SUSTAINABILITY STATEMENT

Land to the east of Tilletts Lane
Warnham
West Sussex

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1 INTRODUCTION

1.1 This Sustainability Statement sets out the sustainable design and construction measures included in the planning application for the proposed development on land to the east of Tilletts Lane in Warnham, West Sussex.

1.2 The Sustainability Strategy has considered several important objectives, including:

- All national and local planning policies and requirements.
- A viable reduction in CO2 emissions with an affordable, deliverable, and technically appropriate strategy.
- A high-quality development that is adaptable to future changes in climate.
- Minimising the negative impact of the proposed development on both the local and wider climate and environment.
- To achieve the highest viable levels of sustainable design and construction.
- Minimising emissions of pollutants such as oxides of nitrogen and particulate matter; and
- To create a pleasant, safe, and friendly working and living environment that will be flexible to its occupants' needs.

2 DEVELOPMENT OVERVIEW

Application Site

2.1 The application site comprises a 4.25 hectare area of land located to the east of Tilletts Lane in Warnham. The majority of the site comprises two agricultural fields separated by a line of trees and hedgerow. The eastern part of the site also a vehicular access which currently serves two residential properties and is shared with footpath no. 1430.

2.2 The land is owned by The Broadbridge Heath Trust, except for roadside verges which are owned by West Sussex County Council.

2.3 The site currently has no vehicular access from Tilletts Lane and an informal footpath has been created in the south-western corner.

2.4 The site is bounded on all sides by well-established hedgerows and trees. To the south of the site is the residential area of Freeman Road, Warnham Primary School and a football pitch. To the east are larger residential properties more informally arranged around the village green. To the north are agricultural fields belonging to the applicant, and to the west is Tilletts Lane with land set aside by the Trust from agricultural use and established as a butterfly conservation project.

Proposed Development

2.5 Full planning permission is sought for the proposed development, the main elements of which are as follows:

- 59 dwellings, of which 35% would be affordable
- 116 on-plot allocated and 31 off-plot unallocated vehicular parking spaces, and cycle parking
- 10 parking spaces for users of the neighbouring football pitch, footpath users and visitors
- 5202sqm of open space spread across 4 areas incorporating a LAP, LEAP and community orchard
- New vehicular and pedestrian access on Tilletts Lane
- Upgraded access on Threestile Road to provide vehicular, pedestrian and cycle access
- New east – west footpath links

- Reconfiguration of the Threestile Road/ Tillets Lane / Mayes Lane junction
- Carriageway widening in the vicinity of the proposed Tilletts Lane access providing an additional passing opportunity.
- 3 attenuation basins

3 POLICY

3.1 A summary of relevant policy is provided below.

National Planning Policy

National Planning Policy Framework (NPPF)

- Guides planning to deliver sustainable development - balancing economic, social, and environmental priorities, meeting present needs without compromising the future.
- Presumption in favour of sustainable development - Plans and decisions should proactively support sustainable growth, enhancing infrastructure, design, climate adaptation, biodiversity, and resource efficiency.
- Climate change and environment - Strong emphasis on low-carbon economy, resilience, flood risk, pollution reduction, and natural heritage protection.
- Biodiversity Net Gain - From February 2024, most developments must deliver at least a 10% net gain in biodiversity, enforced through a statutory metric and offset mechanisms.

Supporting Frameworks

- National Policy Statements for Energy - Align with NPPF vision, highlighting sustainable development, biodiversity enhancements, and renewable energy growth
- Planning & Energy Act - Empowers local authorities to require on-site renewable energy or higher efficiency standards beyond building regulations.

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Local Planning Policy

Horsham District (Local Plan & Climate Strategy)

Climate Change and Carbon Reduction:

- Net-Zero Target - New developments must contribute to the Council's ambition for net-zero emissions.
- Low/Zero Carbon Buildings - Developments are encouraged to exceed minimum energy efficiency standards and integrate renewable energy (e.g. solar, heat pumps).
- Carbon Offsetting - Where carbon reduction on-site is insufficient, offsetting measures may be required.

Sustainable Design and Construction:

- Energy Efficiency - High-performance building fabric, passive solar design, and low-energy appliances are promoted.
- Sustainable Materials - Use of locally sourced, low-impact, and recyclable materials is encouraged.
- Water Efficiency - All new dwellings must meet tighter water use standards (max 110 litres per person per day).

Renewable Energy and Infrastructure

- Support for On-site Renewables - Developments must consider the feasibility of solar PV, wind, or heat networks.
- Energy Storage and Infrastructure - Provisions for EV charging, battery storage, and smart grid readiness are expected.

Green Infrastructure and Biodiversity

- Biodiversity Net Gain - Developments must deliver at least 10% net gain in biodiversity, using measurable frameworks.

- Green Infrastructure (GI) - Projects should connect to and enhance existing GI networks (e.g. green corridors, tree planting, open space).
- Nature Recovery - Proposals must support the Local Nature Recovery Strategy to protect and restore key habitats.

Sustainable Transport and Mobility

- Active Travel - Developments must prioritise walking and cycling infrastructure over car dependency.
- EV Readiness - All homes must provide electric vehicle charging points.
- Public Transport Access - Proposals should be well-connected to existing or planned public transport services.

Flooding, Water and Waste

- Sustainable Drainage Systems (SuDS) - Required to manage surface water, reduce flood risk, and improve water quality.
- Flood Risk Avoidance - Development should avoid areas of high flood risk or demonstrate mitigation and resilience.
- Waste Management - Designs must include recycling and composting facilities and reduce construction waste.

Sustainability Appraisal

- The Local Plan is underpinned by a Sustainability Appraisal, ensuring that all policies are assessed for social, environmental, and economic impact.

<u>Warnham Parish (Neighbourhood Plan)</u>

- Sustainability Appraisal - A comprehensive assessment accompanies the plan, evaluating environmental, social, and economic factors of local proposals .
- Strategic Environment Assessment (SEA) - Ensures EU/UK environmental compliance, articulating mitigation measures for impacts .

- Local policy commitments - Protects local landscapes, wildlife habitats, and heritage within the parish, promotes sustainable drainage, energy efficiency, and green-space connectivity.

4 ENERGY STRATEGY

4.1 A preliminary Energy Strategy has been prepared to identify and maximise opportunities for reducing energy consumption and CO_2 emissions across the site. The development aims to achieve at least a 20% reduction in CO_2 emissions beyond the requirements of Part L1 2021.

Energy Strategy

4.2 The strategy has been compiled using the energy hierarchy, which considers opportunities to reduce CO2 emissions at the following assessment stages:

- Be Lean: Use less energy and manage demand during operation.
- Be Clean: Exploit local energy resources [such as secondary heat] and supply energy efficiently and cleanly.
- Be Green: Maximise opportunities for renewable energy producing, storing, and using renewable energy on-site.
- Be Seen: Monitor, verify, and report on energy performance

4.3 The following key features being incorporated at the design stage:

Be Lean

4.4 Be Lean emphasizes reducing energy demand through efficient design and building materials, such as improved insulation, air tightness, and energy-efficient lighting and appliances. The following measures are proposed at the Be Lean Assessment stage:

- Setting improved building fabric U-value performance targets
- Specifying efficient glazing & external doors with lower U-value targets
- Using enhanced Construction detailing to reduce heat loss through thermal bridging
- Improving air tightness through good detailing
- Incorporating Mechanical Ventilation with Heat Recovery [MVHR]

Be Clean

4.5 Be Clean involves using local and efficient energy sources, such as connecting to district heating networks, and minimising the use of fossil fuel.

4.6 It is considered that whilst there might be future opportunities to either develop a site wide community heat network, or connect to a local energy centre, it is not believed that any such opportunities are currently available.

Be Green

4.7 This focuses on maximizing the use of renewable energy sources, such as solar panels, wind turbines, and biomass, either on-site or through local networks.

4.8 Key considerations include, predicted energy & CO2 reduction, the location & orientation of the building & surrounding buildings/structures, and the effects it would have on the technology, capital installation costs, efficiency, and aesthetical impact on the surrounding area.

Be Seen

4.9 This final stage emphasises the importance of monitoring and measuring a building's energy performance over time to ensure it is meeting its intended targets and to identify areas for improvement.

4.10 Energy display devices that can monitor electricity and primary heating fuel consumption will be provided to each dwelling and installed in a visible location such as a hallway or a kitchen. This can empower occupants to be more aware of their usage and therefore make energy and cost savings, where possible.

Managing Summer Overheating Risk

4.11 Minimising the risk of summer overheating is important to ensure homes can adapt to climate change and maintain the comfort of occupiers.

4.12 All 59 new dwellings will be assessed at the post planning stage to ensure that they meet Part O (Overheating) requirements.

Proposals

4.13 All homes will meet high standards of energy efficiency, minimising the need for heating and cooling.

4.14 Low-carbon and renewable energy technologies will be integrated where appropriate.

4.15 Real-time energy use data will be provided to each home.

4.16 Smart energy systems will help reduce energy bills and support lower living costs.

4.17 The EU Energy Labelling Scheme was updated in March 2021 and now uses A to G rankings only, instead of A+++ to D ratings as before. The new regulations incorporate updated standards with stricter performance requirements and calculations, making it easier to compare efficiency across products.

4.18 Under the new labelling scheme, all new appliances within the proposed dwellings will achieve the following minimum standards:

- Fridges, freezers, and fridge-freezers – C rating
- Washing machines an – C rating
- Dishwashers – C rating
- Tumble dryers and washer dryers – D rating

5 SUSTAINABILITY STRATEGY

5.1 Introduction

5.1.1 The proposal is to create a high quality, highly sustainable, family homes, which are sympathetic to the local area, whilst also considering its commitments to climate and environmental responsibility.

5.1.2 Through the incorporation of sustainable design and construction methods, energy and water saving measures, sustainable transport methods, waste reduction techniques, and measures to protect the ecological value of the site, high quality and sustainable development is proposed.

5.2 Ventilation

5.2.1 To avoid problems associated with the build-up of pollutants and humidity levels whilst avoiding excessive heat loss, ventilation should be designed to meet the requirements of Building Regulations Parts L & F.

5.2.2 All the new homes will be serviced through local Mechanical Ventilation with Heat Recovery [MVHR].

5.3 Lighting

5.3.1 High quality lighting design is an important and desirable feature that supports how you feel and use your home and workplace. The proposed development will provide adequate access to and control of lighting within each new dwelling. This is a basic function that will contribute to comfort and health living.

5.3.2 Careful consideration will be made to ensure that background lighting levels will meet the requirements as set out in CIBSE Internal Lighting guide & SLL Lighting Guide.

5.3.3 All internal lighting within the private dwellings will be energy efficient fittings and will have a maximum average wattage of 9W/m2 in each new dwelling.

5.3.4 External & communal lighting will be controlled through a mix of motion sensors, dusk to dawn sensors, and timer controls.

5.4 **Home User Guides, Operations & Maintenance manual**

5.4.1 Home User Guides will be provided to the occupants of each new dwelling to advise and inform on how to best operate the services within their home. This method can be one of the most effective means to reduce energy consumption.

5.4.2 An Operations & Maintenance manual will be prepared for each new dwelling. This will help identify and explain the installed system and offer a record of regular maintenance requirements which will ensure efficiency is maintained.

5.5 **Water Reduction**

5.5.1 Conservation of water is an important factor in any sustainable development as the processing of fresh drinking water uses a lot of energy. Water use in our homes contributes around 35 million tonnes of CO2 per annum. Global warming and climate change has also seen longer periods of drought over recent years.

5.5.2 The dwellings will feature water efficient fixtures and fittings and rainwater harvesting to reduce mains water usage to 56.47 litres of water per person.

5.6 **Sustainable Material Selection**

5.6.1 The development will prioritise the use of natural, local, and recycled materials with low embodied carbon and environmental impact wherever possible.

5.6.2 Best-practice waste management will be embedded across the masterplan, design, construction, and operational stages to support net-zero carbon waste goals.

5.7 **Nature**

5.7.1 The site naturally extends the existing village of Warnham, allowing development to remain contained within the surrounding landscape.

5.7.2 The proposals will deliver over 10% net biodiversity gain through enhanced habitats, improved ecological connectivity, and integration of wildlife within the built environment.

5.7.3 Green infrastructure will offer additional benefits such as improved wellbeing, shade, and flood mitigation.

5.7.4 Sustainable drainage systems will integrate blue and green infrastructure to support biodiversity, habitat creation, and water management.

Living

5.7.5 A variety of dwelling types, sizes and tenures will meet local housing needs and promote a diverse, balanced community.

5.7.6 The masterplan prioritises active travel over car use, encouraging walking and cycling through dedicated routes and strong connections to the wider area.

5.7.7 The development supports local living and low-carbon lifestyles.

5.7.8 All homes will be equipped with electric vehicle charging points.

5.7.9 Water-efficient fittings will be standard in every home.

5.7.10 Ultrafast broadband will ensure digital connectivity for all residents.