Sustainable Construction & Energy Efficiency Statement

Proposed New Single-Storey Dwelling:

Rear of 26 Ilex Way, Goring-by-Sea, BN12 4UY

On Behalf Of:

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Introduction

This Statement accompanies the planning application for proposed single-storey dwelling to land at the rear of 26 Ilex Way, Goring. It outlines the proposed sustainable construction and energy efficiency measures. The measures proposed will be designed to comply with current Building Regulations and meet the requirements of Policies DM16 (Sustainable Design) and DM17 (Energy) of the Worthing Local Plan (2023).
These measures will form an integral part of the detailed design and will support the borough's objective to address climate change and reduce carbon emissions through high-performance construction and the use of renewable and low-carbon technologies.

Sustainable Construction and Energy Efficiency Measures

The following measures will be incorporated into the design and construction of the proposed dwelling:

Building Fabric and Insulation

The dwelling will be constructed to high insulation standards, with thermal performance levels that will meet or exceed those required under Building Regulations Part L (2021).

It will be built to be air-tight, with performance verified by air pressure testing upon completion.

Heating, Ventilation and Cooling

Installation of an air source heat pump for under-floor heating and hot water instead of a gas boiler.

Water Use Efficiency

All installed fittings (showers, taps, WCs and appliances) will be low-flow and water-efficient, with a commitment to water usage of no more than 110l per person per day

rather than the current Part G requirements, which allow water usage of no more than 125l per person per day.

Any baths are to be fitted with a thermostatic control to limit the temperature to 48 degrees centigrade.

Lighting and Controls

All internal lighting will be 100% energy-efficient, using lamps with a luminous efficacy of greater than 75 lumens per circuit-watt.

Fixed external lighting will include daylight sensors and PIR movement detection and will meet efficacy standards as required by Part L.

Energy Monitoring and Controls

A smart energy monitoring system will be included to allow occupants to track energy usage and optimise efficiency.

All radiators will be fitted with thermostatic valves.

Sustainable Transport and Connectivity

A dedicated electric vehicle (EV) charging point will be installed adjacent to the on-site parking space.

Secure, covered cycle storage will be provided in accordance with WSCC sustainable transport guidance.

The dwelling will be designed to fully comply with Building Regulations Part R to ensure access to high-speed digital infrastructure, supporting home working and reducing travel demand.

Water Management and Landscaping

A rainwater harvesting system and/or water butts will be incorporated to collect rainwater for use in garden irrigation and reduce stormwater runoff.

Construction Phase Commitments

A full Construction Management Plan will be in place to reduce construction waste, use local materials where possible, and minimise impacts on neighbours and the environment during the build.

The contractor will seek to use sustainable building materials wherever possible and to reduce embodied carbon through efficient material selection and waste reduction strategies.

Conclusion

The proposed new dwelling at 26 Ilex Way will incorporate a wide range of sustainable design and construction features that will ensure a high level of environmental performance and energy efficiency.

By combining enhanced fabric performance, renewable energy technologies, sustainable transport measures, and water efficiency, the proposed development will comply with the requirements of Policies DM16 and DM17 of the Worthing Local Plan (2023). It will contribute positively towards reducing the borough’s carbon emissions and supporting the transition to a low-carbon future.

The proposals will also support the delivery of high-quality, future-proofed housing that meets modern expectations for comfort, efficiency, and sustainability.