RODWAY PLANNING
CONSULTANCY LIMITED

Sustainable Construction & Energy Efficiency Statement

Proposed Development:
Planning Application for the erection of 1 No. dwelling house with car parking

Site Address:
Adjacent to N0.57 The Lawns, Sompting West Sussex

September 2023

This statement demonstrates the commitment to sustainability and energy efficiency by the applicant.

The proposals for a new house at the Application Site adhere to the principles of sustainable design and construction in line with the key planning principles outlined in the policy documents and guidance notes.

The Adur Local Plan provides the policies, proposals and the framework for development in the District. The purpose of the Plan is to set out detailed policies and specific proposals for the development and use of land, in order to guide most day-to-day planning decisions. These policies include the following that are relevant to sustainable design and construction:

Policy 18: Sustainable Design

Residential:
All new dwellings must achieve a water efficiency standard of no more than 110 litres/person/day (lpd).

Non-residential:
Non-domestic floorspace must achieve a minimum standard of BREEAM 'Very Good' with a specific focus on water efficiency.

Developers will be expected to provide certification evidence of the levels for BREEAM at the design stage and on completion of development.

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.

Policy 19 relates to the use of low carbon energy, renewable energy and residual heat/ cooling for both domestic and non-domestic developments, but only is applicable to 'major' developments. Therefore the requirements of this policy are not relevant to the submitted planning application for a single dwelling.

Sustainable construction techniques are becoming increasingly important in development of new buildings and change of use. There are many drivers for this, most notably the need to address the causes of climate change, such as carbon dioxide (CO^2) emissions. The need to reduce CO^2 emissions has been made clear with global, national and regional targets set, as well as targets for the amount of energy generated from renewable resources. In addition the review of Building Regulations Part L, reform of the planning system.

In respect of the proposed development, the Applicant's architect confirms that the intention is for the new build to incorporate the following. The exact measures will be confirmed in the detailed design/building regs stage.

- 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.
- A ground source heat pump will be considered 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,
- It is intended to install PV panels to roof slopes of the property where feasible to do so
- The dwelling will have energy efficient light fittings installed.
- All radiators will be fitted with thermostatic valves.
- The installation of a Grey water recycling system will be considered
- Rainwater harvesting will be included
- An Electric charging point for cars will be installed and secure storage for cycles provided to promote sustainable transport methods.
- Soft landscaping will be retained where appropriate and enhanced where suitable, to maintain a verdant quality on the street-scene and for the enjoyment of the occupiers.
- The dwelling will fully comply with new DOC R – i.e. 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

In addition, building materials will be sourced where possible from local suppliers.

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. Externally the development will have permeable ground surfaces.

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.

This Sustainability Statement outlines the applicant's commitment to providing energy efficiency measures as an integral part of this change of use project. It is the applicant's intention to create a sustainable development providing a new dwelling, utilising up-to-date construction methods and sustainability measures that will create an energy efficient household. **The proposal would therefore accord with the general objectives of Policy 18 of the Adur Local Plan.**

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