

PREPARED BY BLAKDOG DESIGN AND PLANNING

SUSTAINABILITY & WASTE STATEMENT

**CARYLLS COUNTRY HOUSE,
FAYGATE LANE, FAYGATE, RH12 4SN**

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1. SUSTAINABILITY STATEMENT

The proposal involves the efficient re-use of existing internal space within an established residential building. No new extensions or significant structural works are proposed, making this a highly sustainable form of development that prioritises:

Efficient Use of Existing Building Stock

The scheme avoids the environmental cost of demolition and new construction by working within the existing fabric.

Internal reconfiguration of underused areas (e.g., storerooms, circulation space) extends the building's useful life and optimises its residential capacity with minimum disruption to the building fabric and the existing occupants of the building.

Energy and Thermal Performance

Upgrades to thermal insulation and building fabric (where walls/floors are altered) will meet or exceed Part L (Conservation of Fuel and Power) of the Building Regulations.

Energy-efficient lighting and heating systems (e.g., electric panel heaters or low-energy radiators) will be used in all new units.

Where feasible, low flow plumbing fixtures will be installed to reduce water use.

Materials and Waste Minimisation

The use of existing structures and materials reduces the embodied carbon of the project.

Contractors will be encouraged to use locally sourced, low-VOC, and recycled-content materials where possible.

Transport and Accessibility

The development supports car-free living for some residents, while additional parking is proposed within the site to reduce pressure on local roads.

Existing provisions for secure, weatherproof cycle storage will be made available for new residents, encouraging sustainable travel. Existing provision is ample for new residents.

Landscape and Biodiversity

No external or landscape alterations are proposed. Existing green space and trees will be retained in full. The site already supports biodiversity through its mature planting and garden areas.

2. WASTE MANAGEMENT PLAN

Construction waste.

The following outlines the approach to construction-phase waste and long-term residential waste. Construction Waste (During Works)

A Site Waste Management Plan (SWMP) will be followed by contractors to sort, recycle, or properly dispose of materials.

Waste will be separated into appropriate categories (metal, wood, general waste, hazardous materials) and disposed of via licensed carriers. Construction works are internal only, meaning minimal noise, dust, and material transport will occur.

Residential Waste (Post-Completion)

Each new self-contained unit will be provided with access to:

- General waste bins
- Recycling bins (mixed paper/card, plastics, cans)
- Food waste (if collected by the local authority)
- Communal bin storage areas are located on-site and will be retained and, if necessary, expanded slightly to accommodate additional demand.
- Waste will be managed in line with Horsham District Council's domestic waste collection policies.

3. CONCLUSION

This proposal provides a highly sustainable and low-impact form of residential intensification by making better use of existing built assets. By integrating energy efficiency measures, waste minimisation strategies, and supporting long-term sustainable living, the development meets both environmental and social objectives outlined in:

- The National Planning Policy Framework (NPPF)

- Horsham District Planning Framework (HDPF) – Policies on sustainable design, housing, and waste
- Building Regulations Part L, G, and H

6.1.7 Policy 16 of the HDPF states that on development sites of 15 or more dwellings, or on sites over 0.5 hectares, 35% affordable housing should be provided on-site, the proposal increasing the units at Carylls Country House maintains its C3 criteria and exceeds the requirement.

No adverse impacts are expected, and the proposal delivers clear benefits in terms of housing need, energy use, and long-term environmental performance.