SUSTAINABILITY STATEMENT



for

Proposed Residential Development, at Land to east of 17 Mulberry Gardens, Worthing

Drawing No. 639/P05A

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Proposed Residential Development at land to the east of 17 Mulberry Gardens, Worthing

1.0 Land and Building Use

1.1 The site is located within Worthing along Mulberry Gardens to the east of No.17. The proposed development is on contaminated land and therefore remediation measures are required, as a result all soil that is removed from site will be tested prior to its removal. Also as a result of site contamination there will be no soft landscaping to this site. The site is currently vacant which will become private amenity space for the proposed residential development. No playing fields or allotsments will be lossed as a result of this development.

2.0 Noise

2.1 No significant noise will result from this development however there will be additional transport/traffic as a result of 1 additional dwelling being created.

3.0 Air Quality

3.1.1 Any additional road traffic will be minimal in terms of this small development of 1 new dwelling.

3.1.2 Any dust or spillage will be cleared by means of wet cleaning process. Debris from the demolition will be placed in the appropriate plastic rubble sacks with enough space to tape the sack up. This will suppress the dust when loading into the waste container. No burning of materials will be permitted on any site under section Environment Protection Act 1990.

3.1.3 This development is not in an air quality management area.

4.0 Transport

4.1 The Application site is within 200m walking distance of a bus stop. The closest railway station to the site is Goring By Sea, located approximately ½ mile to west of the site.

4.2 Vehicular movements are expected to be social domestic and pleasure. These are likely to be 0700 to 0900 in the morning and 1700 to 1900 in the evening on weekdays for workers only. Family / retired persons social domestic and pleasure during the daytime and evening however these movements are likely to be less frequent.

4.3 2 car parking spaces have been provided at a rate of two spaces per dwelling.

4.4 This site encourages access by non-car modes by means of a cycle.

4.5 Charging points will not be provided for this site for electric vehicles however space is available immediately adjacent to the proposed car parking spaces if the need in the future arises.

4.6 This site is within an urban area therefore a certain level of transport will be required.

5.0 Assessment methods

5.1 The aim for this site is to comply with the current Part L (2005) of the building regulations standards.

6.0 Sustainable Materials in Construction

6.1 Materials such as bricks, blocks and timber will be locally sourced. The developer will be encouraged to reuse and recycle materials. Materials with low embodied energy will be used where practical. This site will be encouraged to use sustainable timber where practical.

7.0 Sustainable waste management during construction and occupancy of development

7.1 The excavated top soil and concrete from the site that is not suitable for landscaping on –site will be sent to a local recycling contractor, Sussex Waste Recycling Limited based at Unit 2, Chartwell Road, Lancing who deal with recycling soil, soil/rubble and hard-core.

7.2 The materials for the new works will be sourced from local suppliers and there will be no over-ordering to prevent wastage. Unwanted packaging is to be returned to the supplier for recycling or reused and an area of the site will be designated for waste management, including segregation of waste.

7.3 Every effort will be made for reclaiming materials from the demolition site for reuse and recycling.

7.4 Refer to proposed site layout for position of proposed bin spaces for refuse and recycling provisions.

8.0 Energy efficient design and renewable energy

8.1 The houses have been designed with consideration to maximise solar gain. This has resulted in the use of larger windows to the main living room space to each dwelling unit.

8.2 The heating needs will be met by means of gas central heating which will be control via a programmer and zone controls.

8.3 Lighting needs will be met through natural daylight via external windows to each habitable room.

8.4 Cooling needs will be met through natural ventilation. Additional continuous mechanical ventilation will be provided to all wet rooms ie bathrooms and utility rooms.

8.5 20% Carbon emissions reductions beyond Building Regulations 2006 will be achieved for this site. Energy calculations will be submitted at the time of making a building regulation submission.

8.6 The developer will be required to install all appliances that are 'Energy Saving Recommended'.

9.0 Water Resources

9.1 This developments seeks to dispose of surface water drainage via the adjacent public sewer. The amenity space to the side and rear of the proposed property is to be completely hard landscaped.

9.2.1 Low flush toilets and energy efficient appliances will be installed.

10.0 Nature conservation and biodiversity

10.1 No important species and habitats are present on this site.

10.2 Containers will be provided that can capture rainwater for birds to feed from at the owners desiccation.

ADCS Ltd

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