- The dwelling will have an air source heat pump for underfloor heating and mechanical ventilation heat recovery MVHR for air heating & cooling
- Background and purge ventilation will be provided to latest requirements
- The development will incorporate low water use sanitaryware
  Appropriate items will be specified and installed to ensure whole house water usage will be less than 110ltr/person/day. Items to include all taps/showers/wet appliances etc and all to meet or exceed latest Building Regulations requirements.
  Any baths are to be fitted with a thermostatic control to limit the temperature to 48 degrees centigrade.
- The dwelling will have energy efficient light fittings installed.
  Such lights will be only capable of accepting lamps with luminous efficacy greater than 75 lumens per circuit-watt
  Any fixed external lighting will have both the following controls - a) automatic controls which switch luminaries off in response to daylight. B) If luminous efficacy is 75 light source lumens per circuit-watt or less, automatic controls to switch the luminaries off after the lit area becomes unoccupied
- All radiators will be fitted with thermostatic valves.
- Rainwater harvesting will be included via installation of a water butt
- Existing planting/soft landscaping will be retained as much as possible and enhanced where suitable.
- The supply of a home composting unit within the garden space.
- The dwelling will fully comply with new DOC R
  ie. be equipped with a high-speed in-building physical infrastructure, up to a termination point for high-speed electronic communications networks.
- An acoustic system will be provided to the party wall between the existing and new dwelling. System will be specified to achieve min 43db airborne sound insulation for the benefit of both occupiers
  To be confirmed via acoustic testing on completion all as required under the latest Building Regulations

A Construction & Management Plan will be employed throughout the construction phase.
Good planning and management will be used to reduce waste, utilise local labour and materials and reduce water and energy use.

The concept of working from home will be promoted by the provision of internal services and the proposed room sizes, enabling home offices to be established. The development will have secure reliable high-speed internet connections to encourage working from home and thereby further reduce carbon emissions caused by travel to and from the workplace.
Cycle storage is to be provided to encourage less reliance on motorised transport and the development does not include parking facilities, thereby discouraging car usage.