



Persimmon

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WEST SOMPTING NEW COMMUNITY - PHASE 3



ENERGY & SUSTAINABILITY STATEMENT

June 2026

SEC/dc/ss/ESS/3720/-



Southern Energy
Consultants
Energy & Sustainability Solutions



About Southern Energy Consultants Ltd

Southern Energy Consultants Ltd are a construction consultancy formed in 2009 specialising in sustainability, energy conservation, suitability of renewable technologies, building regulation compliance services, thermal modelling and overheating modelling. As a consultancy we do not sell or have financial interest in any products so are able to take an objective view of developments to assist Clients with incorporating cost effective, compliant and practical solutions.

Our services include Planning Energy Statements, Planning Sustainability Statements, Energy Calculations for Residential and Commercial Building Regulation compliance, Air Permeability Testing, Sound Testing, psi value Construction Junction Modelling, CIBSE TM52 and TM59 Overheating Modelling, AD Part O Overheating Modelling and Compliance Reports.

Within SEC Ltd we have over fifty years of combined experience working with and for National Developers, Construction and Design and Build Contractors we apply our expertise not only to assist with Client understanding of new energy and sustainability obligations but also in a way that ensures that the needs and responsibilities of all stakeholders are wholly respected and considered.

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Date: 25th June 2026

Document Type: Planning Application: Supporting Document

Revisions:



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1.0 Introduction

- 1.1 This Energy and Sustainability Statement has been commissioned by Persimmon Homes Thames Valley (the Applicant) and carried out by Southern Energy Consultants as part of a comprehensive analysis of available opportunities to reduce carbon dioxide emissions and energy consumption across their development at West Sompting. The site is allocated in the Adur District Council Local Plan to include proposals for up to 480 new homes across an area of approximately 44.5 hectares. Subsequent to the Applicant's submission of a hybrid application (Ref: AWDM/0323/19) for up to 469 new dwellings of mixed type and tenure in February 2019, which subsequently received outline planning consent in September 2021. This Statement relates specifically to Phase 3 (Figure 1), which includes detailed proposals for 278 dwellings (30% affordable). Consideration in this Statement is also given to the sustainability implications, both specific to Phase 3 and those pertaining to the whole site.



Figure 1: Site layout.



- 1.2 Phase 3 of the development is located in Sompting, a village and civil parish around 2.5 km to the east of the town of Worthing, where there is a broad array of employment opportunities, amenities and services. These include schools, community centres, education and library services, leisure and sports facilities, health centres, shops, public houses, banks, places of religious worship and public transport nodes.
- 1.3 The site is already well connected to a variety of transport services and routes, including the A27 to the north of the site which provides connections to Chichester, Portsmouth and Eastbourne. There are railway stations in Worthing (4 km distance) and Lancing (2 km distance), both of which provide frequent services to Brighton, Littlehampton, Portsmouth, Southampton and London Victoria. Local bus connections are present, connecting Sompting with Lancing and Worthing via services provided by Stagecoach and Compass Bus. There are bus stops located along West Street, Loose Lane and Sylvan Road, all of which are located within a few minutes' walk of the site.

Planning Policy Background

- 1.4 At a national level, planning policy guidance is led by the National Planning Policy Framework (2024) (NPPF). The NPPF places considerable emphasis on a *"presumption in favour of sustainable development"*. As such, developments which do not cause demonstrable harm to existing communities, the environment and countryside will be likely to be approved, with their contribution to sustainable economic growth recognised. In order to be considered 'sustainable', a development must also adhere to the policy contents described within local plans.
- 1.5 The policy agenda within the NPPF recognises that sustainable development comprises:
- Social progress which recognises the needs of everyone
 - Effective protection of the environment
 - Prudent use of natural resources



- Maintenance of high and stable levels of economic growth

Developments must be stable and in keeping with these objectives. They should ensure the provision of high-quality accommodation in suitable locations. Locations which reduce the need for travel should be targeted. Consequently, developments should only be located in areas where it is possible to provide a high level of infrastructure and support services.

- 1.6 The Government will require all new developments to meet prescribed and staged carbon emissions reduction targets outlined within Building Regulations. The NPPF places emphasis on the use of renewable energy and/or energy efficiency measures as a tool for meeting the goals of the UK Government's strategy for sustainable development. The wider environmental and economic benefits of all proposals for renewable energy and/or energy efficiency ventures, irrespective of their scale, are material planning considerations that are given significant weight when determining the success of planning applications. In terms of energy generation, the NPPF asserts that to support the move to a low carbon future, local planning authorities should plan for new development in locations and ways which reduce greenhouse gas emissions and, when setting any local requirement for a building's sustainability, do so in a way consistent with nationally described standards.
- 1.7 Developments where the principal objective is to conserve or enhance biodiversity will be favoured. Proposals for development are to be permitted where they do not cause harm to biodiversity and where mitigation measures are put in place for the loss of any features of ecological value.
- 1.8 Local Planning Authorities should ensure that new developments make sufficient provision for waste management and promote designs and layouts that secure the integration of waste management facilities without adverse impact on the street scene or, in less developed areas, the local landscape. The issue of flood risk should be considered at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk. Where new development is, exceptionally, necessary in such



areas, development proposals should deliver safe schemes, without increasing flood risk elsewhere and, where possible, reducing flood risk overall.

1.9 More locally, the Adur District Council Local Plan (adopted December 2017) outlines the strategy for development in Adur up to the year 2032, setting out the key issues for the area, Plan objectives and the policies guiding the development and growth of Adur. Key policies of relevance to this Statement are as follows:

- Policy 1 – Sustainable Development
- Policy 15 – Quality of the Built Environment and Public Realm
- Policy 18 – Sustainable Design
- Policy 19 – Decentralised Energy, Stand-alone Energy Schemes and Renewable Energy
- Policy 28 – Transport Connectivity
- Policy 30 – Green Infrastructure
- Policy 31 – Biodiversity
- Policy 34 – Pollution and Contamination
- Policy 36 – Flood Risk and Sustainable Drainage

1.10 Policy 1 states that the Council will take a positive approach that reflects the presumption in favour of sustainable development and will work with applicants to secure development which delivers economic, social and environmental benefits.

1.11 Policy 15 states development should be of a high architectural quality and respect the character of the site and local area, including:

- A layout and design which takes account of potential site users.
- Incorporating the principles of securing safety and reducing crime through design.
- Making a positive contribution to the sense of place, local character and no unacceptable impact on adjacent properties.
- Respecting the existing natural features of the site.
- Provision of safe access to the local highway network.



- Taking into account waste reduction and recycling during the construction and operation of the site.

1.12 Policy 18 requires all new residential dwellings should achieve a water efficiency standard of no more than 110 litres per person per day.

1.13 Policy 19 states that new development proposals should be accompanied by an assessment of opportunities to use low carbon energy, renewable energy and residual heat/cooling, and this should include:

- Any new opportunities for providing or creating new heating/cooling networks.
- The feasibility of connecting the development to existing heating/cooling/CHP networks.
- Opportunities to extend any proposed networks beyond the development over time.

All new major developments are expected to incorporate renewable/low carbon energy systems to provide at least 10% of the site's predicted regulated energy demand.

1.14 Policy 28 requires new development proposals to be located and designed to minimise the need for travel and promotes alternatives to private car, providing contributions to infrastructure to mitigate the impact of the development. Public transport services and access should be improved, wherever possible. Proposals which seeks to encourage cycling and extend the existing cycle network and secure a network of paths linking urban areas and countryside.

1.15 Policy 30 demands the inclusion of green infrastructure into the design of new developments in order to enhance the quality of green infrastructure. Linked to Policy 30, Policy 31 asserts that all development should ensure the protection, conservation and, where possible, enhancement of biodiversity.



- 1.16 Policy 34 requires new developments to avoid risks from noise, odour, air and water pollution.
- 1.17 Policy 36 states that new developments should ensure flood risks are reduced. All new developments should include Sustainable Urban Drainage Systems (SUDS) to reduce the risk of surface water flooding and reduce the risk of pollution to groundwater sources.
- 1.18 In June 2021, supplementary to the Local Plan, Adur District Council published an amended Planning and Climate Change Checklist. The requirements largely repeat the policy contents outlined in relation to the Local Plan, however, a brief summary of core objectives is provided below:
- A minimum of a 10% renewable energy contribution. All new housing should follow the energy hierarchy and aspire to deliver a minimum reduction in emissions of 31% compared to the current standard set by Part L1a of Building Regulations (2013).
 - Incorporation of electric vehicle charging points alongside other initiatives to reduce reliance on the private car.
 - Incorporation of facilities that enable and encourage high rates of recycling and re-use of waste and materials.
 - Use of SUDS to reduce rates of surface water run-off and reduce the local risk of flooding.
 - Internal potable water consumption of not more than 110 litres per person per day.
 - Ensure no net loss in biodiversity and target a net gain through the integration of additional green infrastructure.
- 1.19 In August 2024, supplementary to the Local Plan, Adur District Council published a revised Sustainable Energy Supplementary Planning Document. The Document provides further detail on how to carry out an Energy Statement, including the sequential adherence to the energy hierarchy of be lean (use less energy), be clean (supply energy efficiently) and be green (use renewable energy). In particular, the



Document advocates support for zero carbon developments and low and zero carbon energy generation, including solar photovoltaics.

Planning Condition 27

- 1.20 The aforementioned policies, especially Policies 18 and 19 of the Adur Local Plan, together with the contents within Adur's Planning and Climate Change Checklist and Sustainable Energy Supplementary Planning Document, underpin the imposition of Planning Condition 27 linked to Planning Application AWDM/0323/19. Condition 27 requires the following:

"The dwellings in Phase 1 shall meet the Council's sustainability requirement of 31% CO₂ reduction as set out in the 31% CO₂ reduction specified in the Council's adopted Planning and Climate Change Checklist (June 2021), and all dwellings in Phase 2 shall meet the Government's Future Homes Standard for energy efficiency and renewable energy."

- 1.21 Regarding the wording of Condition 27, Phase 3 is not referred to. However, given that Phase 2 was unable to meet the Future Homes Standard (FHS) due to Government delay in publishing the standards and compliance software, the Applicant will ensure that any dwellings which fall under the requirements of the FHS, should this occur during the Development's construction stage, will be constructed to these regulatory standards. Prior to this the Applicant has committed to construct Phase 3 with all dwellings fuelled electrically heated with Air Source Heat Pumps (ASHP's) rather than via gas or other fossil fuels, and to include on-plot electricity generation in the form of 2 x 450w Solar Photovoltaic (PV) panels for each house and apartment.

Structure

- 1.22 Section 2 of this Statement outlines the Applicant's energy efficiency measures for complying with and going beyond regulatory standards and considers the most



suitable renewable energy technologies for the Development, articulating the Applicant's general commitments with respect to maximising the overall sustainability performance of the scheme. This will also ensure delivery of a Zero Carbon Ready development.

2.0 Energy Efficiency Proposals

- 2.1 In accordance with the Applicant's intentions set out in the Introduction, this Statement will now continue by detailing the range of best practice energy efficiency measures and renewable energy technologies to deliver reductions in energy demand and emissions.

Best Practice Energy Efficiency Measures

- 2.2 As a first energy efficiency measure, the proposed dwellings will incorporate sufficient insulation in the building envelope (walls, roofs, floors and glazing) to achieve average U-values considerably better than the limiting standards demanded by both Approved Document L 2021 & AD L 2026 of the Building Regulations.
- 2.3 Table 1 below illustrates the proposed U-values and the limiting area-weighted values set by AD L 2021 & AD L 2026.

Table 1: Insulation Enhancement Proposals for Main Thermal Elements

Thermal Element	Maximum Area-Weighted U-value (W/m ² K) AD L 2021 & AD L 2026	Applicant's Proposed U-value (W/m ² K)	% Improvement On 2021 & 2026 Allowable U-Value Standard
Main external walls (houses)	0.26	0.24-0.26	0.00-7.96
Main external walls (flats)	0.26	0.19	26.92
Party walls	0.20	0.00	100.00
Roof (joists)	0.16	0.09	43.75
Roof (sloping)	0.16	0.15	6.25
Ground floor	0.18	0.10-0.12	33.33-44.44
Windows	1.60	1.20	25.00



- 2.4 The Applicant intends to meet the U-value performance standards detailed in Table 1 through the following construction specification for the main thermal elements in Table 2:

Table 2: Fabric Enhancement Construction Specification

Thermal Element	Proposed U-values	Construction Measures
Main external walls (houses)	0.24-0.26	Masonry construction, including outer leaf or 100mm brick or external cladding on medium density blocks, 100mm cavity fully filled with Knauf Supafil 34 insulation ('k' value of 0.034), 100 mm aircrete blocks ('k' value of 0.19).
Main external walls (flats)	0.19	Masonry construction, including outer leaf or 100mm brick or external cladding on medium density blocks, 150mm cavity fully filled with Knauf Supafil 34 insulation ('k' value of 0.034), 100 mm aircrete blocks ('k' value of 0.19).
Party walls	0.00	Fully filled and sealed.
Roof (joists)	0.09	One layer of 100 mm mineral wool insulation ('k' value of 0.044) quilt laid between ceiling joists and one layer of 400mm mineral wool ('k' value of 0.044) laid over to provide a total thickness of 500mm.
Roof (sloping)	0.15	Space4 cassette system.
Ground floor	0.10-0.12	Beam and block construction to include 150 mm PIR insulation ('k' value of 0.022).
Windows	1.20	BFRC, PVC-U double glazed, soft-coated with 'g' value of 0.34.

Heating Controls

- 2.5 The Applicant will install highly efficient heating controls, including programmers and room thermostats. Thermostatic radiator valves will be provided to all radiators as a form of localised heating controls.

Ventilation and Air Tightness

- 2.6 Ventilation to all dwellings will be provided via highly efficient System 3 ventilation via Greenwood CV2 Unit continuously running extract fans. Air tightness standards



will be improved by the Applicant adopting mostly a mixture of Aircrete Product Association, Space4 Timber Frame and Bespoke calculated construction details for non-repeating thermal bridges, which are typically far superior to the default psi value standards within SAP 10.2 & 10.3 (regulatory compliance software for AD L 2021 & AD L 20216). Each dwelling's design air permeability will be reduced from 8 m³/hm² to between 4 and 5 m³/hm² to further lower space heating requirements.

Internal Lighting

- 2.7 All of the Applicant's internal lighting throughout the development will be of the dedicated low energy LED type. Although not assessed within the Building Regulations calculation, external lighting will also be low energy, and some will be controlled through PIR sensors or daylight cut-off devices to minimise use and promote the security of the development.

Feasibility of Renewable Energy Technologies

- 2.8 The Energy and Sustainability Statement prepared by Southern Energy Consultants in August 2021 determined there were few constraints on the capacity of solar photovoltaic panels to deliver reductions in energy demand and carbon dioxide emissions across the whole site. For all dwellings on the site, roof-space is available at no worse than a west-east orientation, sufficient for solar photovoltaic installations to be effective at delivering emissions reductions. In addition, air source heat pumps (ASHPs) are another technically feasible option for providing space heating and hot water generation. ASHPs can be affixed to a property, providing space and hot water heating.

ASHPs provide an efficient form of heating during summer and winter months due to a very high seasonal coefficient of performance, which is typically around 3.2. This means that a heat pump provides heating which is 320% efficient, as compared to a gas boiler which typically has a SEDBUK (2009) efficiency of at least 85%. Maintenance requirements are low and there is no requirement on the part of the future homeowner to store fuel, as would be the case with a biomass boiler.

Although ASHPs have, historically, been considered a 'noisy technology', technological advancements mean that modern systems rarely emit any more



sound than a domestic fridge-freezer. Decarbonising heat in homes underpins the UK's Heat & Buildings and Clean Growth Strategies and with the potential for the technology to be positioned appropriately to present a low visual impact to surroundings, the technology has been deemed suitable, are fully compliant with AD L 2021 and AD L 2026 requirements and will deliver zero carbon ready dwellings.

In light of this, the Applicant intends to install external Monobloc ASHP's (Houses) and Internal ASHP Cylinders (Apartments) to serve all 278 proposed 3 dwellings within Phase 3.

Overheating strategy

- 2.9 From a regulatory compliance standpoint Approved Document O 2021 is the mandatory regulatory compliance methodology to assess overheating risk in dwellings at detailed design stage. The Applicant will conduct detailed dynamic simulation modelling for each dwelling type at the detailed design stage confirming the specifications required to deliver compliance, thus ensuring that any potential regulatory overheating issues are considered and fully mitigated.

3.0 Layout, Access and Landscaping

- 3.1 The quantum of development and height and scale of the new dwellings have taken into account the prevailing characteristics of communities adjacent to the site. The majority of the proposed houses are two storeys in height, with some at 2.5 storeys, the flats will be constructed within blocks which are three storeys in height. Buildings are massed to enable them to be articulated in a sensitive manner with respect to the street scene, whilst enabling the land to be maximised with respect to its potential to provide much needed accommodation for people of all ages, including young families and older generations.
- 3.2 The Applicant's movement strategy for Phase 3 seeks to ensure that cycle and pedestrian paths integrate with future phases, and link to existing networks. Key desire lines facilitate connections throughout the site and to the existing network.



- 3.3 All houses will be provided with fully accessible private space in the form of rear gardens. Access to the private and communal green spaces will be facilitated in accordance with the principles of inclusive design. The following measures will be introduced to ensure that those with mobility difficulties can access all areas of the development:
- A pedestrian friendly environment
 - Carefully designed landscaping
- 3.4 The Applicant's commitment to inclusivity will be demonstrated through their attitude towards movement and equality. The Applicant will ensure that the development is scaled appropriately so as to respond to the needs of all of its users. They will incorporate the requirements of the Equality Act (2010) into their design, making reasonable adjustments to enable disabled access, regularly reviewing whether the buildings are accessible and effective, and providing necessary design adjustments where it is practicable to do so.
- 3.5 It is important that future residents feel secure and free from the fear of crime. The Applicant and their design team will pay particular attention to the passive surveillance of streets, communal spaces and parking areas. Generous rear garden depths will ensure substantial separation distances between the Applicant's proposed dwellings, minimising overlooking. The design proposals also integrate sound urban design principles in locating circulation routes so that they are overlooked by ground floor active windows from habitable rooms, maximising the surveillance of the public realm. Security standards in respect of external doors and windows in the dwellings will comply with the requirements set out in Approved Document Q: Security – Dwellings.
- 3.6 Dwellings have been set back from the road where this is feasible with frontages laid to lawn and landscaped with shrub planting. Soft landscaping will be used to provide 'defensible' areas to the front and flanks of dwellings, and this approach will contribute to the sustainable management of surface water runoff on site.



- 3.7 All dwellings will be provided with secure cycle storage facilities in either communal stores, garages or sheds. This will help to promote sustainable travel to employment and amenity sites in the local area. National Cycle Route 2, the South Coast Promenades from Worthing to Brighton, is located approximately 2.6 km to the south of the site and runs along the A259, Brighton Road. Once completed, this long-distance route will link Dover in Kent with St Austell in Cornwall via the South Coast of England. The use of sustainable modes of transport will be further encouraged through the provision of Mode 3 7kW EV (Electric Vehicle) charging points to serve all houses across Phase 3 .
- 3.8 The landscaping proposals for Phase 3 and the overall site have been developed with reference to its natural features, ecological habitats and opportunities for ecological enhancement. The Applicant's emphasis is on identifying opportunities to enhance the ecological value of the site and deliver a net gain in biodiversity in accordance with the recommendations set out in the Ecological Mitigation and Enhancement Strategy Impact Assessment by CSA Environmental (September 2024). The Applicant's intention is to adopt all the mitigation and enhancement measures outlined by CSA Environmental, with particular focus on the introduction of blue and green infrastructure, the latter inclusive of indigenous trees, hedges and native plant species to supplement the existing landscaping and encourage the development of local biodiversity. The following measures will be adopted by the Applicant across the whole site in order to ensure that no net loss in biodiversity occurs and most likely a net gain:
- Retention of trees and hedgerows, wherever possible – see Tree Protection Plan and Arboricultural Method Statement by Keen Consultants (2025) for Phase 3 specifics.
 - Species rich wildflower planting.
 - Provision of natural play areas, pocket parks and street trees.
 - Inclusion of a landscape buffer on the western and southern boundaries of Phase 3.



- Development of a community orchard covering 9.11 acres (note: this is being brought forward in the Phase 2 proposals, which will incorporate fruit and nut trees).
- Provision of at least 10 bird and bat boxes, respectively.
- Creation of log piles.
- Integration of green corridors.
- Careful management of grassland, scrub, woodland and wetland habitats.
- Integration of a nature trail and provision of a new conservation area north of the existing Cokeham Reedbed.

4.0 Materials

- 4.1 While a major consideration in materials selection is maintaining a distinct and local architectural style, from a sustainability perspective the Applicant is equally committed to minimising the environmental impact of the materials used over the lifetime of the building – from manufacture to eventual demolition, to disposal. For building materials, the Applicant will, in the main, specify 'A+' or 'A' rated materials using the online BRE Green Guide to Housing Specification, with all materials rated at least 'C'.
- 4.2 Wherever feasible, the Applicant, will endeavour to utilise materials that are locally sourced, from renewable sources, recycled to further support the sustainability of the development. The use of recycled materials (e.g. crushed concrete from waste used for hard-standing or recycled fibreglass insulation) has zero embodied energy impact, other than that expended in their processing or transport.
- 4.3 The Applicant will also endeavour to employ local labour wherever possible, minimising transport distances and related greenhouse gas emissions.



5.0 Noise and Dust Pollution

5.1 Mitigation measures will be investigated during the M&E design and construction stages to ensure that the baseline ambient noise levels are not overtly increased by the development.

5.2 The Sound Advice Acoustics Noise Report Ref SA – 8268/Rev1 dated May 2026 (the Noise Report) identifies that to deliver BS 8233 : 2014 compliance thresholds of 35dB for habitable rooms daytime and 30dB bedrooms at night the calculations within the Noise Report have been made with the proposed windows closed. Paragraph 8.3.4 concludes that a CIBSE TM59 Overheating Risk Assessment in Homes will be required.

5.3 The development will generate an increase in the amount of traffic in comparison to existing traffic levels on nearby roads. A hybrid package of highway mitigation has been secured with the Hybrid Consent which will be delivered to ensure that any negative impacts are appropriately mitigated.

5.4 Furthermore, best practice mitigation procedures will be adopted on-site during the construction phase, which will include the following measures:

- Dampening and sweeping roadways
- Covering vehicles and skips when loaded with material
- Locating stock piles to take into account the prevailing wind
- Sealing and replanting completed earthworks as early as practicable
- Using low emission vehicles and plant equipment

5.5 All recommendations set out in WSP's Air Quality Assessment (February 2019), prepared in relation to the outline planning application, will be adhered to, which will help to minimise dust and particulate matter emissions to negligible levels. Air intakes and outlets within the proposed dwellings will all avoid any sources of external pollution in order to avoid internal air pollution.



6.0 Recycling and Waste Management

- 6.1 The Applicant's proposals have allocated sufficient space within external storage areas to satisfy the Adur District Council's waste bin specification for the deposition of general refuse, recyclable waste and garden waste, respectively.
- 6.2 All dwellings will be provided with segregated internal recycling bins in the kitchen to facilitate the recycling of various waste streams. In addition, all houses will be provided with small internal caddy bins for the transfer of compostable waste; private gardens will be provided with composting bins.
- 6.3 The Applicant will ensure that best practice procedures are followed on site in relation to the segregation of various waste streams, setting appropriate targets for reduction, recycling and re-use with respect to each of these.

7.0 Avoiding Flooding and Water Use

- 7.1 All phases of the development have a low risk of flooding according to the Environment Agency's flood mapping system. Although the development is already located in Flood Zone 1, the Applicant will implement a drainage strategy that seeks to utilise the natural drainage features of the whole development and, in so doing, encourage percolation rather than runoff. For all storm events up to the 1 in 100 year flood (including a 40% allowance for climate change and a 10% allowance for urban creep), rates of surface water runoff will be no more than their pre-development levels. As outlined in the West Sompting Phase 3 Drainage Strategy MTP Ref: 26-008 and Overall Drainage Plan 612-0500 P02 dated 22nd June 2026 and 19th June 2026 respectively, prepared by Milestone Transport Planning, this objective will be facilitated through proposed soakaways, attenuation storage, attenuation basins and permeable paving.
- 7.2 During the construction phase, the Applicant will adopt best practice procedures on site in relation to the potential for water pollution. Detailed procedural guidance



will be disseminated to site operatives having been prepared in accordance with Environment Agency advice.

- 7.3 In terms of internal potable water consumption, The Applicant is committed to delivering performance of not more than 110 litres per person per day in all dwellings across Phase 3 (see calculation in Appendix), which is considerably lower than the 125 litres per person per day requirement under Approved Document G of the Building Regulations. In order to meet these targets, a combination of reduced-flow taps and showers, dual-flush toilets and moderately sized baths will be installed. In addition, all houses will be provided with water butts to help conserve supplies, especially for the purposes of irrigating gardens during increasingly dry summers in the UK.

8.0 Conclusion

- 8.1 This Energy and Sustainability Statement has set out the Applicant's detailed energy strategy pertaining to Phase 3 of the development. The Applicant intends to deliver a sustainable development by providing a range of accommodation for individuals of all ages – from first-time buyers to families. The design of the new dwellings will reflect the character of other communities in the local area, while the provision of areas of green open space for leisure and relaxation will encourage the community to integrate and flourish, and help to advance the ecological prosperity and vibrancy of the area.
- 8.2 The energy strategy has been developed to comply in full with the requirements of the NPPF (2024) and Adur District Council's Local Plan (2017) and sustainable energy and climate-related supplementary planning documents by delivering a **carbon negative development** for regulated energy sources, including hot water, space heating, and fixed electrical uses. All space heating and hot water will be provided via a low or zero carbon energy source (air source heat pumps) and on-site sources renewable electricity generation in the form of 2 x 450w PV panels per dwelling will be provided. This strategy satisfies Policy 19 of the Adur District Council Local Plan and Sustainable Energy Supplementary Planning Document. The



Applicant's proposed energy strategy has adhered to the energy hierarchy advocated for by the Sustainable Energy Supplementary Planning Document by first seeking to reduce energy consumption at the point of demand ('be lean' measures) by introducing a robust fabric specification and efficient heating and ventilation systems. Secondly, renewable energy technologies, in the form of installed **air source heat pumps** and **solar photovoltaic panels** ('be clean' and 'be green'). During construction, photographs of each key stage will be recorded for every dwelling and as each dwelling is completed, As Built Compliance Documents will be compiled to verify that Phase 3 has been built out in accordance with the energy efficiency measures and renewable and low carbon technologies proposed in this Statement.

8.3 In addition, the following sustainable design measures will be adopted:

- Water efficient sanitary devices will be installed to meet a target for internal potable water; consumption of not more than 110 litres per person per day;
- Sustainable Urban Drainage Systems will be specified in the form of permeable paving, attenuation storage, attenuation basins and soakaways;
- Priority will be given to the selection of materials with very low lifecycle impacts according to the BRE's Green Guide;
- Waste streams will be identified, reduced and re-used wherever practicable;
- Various ecological mitigation and enhancement measures will be introduced to ensure the provision of suitable environments for local flora and fauna;
- Security in dwellings will be incorporated under Approved Document Part Q of the Building Regulations, helping to reduce the fear and incidence of crime in the new community.
- Cycle storage facilities and links to existing cycle/pedestrian networks will be provided to encourage the use of sustainable forms of transportation over the private car.
- Electric car charging points will be installed to serve all houses.
- An array of formal and informal open spaces will be provided for the recreational benefit of future occupants.



Appendix

1.0 Internal potable water efficiency – Approved Document Part G calculation

Job no: 3720
 Date: 22/06/2026
 Calculated by: S.R.Smith
 Client: Persimmon Homes Thames Valley
 Development name: West Sompting - Phase 3

WATER EFFICIENCY CALCULATOR FOR NEW DWELLINGS - (BASIC CALCULATOR)

House Type:		Type 1	Type 2	Type 3	Type 4	Type 5	Type 6	Type 7	Type 8	Type 9	Type 10
Description:		All									
Installation Type	Unit of measure	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day	Capacity/ flow rate	Litres/ person/ day
Is a dual or single flush WC specified?		Dual		Select option:		Select option:		Select option:		Select option:	
WC	Full flush volume	4	5.84		0.00		0.00		0.00		0.00
	Part flush volume	2.6	7.70		0.00		0.00		0.00		0.00
Taps (excluding kitchen and external taps)	Flow rate (litres / minute)	5	9.48		0.00		0.00		0.00		0.00
Are both a Bath & Shower Present?		Bath & Shower		Select option:		Select option:		Select option:		Select option:	
Bath	Capacity to overflow	193	21.23		0.00		0.00		0.00		0.00
Shower	Flow rate (litres / minute)	8	34.96		0.00		0.00		0.00		0.00
Kitchen sink taps	Flow rate (litres / minute)	6	13.00		0.00		0.00		0.00		0.00
Has a washing machine been specified?		No		Select option:		Select option:		Select option:		Select option:	
Washing Machine	Litres / kg		17.16		0.00		0.00		0.00		0.00
Has a dishwasher been specified?		No		Select option:		Select option:		Select option:		Select option:	
Dishwasher	Litres / place setting		4.50		0.00		0.00		0.00		0.00
Has a waste disposal unit been specified?		No		Select option:		No		Select option:		Select option:	
Water Softener	Litres / person / day		0.00		0.00		0.00		0.00		0.00
Calculated Use		113.9		0.0		0.0		0.0		0.0	
Normalisation factor		0.91		0.91		0.91		0.91		0.91	
Code for Sustainable Homes	Total Consumption	103.6		0.0		0.0		0.0		0.0	
	Mandatory level	Level 3/4		-		-		-		-	
Building Regulations 17.K	External use	5.0		5.0		5.0		5.0		5.0	
	Total Consumption	108.6		0.0		0.0		0.0		0.0	
	17.K Compliance?	Yes		-		-		-		-	

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