

Energy and Sustainability Statement

Residential Development comprising 10 no. new dwellings at New Salts Farm Barns, Shoreham by Sea, West Sussex

June 2026

1.0 Introduction

This Energy & Sustainability Statement has been prepared on behalf of the Applicants to support a planning application for 10 new dwellings following the demolition of 2 no. agricultural barns at the above site.

2.0 Planning Policy

Of particular relevance to this statement is Policies 18 and 19 of the Adur Council's Local Plan (2017). These state as follows:

"Policy 18: Sustainable Design

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

4.22 ...in order help reduce carbon emissions all major development should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted energy requirements. Such energy generation could take the form of photovoltaic energy, solar-powered and geo-thermal water heating and energy crops and biomass."

Major development is defined in the Town & Country Planning (Development Management Procedure) (England) Order 2010 as 10 or more dwellinghouses, or sites of 0.5 hectares or more where it is not known if the development will have 10 or more dwellinghouses...

"Policy 19: Decentralised Energy, Stand-alone Energy Schemes and Renewable Energy

An assessment of the opportunities to use low carbon energy, renewable energy and residual heat/ cooling for both domestic and non-domestic developments must be provided with any major planning application. This must include details of:

- Any new opportunities for providing or creating new heating/cooling networks.*
- The feasibility of connecting the development to existing heating / cooling / CHP networks where these already exist."*

3.0 Assessment

The development has been designed to use energy from the sun effectively without introducing risks of overheating. There are several large areas of glazing which will allow the building to benefit from solar gain, however the glazing spec will be treated to ensure that they are protected from intense summer sun which could heat the building excessively.

This maximises internal daylight levels whilst minimising the risk of overheating during the afternoon.

The layout of the dwellings will facilitate large volumes of natural cross ventilation to provide passive cooling to the interior spaces.

All lighting (LEDs), appliances and services will be low-energy.

All new dwelling will achieve the water efficiency standard of no more than 110 litres/person/day.

The building has been proposed with provision for high levels of thermal insulation within the external building fabric (wall, floor, roof) to Part L Building Regulation Standards.

The dwellings have also been designed to provide high levels of air tightness with controlled measures of mechanical ventilation (i.e. within kitchens, bathrooms and other humid environments).

Thermal Bridging will also be designed out to ensure heat loss is not inadvertently occurring which could lead to building fabric and energy related issues.

Heating and hot water may be provided by gas or ASHP subject to viability.

For those dwellings with garages, this also provides ample space for cycle storage and those without, will benefit from an independent cycle store in the rear garden. Charging for e-bikes will be provided.

All plots will benefit from 1no EV charger in their respective external parking areas. Final location TBC.

Within the site, there are a number of new Trees proposed. This will improve the environment of habitants in the proposed dwellings and is in line with the Climate Change Adaptation guidance.

Extensive landscaping is also proposed which is proposed to enhance ecology and achieve a BNG net gain of 69.23%.

The proposed measures will ensure that the development meets or exceeds current Building Regulations requirements and supports the objectives of the Adur Local Plan and the National Planning Policy Framework by promoting sustainable development and reducing operational carbon emissions.

4.0 Conclusions

A sustainability strategy for the barns at New Salts Farm residential scheme has been developed to optimise the use of resources during design, construction and end use.

The energy strategy seeks to minimise the potential carbon dioxide (CO₂) emissions from the site, by passive measures and more active means. We believe that this can be achieved without compromising the external appeal of the dwellings or the living areas and comfort of the occupants. The occupants will receive direct benefits in the provision of energy efficient dwellings. Demand for heating and mechanical cooling will be significantly reduced, with a consequent decrease in carbon emissions. In terms of running costs, the residents and users will see the benefit through financial savings.

Detailed calculations regarding the predicted energy demand and carbon dioxide emissions will be undertaken at detailed design development stage. However, based on the preliminary calculation exercises, it is anticipated that the Building Regulations (Part L 2021) energy targets will be met

In conclusion, the future design development of the New Salts Farm barns site will meet the requirements of the sustainability and energy policies and guidelines outlined in the Adur Local Plan.