

## **Sustainability Statement**

Land at Ashplats House, East Grinstead  
On behalf of Mr and Mrs Bos

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Residential development of 30 dwellings  
at  
Ashplats House, East Grinstead

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Sustainability Statement  
on behalf of  
Mr and Mrs Bos

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April 2019

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**Prepared by: KL**

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**FINAL**

**Prepared by: KL**

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# 1. Sustainability Statement

- 1.1 This report sets out the sustainability credentials of the site and the proposed development, it also sets out the initiatives proposed for this development. It supports the sustainability requirements set out in the latest building regulations.

## **Sustainable Development**

- 1.2 The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. This is comprised of three threads including environmental, economic, and social elements which are set out in paragraph 8.
- 1.3 Paragraph 8 explains that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives).
- 1.4 It is considered that the proposed dwellings represents sustainable development, and meets each thread as detailed below.

*Economic:* The proposal would result in the creation of construction jobs during the build period, and the occupiers of the new properties would provide additional spend in the local area and the wider District. The proposal would also generate new homes bonus funding and council tax payments. It is considered therefore that the proposal satisfies the economic dimension of sustainable development.

*Social:* The NPPF states that planning should support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations. The creation of 30no. dwellings would make a small, but nonetheless an essential contribution to help increase the Districts housing land supply figure. The proposal also delivers affordable housing and small dwellings in accordance with housing needs.

*Environmental:* It is considered that there are three strands to this role, these are:

- Built/rural/historic visual impact;
- Built sustainability;
- Locational sustainability

- 1.5 The proposed development is adjacent to the built up area of East Grinstead, a Category 1 settlement, it an allocated development site and is free of environmental designations.

- 1.6 An Ecology Report and Arboricultural Report supports the planning application. These reports give consideration to the implications of the development assessment of the potential impacts of the proposals on ecology and trees. Both reports conclude that there will be no harm arising from the proposals.

**Sustainability Measures**

- 1.7 One of the strategic objectives of the Mid Sussex District Plan is to promote development that makes best use of resources and increases the sustainability of communities within Mid Sussex and its ability to adapt to climate change. Policy DP39: Sustainable Design and Construction lists a number of measures development should where appropriate and feasibly include.
- 1.8 The NPPF advises that Local Planning Authorities should set local requirements for sustainable buildings and take into account the use of landform and layout to minimise energy use.
- 1.9 The scheme proposes a number of energy efficiency and sustainability measures as set out below:
- Water saving fittings will be used with flow regulators.
  - Low energy lighting will be used throughout the building.
  - Washing machines/dishwashers (where supplied) will be specified to minimise water usage.
  - The development will be built to comply with the Considerate Contractor Scheme.
  - Water efficient WCs
  - Low-flow aerated taps
  - Wherever possible materials will be specified from a sustainable source.
  - Local materials will be sourced wherever possible.
  - Wherever possible, labour will sourced from the local area thereby supporting the local economy and providing employment opportunities for local tradespeople and businesses.
  - Recycling will be encouraged with individual bins being provided for various waste.

- The new build proposal provides the opportunity to provide a high standard of thermal performance that meets or exceeds the current building regulations standards.

### **Energy**

1.10 Some of the strategies considered are as follows:

- An increase in energy efficiency will be achieved through improvements to the buildings fabric.
- Glazing will be of a high performance specification to reduce heat loss and unwanted heat gains.
- A leaflet will be issued to all residents informing them and encouraging them to procure "A-rated" white goods (the EU energy label rating for energy efficiency).

### **Drainage Strategy**

1.11 The developer will procure and install the following systems:

- Washing machines and dishwashers (where supplied) will be specified to minimise water usage.
- Water efficient WCs
- Low-flow aerated taps
- The design and management of the surface water drainage means homes will be better adapted to cope with the impacts of climate change.
- Downpipes will be fitted with a water butt in the rear garden.

### **Health and Well Being**

1.12 Adequate daylighting is provided in all dwellings.

### **Layout and Urban Form**

1.13 The pattern and orientation of development has been designed where possible to:

- take account of wind flow to promote pollution removal, natural ventilation and pedestrian comfort;
- provide shelter and minimise heat loss;
- provide summer shade; and

- optimise solar exposure, promote good levels of daylight.

1.14 The following measures have been considered in the design of the layout plan and incorporated where possible:

- Structural planting to create shelter
- Orientation of dwellings to maximise sunlight
- A perforated building edge to allow the movement of air into and through the development
- Trees and shrubs to be planted within the first planting season following completion.

#### **Waste and Recycling**

1.15 Each household will be encouraged to recycle with individual bins for various waste provided within each kitchen. Additional recycling waste storage will be provided in communal bin stores.

#### **Pollution**

1.16 The following measures will be incorporated where possible:

- Less polluting materials will be specified and selected based on their environmental impact and their source.
- Wherever possible local contractors and suppliers will be used in the construction process.

1.17 In addition, it is considered that the specification for insulation should ensure a good sustainability score.

1.18 It should also be noted that the land being developed is an area of low flood risk.

#### **Transport**

1.19 The development is located within close walking distance of the town centre and its associated services and facilities. It is also close to transport (bus/rail) links.

1.20 Cycle storage will be provided for each property.

1.21 Sufficient space within each unit is to be provided for a Home Office to offer opportunities for occupiers to work from home.

### **Conclusion**

- 1.22 As an outline application the full details regarding construction and design of the dwellings is not yet know. However, the proposed layout responds positively to the site and will allow any future detailed design to integrate sustainability measures into the development as set out above. The applicant is committed to developing sustainably and is eager to demonstrate this commitment through the proposed layout and its response to the environment around it.