

SUSTAINABILITY STATEMENT

QUEENS PARADE NORTH ROAD
LANCING

VERSION 01

FEBRUARY 2025



Company Registration No: 10354408

CLIENT: Farcastle Ltd

CONSULTANT: XDA Consulting Ltd
Unit 2 Turner Dumbrell Workshops
Dumbrells Court Road
Ditchling
East Sussex
BN6 8GT

Tel: 01273 916904
Email: hello@xdaconsulting.co.uk
Web: www.xdaconsulting.co.uk

PROJECT NAME: Queens Parade North Road Lancing

PROJECT REFERENCE: X271

Version	Date	Description of changes
01	14.02.2025	First Issue

CONTENTS

1	INTRODUCTION.....	4
2	PLANNING POLICY.....	4
3	MANAGEMENT	6
4	HEALTH AND WELLBEING	6
5	ENERGY	6
6	TRANSPORT.....	7
7	WATER	8
8	MATERIALS.....	8
9	WASTE.....	8
10	LAND USE & ECOLOGY.....	9
11	POLLUTION.....	10
12	CONCLUSION	11

1 INTRODUCTION

The proposed development at Queens Parade, North Road, Lancing is for a 2-storey extension on the existing property. The site currently consists of retail units at ground floor with flats on the 1st floor. The proposed development is for the proposed upwards extension to provide 21no. additional flats plus aesthetic improvements to the existing parade of shops.



Figure 1.1 Visualisation of the proposed Queens Parade scheme by Platform 3

XDA Consulting Ltd has been appointed by Farcastle Ltd to produce a Sustainability Statement to support the planning application.

2 PLANNING POLICY

2.1 NATIONAL POLICY – THE NPPF

The National Planning Policy Framework (NPPF), updated December 2024, sets out the government's planning policies for England and how these are expected to be applied and states that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- Economic
- Social
- Environmental

So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.

2.2 LOCAL POLICY

The Adur Local Plan was adopted in December 2017 which provides a strategy for development in Adur up to 2032. It will play an important part in facilitating the regeneration of Adur, through indicating key sites and strategic locations for new development and facilitating the delivery of appropriate infrastructure. The Plan sets out a vision and strategy and looks at the planning issues the area is facing, and proposes policies for addressing them.

The Local Plan will be the ‘umbrella’ for all subsequent policy and guidance documents to be produced as part of the new Local Development Framework (LDF).

The following policy documents in relation to sustainability are:

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.

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.*
- *Opportunities for expansion of any proposed networks beyond the development area over time, and to plan for potential expansion.*

Where viable and feasible, commercial and residential developments in areas identified in the Shoreham Harbour Heat Network Study (2015) will be expected to connect to district heating networks where they exist.

Stand-alone energy schemes will also be supported subject to compliance with other policies in this Plan.

All new major development will be expected to incorporate renewable/low carbon energy production equipment to provide at least 10% of predicted energy requirements.

The Sustainable Energy Supplementary Planning Document (SPD) (August 2024) provides further detail on the requirements for compliance with the Local Plan energy policies.

3 MANAGEMENT

The Contractor appointed for the scheme will be required to have ISO14001 accreditation and must register with the Considerate Constructors Scheme and achieve Performance Beyond Compliance certification. They shall be required to legally and responsibly source all their site timber and monitor all their site impacts.

4 HEALTH AND WELLBEING

The design proposals have been carefully considered to ensure the proposed dwellings have good daylight, whilst ensuring the daylight to the existing dwellings is not compromised. All dwellings are dual aspect with large windows providing views out across Lancing.

The landscaping strategy developed by Fern & Pine Design Studio provides a calming yet vibrant external area with planting and trees across the roofscape. The plant selections provide screening to the dwellings, increasing the privacy for residents. The landscape design includes several seating areas across the roof, including a larger courtyard arrangement to the northern area of the roof. This provides a community feel to the scheme encouraging people to come together, relax and enjoy the nature.

A noise impact assessment has been undertaken by DAA Group to establish the prevailing noise climate in the locality of Queens Parade. Due to the high background noise at the site, the following recommendations are to be adopted within the scheme to prevent noise intrusion:

- Acoustic screen between existing commercial external condensers and residential units
- Mechanical ventilation to dwellings
- Acoustic double glazing

The acoustic report also outlines building fabric constructions to enable the internal acoustic comfort to be achieved and it is expected the dwellings shall exceed the minimum performance standards required of Building Regulations Part E.

The external lighting shall be designed to be energy efficient and only be on when is needed for safety and security purposes.

5 ENERGY

The proposed dwellings are design to minimise energy consumption through use of low U-values and air permeability, to significantly reduce the heating requirement for the building. The dwellings shall be provided with exhaust air source heat pumps that provides heating and domestic hot water in combination with mechanical ventilation with heat recovery. This ensures there is no waste heat being extracted from the dwellings, and no requirement for external plant.

Internal lighting will be LED, minimising the energy associated with internal lighting.

6 TRANSPORT

The site is located on the corner of Culver Road and North Road in Lancing, see Figure 6.1, with good access to bus stops on North Road and is within 300m of Lancing train station. The bus stops just to the north of Queens Parade are used by six bus routes providing public transport to Worthing, Littlehampton, Shoreham and Brighton.

Lancing train station is served by Southern that provide frequent journeys to Gatwick, London, Littlehampton, Brighton, and Portsmouth.



Figure 6.1 Site location

The site is well located for local amenities with food shops, doctors' surgeries, library, football ground, Monks Recreation Ground, dentist, restaurants and a supermarket.

Cycle parking provision shall be provided to encourage sustainable transport to the site. The proposal will incorporate 30 cycle parking spaces in the form of a two-tier system within a secure storage area for the full complement of tenants, both current and future. There is also additional capacity for circa eight bicycles that can be used by businesses within Queens Parade.

7 WATER

A range of water conservation measures will be implemented to reduce the calculated water consumption to below 110 litres per person per day (105 litres per day internal) for each resident as calculated using the methodology defined in Part G: 2010 of the Building Regulations.

The sanitaryware and fitting specifications shall be investigated fully during detailed design, however at this stage the following is being considered:

- 4.5/3 Litres dual flush WCs
- Wash hand basin taps: 4 Litres/minute
- Showers: 9 Litres/minute
- Kitchen sink taps: 6 Litres/minute
- Bath capacity 155 Litres to overflow

In the dwellings low water and energy consuming A+ rated appliances will be installed.

All external planting shall rely on rainfall and manual watering. No irrigation shall be specified.

8 MATERIALS

Materials will be specified where possible to minimise their travel distance to site and the Main Contractor shall be required to responsibly source all construction materials, procuring materials from suppliers with BES6001, FSC or ISO14001 accreditation. The potential for selecting products with Environmental Product Declarations (EPDs) shall also be investigated.

High quality materials are proposed that will age gracefully and require minimum maintenance. Consideration has been given to the site's coastal location and the risk of damage from personnel and environmental factors ensuring the materials specified are resilient. This shall reduce the likelihood of materials needing to be frequently replaced due to wear and tear. The opportunities to utilise materials with high recycled content will be investigated to reduce the embodied carbon of the development.

9 WASTE

The Main Contractor will be responsible for the careful management of waste as a result of construction works at the site. This will be achieved by adopting the key principles of the Waste Hierarchy, see Figure 9.1. This gives top priority to preventing waste in the first instance and provides a procedure to follow when waste is created, including re-using, recycling, recovery and the disposing of waste as a last resort. The Contractor shall be

required to prepare a Resource Management Plan with construction waste resource efficiency targets and ensure more than 90% of waste generated is diverted from landfill.

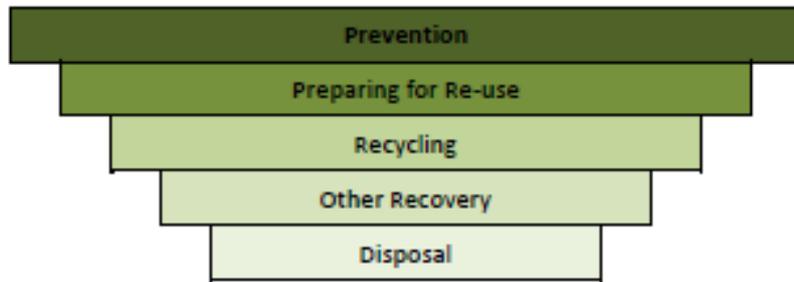


Figure 9.1 DEFRA Waste Hierarchy

The bin store shall be designed to include a dedicated space for the segregation and storage of operational recyclable waste generated by the building. It shall be clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams.

10 LAND USE & ECOLOGY

A preliminary ecological assessment (PEA) has been undertaken by Phlorum which has confirmed the site is currently existing buildings and hardstanding with ruderal vegetation growing from the hardstanding.

The Bat Building Inspection (BBI), also referred to as a Preliminary Roost Assessment (PRA) was carried out which included an inspection of the interior and exteriors of the building to identify evidence of bat presence. No evidence of bats such as droppings, evidence of feeding or urine stains were found during the external survey and the external assessment of the building assessed the roosting potential for bats to be negligible.

During the survey it was noted that the onsite buildings provided suitable habitat for nesting birds. Overall, it was considered that the site offered low/moderate potential for breeding birds.

Recommendations provided within the PEA include:

- precautionary approach to site clearance in respect to breeding birds
- Provision of bird & bat boxes
- Create wildlife friendly pathways
- Planting of native species

A landscape scheme has been developed by Fern & Pine Design Studio, Figure 10.1, to create attractive and welcoming communal spaces for residents by integrating a series of planters, seating and soft landscaping across the roofscape. Plant selections enable privacy and screening by the dwelling and native species have been prioritised wherever possible, which offers a variety of food & shelter sources for local wildlife, and shall maximise nectar rich, pollinator friendly plants across the site.



Figure 10.1 Landscape Plan by Fern & Pine Design Studio

11 POLLUTION

A site-specific flood risk assessment has been produced by Aegaea that considers any risk of flooding from:

1. Fluvial (rivers)
2. Tidal
3. Surface water: sheet run-off from adjacent land (urban or rural)
4. Groundwater: most common in low-lying areas underlain by permeable rock (aquifers)
5. Sewers: combined, foul or surface water sewers
6. Reservoirs, canals and other artificial sources

It has determined the site is located in Flood Zone 1 and the risk of flooding is deemed to be low. As it is wholly within Flood Zone 1 and therefore no additional flood compensatory storage is required.

The surface water run-off has been considered following the SUDs Drainage Hierarchy and it is proposed that the surface water runoff from the proposed extension is attenuated in geocellular tank beneath the carpark area. The tank is to discharge into the existing drains on site in order to reuse the existing connection to the combined sewer beneath North Road.

These drainage proposals will ensure that the proposed run-off from the site will be 2.0 l/sec for the 1 in 100 year storm event plus 45% climate change allowance. This is a reduction of 97.77% from the existing site run-off conditions, a significant improvement. Drainage proposals are illustrated in Figure 11.1.

