



Land at Hornbrook Farm, Brighton Road, Horsham

ENERGY & SUSTAINABILITY STATEMENT

Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.

March 2026

1 Introduction

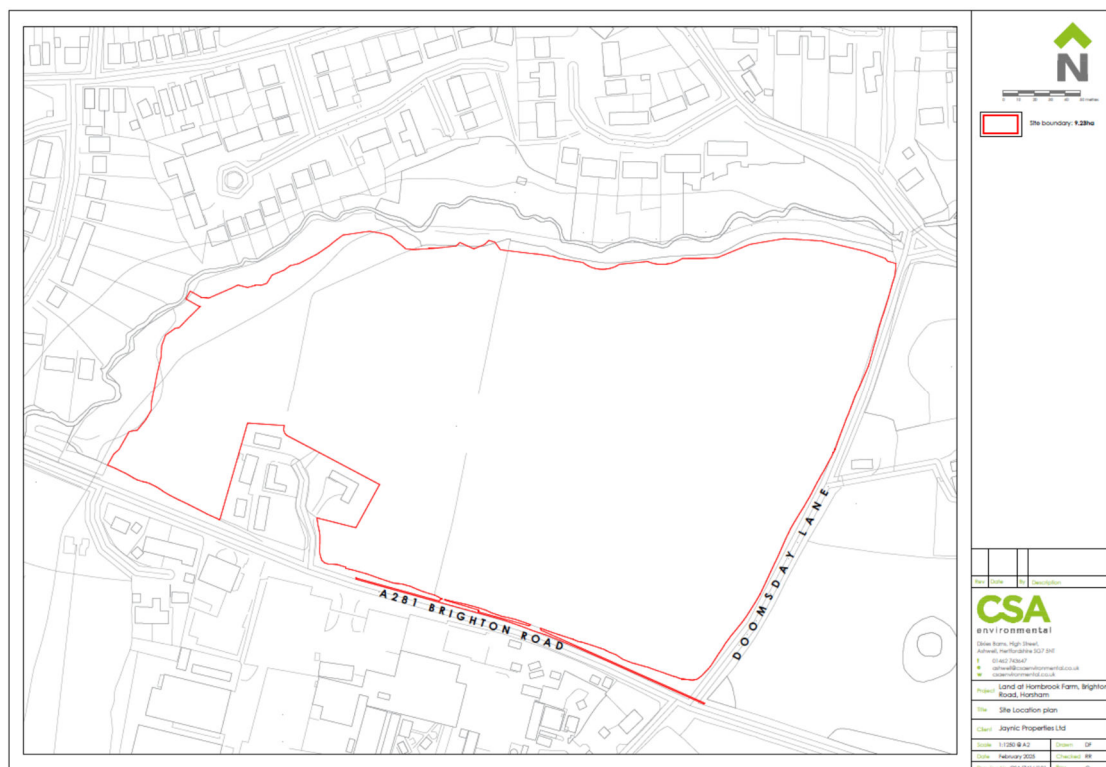
- 1.1 This report details an Energy & Sustainability Statement for the proposed development at Land at Hornbrook Farm, Brighton Road, Horsham ('the Site'). The site is located in Horsham District Council (HDC)
- 1.2 This Statement supports an outline planning application for *“up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access”*.
- 1.3 It is intended that the proposed development will feature fabric and insulation standards which meet current building regulations.
- 1.4 The purpose of this report is to identify how the development can meet national & local sustainability requirements. These include the Building Regulations Part L and Part G requirements.
- 1.5 The policy framework encouraging sustainable new development is comprehensive at both a national and local level. This Statement responds to existing policy, including the Horsham District Planning Framework (2015) and current Building Regulations whilst looking ahead to the proposed Future Homes Standard and the emerging Horsham District Local Plan 2023-2040.
- 1.6 The recommendations provided are described in as much detail as is possible at this outline planning stage. Where specifics are not available, the overall approach and design standards have been set out to ensure that the sustainable quality of construction remains high throughout the lifetime of the development.

2 Site Context

- 2.0 The application site is located to the eastern aspect of Horsham, directly north of A281 Brighton Road and to the west of Doomsday Lane. The site is located on the

south of the built-up part of the town on the outside edge of the settlement boundary. Horsham town centre is approximately 1.3 miles to the north west.

- 2.1 The application site, as defined by the red line, is approximately 9.2ha, which consists of three fields divided by two existing hedges which run in a north south direction.



Site Location Plan (NTS)

3 Proposed Development

- 3.1 The outline planning application is to be submitted with the following description of development: *Outline planning application for up to 180 dwellings, open space and associated works and infrastructure with all matters reserved apart from access.*



Parameter Plan (NTS)

4 Sustainability Policy Review

- 4.1 National Planning Policy 2024 strengthens the emphasis on sustainable development, and requires new developments to secure the highest viable resource and energy efficiency and reduction in emissions. Local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply, which should take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption (Paragraph 166).
- 4.2 Under Building Regulations 2010 Part L (2021 edition incorporating 2023 amendments) Part L1A sets minimum standards for fabric and energy efficiency for new build dwellings.

Local Planning Policy

- 4.3 The Horsham District Planning Framework (2015) (HDPF) sets out clear support for sustainable development and Policy 33 (Development Principles) and requires buildings and spaces to be orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography.
- 4.4 Additionally the HDPF includes three specific policies focused on climate change and sustainable construction. Policy 35 supports development that makes a clear and demonstrable contribution to mitigating and adapting to climate change in line with the Council's carbon reduction objectives, through reducing energy use in construction and occupation, improving energy efficiency, incorporating renewable and low-carbon energy systems, promoting sustainable patterns of development that minimise the need to travel, and reducing biodegradable waste to landfill, while also requiring development to be designed to adapt to climate change by reducing vulnerability—particularly to flood risk, water supply pressures and landscape change—through measures such as flood storage provision, green infrastructure and multifunctional SuDS, water conservation and greywater recycling, and climate-resilient site layout, design and construction techniques, with flexibility allowed where such measures are not feasible provided a clear justification is given.
- 4.5 Policy 36 requires all development to contribute to clean and efficient energy use by following the energy hierarchy of reducing energy demand first, supplying energy efficiently, and then maximising the use of renewable energy sources, with particular emphasis in Heat Priority Areas and strategic development locations on connecting to existing or future district heating networks or incorporating the necessary infrastructure to enable this, and selecting heating and cooling systems in accordance with a defined hierarchy that prioritises connection to existing or site-wide renewable or low-carbon (C)CHP and community heating solutions over individual building systems, while ensuring that any (C)CHP is appropriately scaled to maximise carbon reduction and, where site-wide systems are proposed,

opportunities to extend networks to adjacent sites are considered, supported by the submission of an Energy Statement demonstrating compliance with the relevant hierarchies, and allowing renewable energy schemes, including community-led initiatives, where they do not result in significant adverse impacts on landscape, biodiversity, heritage assets or amenity.

- 4.6 HDPF 2015 Policy 37 requires development to improve overall sustainability through the incorporation of appropriate measures relating to energy efficiency and the use of decentralised, renewable and low-carbon energy, water efficiency (including limiting consumption to 110 litres per person per day), climate resilience to flooding and heatwaves, natural lighting and ventilation, sustainable transport and active travel, waste minimisation and the use of recycled and low-impact materials, flexible and adaptable design to facilitate future change and retrofitting, and enhancements to biodiversity, while also requiring well-designed provision for refuse and recycling storage and the inclusion of high-speed broadband infrastructure and future-proofed technology as an integral part of new homes and workplaces.
- 4.7 Also of relevance are policies in the submission draft of the Emerging Horsham District Local Plan 2023-2040. These policies are not adopted and are therefore afforded only limited weight, but are material considerations in the decision making process due to the progression of the Plan through the examination process.
- 4.8 Strategic Policy 6 (Climate Change) supports development only where it demonstrably contributes to achieving net zero carbon emissions by 2050 through high standards of energy-efficient design, the use of renewable and low-carbon energy systems and heat networks, efficient use of natural resources, sustainable patterns of development and transport, behavioural demand reduction, and the retention and reuse of existing buildings and materials, while also requiring site- and building-level adaptation measures that reduce vulnerability to climate change impacts—particularly in relation to flood risk, water supply, overheating, landscape

change and occupier wellbeing—through orientation and layout, water conservation, green and blue infrastructure, multifunctional SuDS and nature-based solutions, avoids maladaptive responses that increase energy use or emissions, has regard to up-to-date climate projections, and is supported by a Sustainability Statement demonstrating how mitigation and adaptation measures have been incorporated.

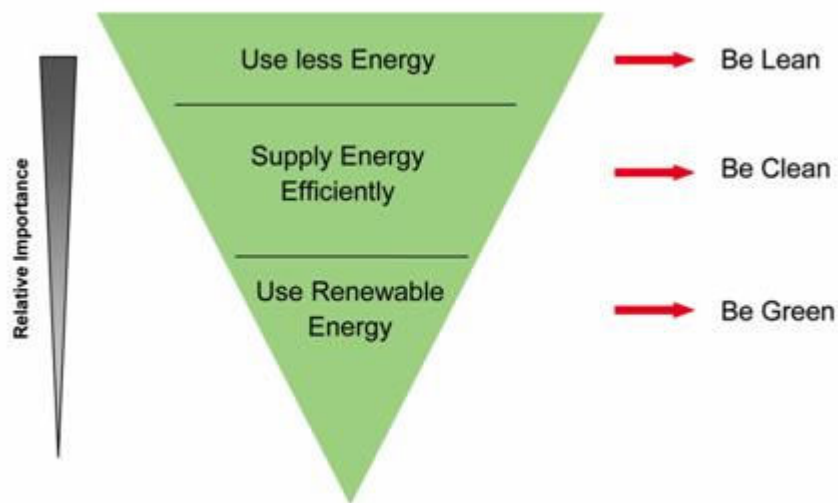
- 4.9 Strategic Policy 7 (Appropriate Energy Use) supports development that delivers clean and efficient energy by following a cascading energy hierarchy that prioritises reducing energy demand through fabric efficiency and passive design, supplying energy efficiently through local resources and heat networks, maximising renewable energy generation, and monitoring and reporting energy performance, while requiring proposals to demonstrate the provision of zero or low-carbon heating through a sequential hierarchy that prioritises connection to existing or planned heat networks, on-site renewable generation, and then the most efficient low- or zero-carbon heat technologies, supported by robust evidence and an Energy Statement demonstrating compliance, and allowing stand-alone and community-led renewable energy schemes where they accord with the wider development plan.
- 4.10 Strategic Policy 8 (Sustainable Design and Construction) supports development where sustainable design principles are embedded from the outset and demonstrated through compliance with minimum carbon reduction standards for new homes, high environmental performance for non-domestic buildings (including BREEAM ‘Excellent’ unless unviable), a fabric-first approach, minimisation of construction and demolition waste, use of recycled and low-impact materials, adaptable and flexible building design to facilitate future change and retrofitting, and provision of gigabit-capable broadband and future-proofed technology, while also supporting the retrofitting of existing buildings—including heritage assets where significance and fabric are conserved through a whole-building approach—and requiring submission of a Sustainability Statement to demonstrate how these measures are delivered.

- 4.11 The West Sussex County Council Guidance on Parking at New Developments (2020) sets out the County Council's overall ambition for parking at new developments, which is to ensure that sufficient parking is provided to meet the needs of the development while maintaining highway network operations, protecting surrounding communities and pursuing opportunities to encourage use of sustainable modes of transport.
- 4.12 In order to respond to changing needs, the guidance identifies that it is important that developers consider the likely demand for electric charging points within new developments, and how this is likely to change over time. Developers should identify ways to cater for this demand within the design of new developments as part of the overall provision of parking facilities. This could include; for example, a mix of spaces with active charging facilities and passive provision, i.e. ducting to allow facilities to be brought into use at a later stage.
- 4.13 The Horsham Blueprint Neighbourhood Plan (2022) also includes a relevant Policy - HB5 (Energy Efficiency and Design), which encourages development to achieve the highest standards of sustainable design in order to reduce energy consumption and mitigate climate change impacts, through measures including optimal siting and orientation for passive solar gain, the use of thermally efficient materials and fabric measures, incorporation of energy efficiency and on-site renewable energy generation, water-saving design including rainwater harvesting and greywater systems, low- and zero-carbon technologies to minimise regulated emissions, provision of electric vehicle charging infrastructure where new parking is proposed, and design approaches that help reduce fuel poverty, while requiring alterations to existing buildings—including the sensitive retrofitting of historic buildings – to be undertaken with energy reduction in mind and in accordance with current sustainable design standards, allowing flexibility where specific measures are not practicable provided a robust justification is given, and strongly supporting community-owned energy projects that contribute to low-carbon neighbourhoods and help address fuel poverty.

- 4.14 Additional Planning Policy Documents - Further guidance exists relating to transport, flood risk and ecology. These are covered in more detail in the other reports accompanying this submission. This Statement does however refer to the outputs of these reports where relevant to give a rounded picture of the approach to sustainable design and construction issues.

5 Energy Hierarchy

- 5.1 The proposed energy and sustainability strategy seeks to follow the ‘energy hierarchy’, which involves reducing the energy demands of the development through passive design and energy efficiency measures where possible, before meeting the reduced demand via a low-carbon technology.
- 5.2 The energy hierarchy aims to reduce energy demand through passive design measures and a fabric first approach before utilising low-carbon energy and the production of on-site renewable energy. The future developer of the site is likely to follow the above energy hierarchy approach for the site by improving the fabric.
- 5.3 The proposed design approach will adopt the following principles:
- Target energy and water efficiency measures to reduce resource demand through best practice design and passive design strategies.
 - Locally offset the minimised resource demand through effective supply from Low Carbon technologies.
- 5.4 The three steps of the energy hierarchy will be followed: “Be Lean; Be Clean; Be Green”. This ensures that a ‘fabric-first’ approach will be adopted.



Be Lean

5.5 The proposed design will reduce thermal energy demand by targeting improved insulation levels, air leakage, and fabric u-values, in accordance with current Building Regulations requirements. The following measures to reduce energy use and carbon emissions have been included in the design of the new dwellings:

- Design new homes to optimise natural daylight in all the habitable spaces with suitable window sizes relative to living rooms and bedrooms.
- Design and layout to promote passive solar gains and maximise natural daylight, sunlight, and ventilation.
- Development which balances minimising the direct adverse impact of shading from other buildings and landscape features and improving access to passive solar gains.
- High-performance glazing with appropriate window u-values and g-values to reduce heat loss and optimise positive solar gain while reducing the potential for overheating.
- 100% low energy lighting.
- Smart meters
- Low and Zero Carbon (LZC) Technologies

Be Clean

- 5.6 The second tier of the energy hierarchy, focuses on supplying energy efficiently and reducing carbon emissions after demand has been minimized. It emphasizes using decentralized, low-carbon energy systems, such as district heating, combined heat and power (CHP), or heat pumps, rather than traditional fossil fuel methods.
- 5.7 Following a review of the potential for a local District Heating connection it has been determined that there are no heat networks in the local area. As a relatively low density scheme of up to 180 dwellings the development would be too small to viably implement its own District Heating network.
- 5.8 When a network is not available, onsite systems should be chosen based on efficiency, such as heat pumps, rather than conventional gas boilers.

Be Green

- 5.9 A review of renewable energy sources is set out below to elaborate on various energy-saving measures which could be implemented as part of the development, and that the proposal will contribute to a CO₂ reduction. It will demonstrate how the development will comply with national Building Regulations and relevant policy.
- 5.10 The primary aim will be to take a fabric first approach without the need for renewable energy. However, further reduction in emissions can be achieved through the implementation of a suitable renewable energy system. The following renewable technology overview shows the analysis that has been performed at Outline application stage regarding the various options:
- Air Source Heat Pumps (ASHP)
 - Ground Source Heat Pumps (GSHP)
 - Wind Power
 - Biomass Technology

- Solar Hot Water (SHW) Technology
- Photovoltaic (PV) Technology

Air Source Heat Pumps (ASHP)

- 5.11 An Air Source Heat Pump (air-to-air) offers an element of renewable energy and the technology has advanced to the stage where this is a reliable and economic option. The heating efficiency decreases in severe cold weather, therefore careful sizing of the equipment is important. It is concluded that it would be a suitable renewable technology for this development.

Ground Source Heat Pumps (GSHP)

- 5.12 Ground Source Heat Pumps are laid below ground to absorb subterranean heat. There will be limited outdoor space available per dwelling for individual horizontal ground source heat pump installation due to the need to achieve density levels on the developable areas of the site and associated implementation costs are high, particularly when compared to comparable alternative renewable sources. It is therefore concluded that this would not be a suitable renewable technology for this development.

Wind Power

- 5.13 Turbines generate electrical energy when turned by the power of wind. Small wind turbines can be appropriate where they do not have an unacceptable landscape impact and do not greatly impact on the amenity of neighbouring properties. Factors to be considered in deciding whether the amenity of neighbours are affected include noise, and visual impact. Given the sensitive location of the site, immediately to the west of the National Landscape boundary, landscape impact is likely to be considered unacceptable. It is therefore concluded that this would not be a suitable renewable technology for this development.

Biomass Technology

- 5.14 Biomass technology converts organic materials such as wood, agricultural waste, and organic garbage, into renewable heat, electricity, and liquid biofuels. The system is considered sustainable as the carbon emissions are re-captured during photosynthesis. However, while it can be efficient for high density development, and in particular large buildings, due to the cost and requirement for space for plant and fuel storage it is considered that it would be inefficient and uneconomic for this development. It is therefore concluded that this would not be a suitable renewable technology for this development.

Solar Hot Water (SHW) Technology

- 5.15 Solar thermal technology harnesses solar energy to generate heated water. It is a mature technology which can deliver a high proportion of hot water demand and is relatively low maintenance. However, it is not always considered aesthetically pleasing, is limited to hot water demand and requires quite a large space within dwellings for piping and water storage. Generally the benefits are not considered as good as comparable technologies and it is therefore concluded that this would not be a suitable renewable technology for this development.

Photovoltaic (PV) Technology

- 5.16 Photovoltaic (PV) technology converts sunlight directly into electricity, which can be used for the immediate electrical load, stored in batteries, or fed in to the local grid. It is a mature, relatively low cost technology with few adverse impacts. South-facing roof slopes across the development would provide the ideal locations for solar PV arrays to provide domestic power. It is therefore concluded that it would be a suitable renewable technology for this development.



6 Water Efficiency

- 6.1 The proposed development would target a maximum of 110L/person/day (including 5L/person/day for external water use. This would relate to the Building Regulations Part G 'Optional' requirement of 110L/person/day and is as required by Policy 37 of the HDPF.
- 6.2 The consumption of water will be kept to a minimum throughout the development through the implementation of water-efficient fittings and appliances. These could include the following:
- Low-flow taps and showers
 - Dual Flush WC's
 - Low volume (to overflow) bathtub
- 6.3 Through the implementation of water efficient fittings and appliances, wastewater will also be reduced across the development.

7 Waste and Recycling

Household Waste

- 7.1 Refuse and recycling collection will be managed from kerbside collection within the development as part of the wider collection Local Authority collection strategy. The scheme will allow sufficient on-site storage for refuse storage of waste and recycling.
- 7.2 Horsham District Council currently operates a household collection service that includes general waste, garden waste, and recyclable materials, including metal foils, tins, paper, plastic bottles, glass, and cardboard.

Construction Waste

- 7.3 Site Waste will have best practice target benchmarks for resource efficiency. Where possible, materials will be diverted from landfills using various methods.

8 Electric Vehicle (EV) Charging

- 8.1 In accordance with WSCC adopted guidance and Building Regulations (Part S) the development will be brought forward with electric vehicle charging. Active electric vehicle (EV) charge points, and passive ducting for future EV points, would be required in accordance with Part S of the Building Regulations, which expect at least one active charge point per dwelling.
- 8.2 For communal parking, WSCC guidance requires 20% of spaces to have charging facilities, with ducting provided for the remainder.
- 8.3 The detail of the proposed EV charging infrastructure and arrangements will be brought forward at Reserved Matters stage.

9 Overheating

- 9.1 As this application is made in outline, an overheating assessment, in line with Building Regulations (Part O), will be undertaken as part of the detailed design process at Reserved Matters stage and can be submitted for approval by condition, if so required.

10 Conclusion

- 10.1 The proposed development will be designed to meet the energy and CO2 requirements. These include both national and local planning policies as well as the relevant Building Regulations. .
- 10.2 The proposed development will follow the energy hierarchy, which involves reducing the energy demands of the development through passive design and energy efficiency measures where possible, before meeting the reduced demand via a low carbon technology.