

Sustainability Statement

Land North of Rectory Lane, Ashington

July 2026



Contents

Contents 2

1. Introduction 3

2. Policy Context..... 5

3. Taylor Wimpey’s Sustainability Strategy..... 9

4. Sustainability and Energy Strategy..... 11

5. Conclusion 21

Client

Taylor Wimpey Strategic Land, a division of
Taylor Wimpey UK Ltd

Turley Reference

02425

Document Status

Final Rev C

Date

July 2026

1. Introduction

This Sustainability Statement has been prepared to demonstrate the sustainability strategy for the proposed development at Land North of Rectory Lane, Ashington.

1.1 Introduction

This Sustainability Statement has been prepared by Turley Sustainability & ESG, on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd (the 'Applicant'), to support an outline planning application to Horsham District Council ('HDC') for the construction of up to 125 homes, at Land North of Rectory Lane, Ashington (the 'Site').

This Statement provides detail of the various measures incorporated into the development proposals at this stage and to be considered as part of the detailed design to ensure suitable levels of sustainability performance in accordance with local and national planning policy.

1.2 Site Context

The Site is located to the north of Rectory Lane, on the northwestern edge of Ashington. It currently comprises agricultural land of approximately 7.39 hectares.

The Site is bounded by hedgerows and trees on Rectory Lane to the south, and on its eastern boundary. The western and northern boundary is bounded by hedgerows, trees and Lancing Brook. There are two lines of trees running north-south that subdivide the Site.

1.3 Proposed Development

The proposed development will comprise up to 125 homes, access, public open space and associated landscaping, drainage and highways infrastructure.

The proposed description of development is as follows:

"Up to 125 dwellings, access, public open space and associated landscaping, drainage and highways infrastructure. All matters reserved except access".

Figure 1 shows the outline masterplan (parameter) for the development.

1.4 Document Structure

Chapter 2 of this report provides an overview of relevant national and local legislation, planning policy and guidance.

Chapter 3 summarises Taylor Wimpey's corporate strategy in relation to sustainability and climate change mitigation.

Chapter 4 provides detail of the sustainability and energy strategy of the proposed development, in line with local and national policy requirements.

Chapter 5 provides an overall summary of the proposals.

Please note, the terms "carbon", carbon dioxide "(CO₂)" and "greenhouse gas (GHG)" are used interchangeably in this statement depending on the terminology of referenced documents.

Figure 1: Outline Parameter Plan (Source: Urban Place Lab)



2. Policy Context

This chapter provides an overview of the relevant sustainability planning policy and guidance from a national and local perspective.

2.1 National Policy

This section sets out a summary of current national guidance and policy in relation to sustainable development.

2.1.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF)¹ published in December 2024 provides a framework for the development of locally prepared plans and the government's planning policies for England and how these are expected to be applied.

Paragraph 8 outlines the environmental objective of the NPPF which includes mitigating and adapting to climate change and moving to a low carbon economy.

Paragraph 161 similarly confirms that the planning system should support the transition to a low carbon future in a changing climate, including providing support to proposals which contribute to radical reductions in greenhouse gas emissions and encourage the reuse of existing resources, as well as the development of low carbon energy.

Paragraph 164 expects new development to be planned for in ways that avoid increased vulnerability to the range of impacts arising from climate change, ensuring that suitable adaptation measures are provided where development is located in a vulnerable area.

Paragraph 166 of the NPPF states that new development should:

- Comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

Paragraph 167 states that LPAs should prioritise supporting energy efficiency and low-carbon heating improvements, such as installing heat pumps and solar panels, for both domestic and non-domestic buildings.

The NPPF recognises the role planning has to play in support of the UK's pursuit of the United Nations Sustainable Development Goals (UNSDGs) which address social progress, economic wellbeing and environmental protection². Example UNSDGs are presented in **Figure 2**.

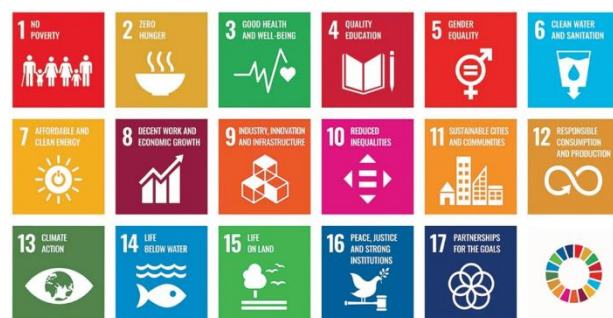


Figure 2: Example UN Sustainable Development Goals

2.1.2 Planning Practice Guidance

Planning Practice Guidance (PPG) provides further advice on various planning issues associated with development, including those linked to sustainability and renewable energy and underpins the policies within the NPPF.

¹ [UK Government | NPPF](#)

² [UN Sustainable Development Goals](#)

PPG is a material consideration in planning decisions and should generally be followed unless there are clear reasons not to. It sets out how local authorities should include policies that protect the local environment and strategies to mitigate and adapt to climate change and supports developments that are functional and adaptable for the future.

2.1.3 National Design Guide

The National Design Guide updated in January 2021 is based on the national planning policy practice guidance and objective for good design as set out in the NPPF. The Guide introduces ten characteristics of well-designed places which work together to create developments with character and a sense of community, while positively addressing environmental issues affecting climate.

2.1.4 Building Regulations

Whilst not planning policy, the Building Regulations (and specifically Approved Document Part L: Conservation of Fuel and Power) set out the requirements for energy and carbon performance in new buildings. Periodic updates to these national regulations will drive energy efficiency and carbon reduction improvements.

Part L, Conservation of Fuel and Power - The Future Homes Standard (FHS), an update of Part L 2021, was released on the 24th of March 2026.

The standard aims to deliver higher-quality homes with lower energy bills and reduced carbon emissions. For new homes, the FHS requires a reduction of more than 75% in carbon emissions compared to homes built under the 2013 regulations, and to be 'zero-carbon ready', meaning that they will require no retrofitting to achieve zero carbon emissions once the electricity grid fully decarbonises.

While developers retain flexibility in how they meet carbon reduction targets, key mandatory changes under the standard includes:

- Low-carbon heating i.e. heat pumps.

- Solar PV covering a minimum area equivalent to 40% of the building's foundation footprint, with some exemptions.
- Other low-carbon technologies, such as wastewater heat recovery for homes.
- Airtightness targets of approximately 4 m³/m²/hr @ 50 Pa for new homes.

The FHS is expected to ensure new buildings align with the UK Government's legal commitment to achieving net zero emissions by 2050. The implementation date for non-high-risk building work is expected to be 24th March 2027.

Part S, Infrastructure for Charging Electric Vehicles - New approved document Part S sets out guidance for electric vehicle (EV) charging infrastructure and specifies that EV charge points must be provided for each new residential building with associated parking. Any remaining spaces must have cable routes for charge points to be installed.

Part O, Overheating - Part O sets out new requirements for mitigating overheating, specifying that residential developments must limit unwanted solar gains in the summer and provide means to remove heat. Compliance with Part O can be demonstrated using two methods to demonstrate the risk of overheating from rising summer temperatures has been mitigated; following a simplified prescribed glazing and free area ratio, or use of a Dynamic Simulation Modelling.

2.2 Local Planning Policy

2.2.1 Horsham District Planning Framework -

Adopted in 2015, the Horsham District Planning Framework (HDPF)³ sets the overarching vision and strategy for the district for the years up to 2031 and includes the following sustainability and climate change requirements:

Policy 16 – Meeting Local Housing Needs – Requires developments to include a variety of housing to support balanced communities. For all sites of 15+ dwellings or 0.5+ hectares, 35% of units must be affordable.

³ [Horsham Local Plan \(adopted 2015\)](#)

Policy 25 – The Natural Environment and Landscape Character – Supports development that actively contributes to a richer natural environment. Proposals must maintain and enhance the Green Infrastructure Network, protect designated sites and species, avoid net biodiversity loss, and strive to achieve net gains.

Policy 31 – Green Infrastructure and Biodiversity – Requires development proposals to enhance existing biodiversity and create new, managed habitats. This involves establishing green spaces and habitat linkages to form resilient local and regional ecological networks.

Policy 33 – Development Principles – Requires proposals to retain important landscape features, use quality materials, optimise solar gain, provide safe parking and waste storage, reduce crime risk, remove physical barriers, and clearly define public/private spaces.

Policy 35 – Climate Change – Requires measures to mitigate climate change effects including:

- Reduced energy use in construction;
- Improved energy efficiency in new developments, including influencing the behaviour of occupants to reduce energy use;
- The use of decentralised, renewable and low carbon energy supply systems;
- The use of patterns of development which reduce the need to travel, encourage walking and cycling and include good accessibility to public transport and other forms of sustainable transport; and
- Measures which reduce the amount of biodegradable waste sent to landfill.

Developments should adapt to climate change with the following measures:

- Provision of appropriate flood storage capacity in new building development;
- Use of green infrastructure and dual use SuDS to help absorb heat, reduce surface water runoff, provide flood storage capacity and assist habitat migration;

- Use of measures which promote the conservation of water and/or grey water recycling; and
- Use of site layout, design measures and construction techniques that provide resilience to climate change (opportunities for natural ventilation and solar gain).

Policy 36 – Appropriate Energy Use – Requires all development to contribute to clean, efficient energy in Horsham based on the following hierarchy:

- Lean – use less energy – e.g. through demand reduction
- Clean – supply energy efficiently – e.g. through heat networks
- Green – use renewable energy sources

Developments in Heat Priority Areas must connect to existing or future district heating networks following a hierarchy prioritising CHP and renewable systems. All applications must include an Energy Statement demonstrating compliance with the Energy Hierarchy. Renewable energy schemes (e.g., solar) are supported where they avoid significant adverse impacts on landscape, biodiversity, heritage, or amenity. Community-led renewable and low-carbon initiatives are encouraged.

Policy 37 – Sustainable Construction – Requires development to improve sustainability by:

- Maximising energy efficiency and using renewable and low carbon energy
- Limiting water use to 110l/p/d
- Designing to reduce flood and heat risks
- Promoting natural lighting and ventilation
- Encouraging sustainable transport (walking, cycling, cycle storage, and accessibility)
- Minimising waste and using recycled materials
- Enabling future adaptation of use or layout
- Enhancing biodiversity
- Providing for satisfactory storage of refuse and recyclable materials

- Providing high-speed broadband access and future technologies where available

Policy 38 – Flooding – Requires development to follow a sequential approach to minimise flood risk and avoid increasing flood risk elsewhere. Proposals should incorporate SuDS and drainage techniques to manage surface water and maintain water quality.

Policy 40 – Sustainable Transport – Supports developments that promote sustainable transport network prioritising non-car modes. Proposals should prioritise and improve existing public transport, integrate with wider network of routes, encourage sustainable travel means, improve accessibility, minimise travel distances, provide safe access for all users, and include Green Travel Plans where needed.

2.2.2 Horsham District Council - Validation Checklist

The Council provides a Local Validation Checklist⁴ which requires an Energy Statement demonstrating responses to **Policy 36 and 37** of the adopted Local Plan.

This is addressed in **Sections 4.4.1 and 4.4.2** of this statement.

2.2.3 Horsham District Emerging Local Plan

The Council's emerging Local Plan is currently under examination by an Independent Examination Inspector. Further work has been requested by the Inspector, and the Main Modifications Consultation is expected to run between 13 July 2026 and 24 August 2026.

Separately, Horsham District Council has now formally started work on a new Local Plan, known as "Horsham District 2045", under the new planning system. A scoping consultation opened on 30 June

2026 and runs until 28 July 2026, alongside a Call for Sites running until 25 August 2026.

2.2.4 Ashington Neighbourhood Plan 2019 - 2031⁵

This document does not set out any direct sustainability policies or requirements, but does make reference to energy efficiency, flood risk, and promotes biodiversity, which are already covered by the HDPF.

2.3 Climate & Ecological Emergency

Horsham District Council (HDC) declared a climate emergency in 2023 and have since developed a Climate Action Strategy outlining the pathway to become a net zero and climate resilient District by 2050.

2.4 Planning Policy Summary

Both local and national policy aim to ensure the delivery of sustainable and well-designed homes which mitigate and adapt to the impacts of climate change.

At the national level, the Government's Future Homes Standard requires new homes to be Zero Carbon Ready, incorporating Solar PV to provide onsite energy generation on all homes.

Locally, the Council declared a climate and ecological emergency in 2023 and has committed to supporting sustainable development through the HDPF. The HDPF highlights strategic and development management policies that promote sustainable construction, energy efficiency, biodiversity enhancement, flood risk mitigation, and low-carbon transport.

The following sections of this Sustainability Statement set out the sustainability measures incorporated at this stage and to be considered as part of the detailed design of the development to ensure the delivery of a sustainable development and addressing the requirements of local and national policies.

⁴ [Horsham District Council- Validation Checklist](#)

⁵ [Ashington neighbourhood planning | Horsham District Council](#)

3. Taylor Wimpey's Sustainability Strategy

This chapter summarises Taylor Wimpey's Corporate Strategy in relation to sustainability and climate change mitigation.

Taylor Wimpey (TW) are focused on delivering high-quality homes for their customers, benefiting the communities in which they work and creating value for their shareholders. They recently published a report⁶ summarising their sustainability actions and performance against targets during 2025.

3.1 Homes and places

TW aims to deliver homes and places which enable customers to enjoy a good quality of life, adopt sustainable living standard habits and feel part of a community. This involves delivering Energy-efficient homes, Placemaking and design, delivering Social value, and enhancing Nature.

3.1.1 Energy-efficient homes

TW build new homes that are highly energy-efficient, reducing carbon emissions and running costs for customers.

Features of their homes include energy-efficient walls and windows, 100% low-energy light fittings and energy-efficient appliances. Their latest specification includes enhanced fabric standards, further energy-efficiency measures and low carbon technologies, including triple glazing, wastewater heat recovery systems, high-efficiency boilers, thermally enhanced lintels and photovoltaic (PV) panels.

Their new homes are also water-efficient with water meters (England and Wales), low flow taps and

showers, and dual flush toilets. From 2026, their homes will be designed to achieve a maximum water use of 100 litres per person per day, exceeding industry building standards.

TW are continuing to develop their specification for zero carbon ready homes to align with Future Homes Standard.

3.1.2 Placemaking and design

TW aim to create sustainable, connected neighbourhoods that integrate well into surrounding communities. TW's Placemaking Charter guides their approach and is based around five key principles:

- Connected communities
- Places where life happens
- Attractive and welcoming places
- Safe places
- Places designed with nature

3.1.3 Measuring social value

TW has developed its own Social Value Toolkit, which assesses social value generated during construction and when a development is complete, under three key headings:

- Thriving local economy
- Strong communities
- Sustainable way of life

3.1.4 Nature

One of the key principles in TW's Placemaking Charter is to design places with nature and biodiversity enhancement. This approach starts with site design and layout. With the support of ecologists and landscape architects TW integrate

green infrastructure, habitat improvements, wildlife enhancements and wildlife friendly planting from the beginning.

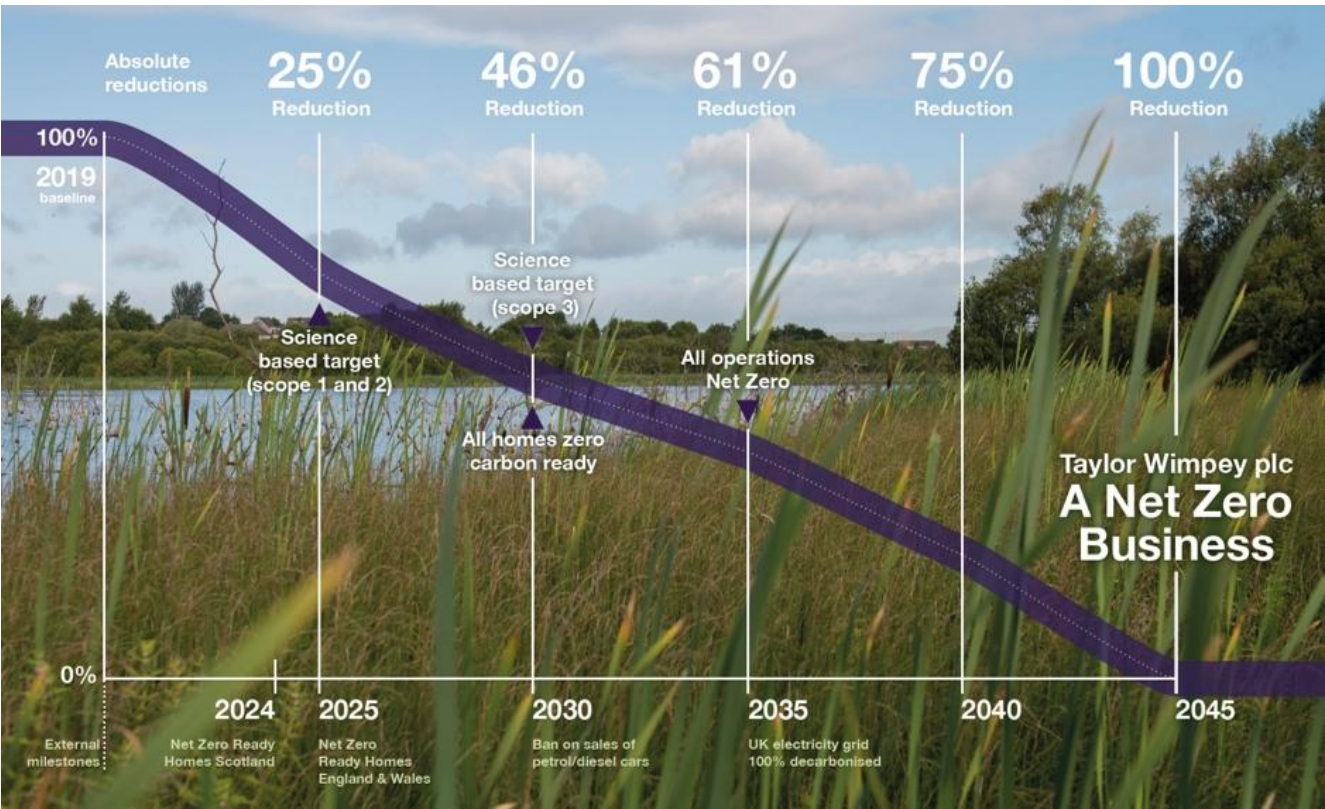
TW also partner with nature organisations to ensure their actions reflect best practice.

3.2 Environmental impact

TW support a more sustainable future by reducing and mitigating environmental impacts from development.

TW have committed to reaching net zero emissions ahead of the UK’s national target and have published our Net Zero Transition Plan with a four-stage roadmap. They are working with suppliers to reduce embodied carbon in the materials used to construct homes.

Figure 3: TW’s Net zero roadmap



TW also aim to reduce resource use and waste and to increase recycling. During 2025, they continued to focus on improving waste segregation, site waste audits, performance monitoring and designing out waste from their processes.

3.3 Pathway to Net Zero

In 2023 TW set out a Net Zero transition plan which sets out a pathway to achieving net zero operational emissions by 2035 and net zero emissions across the value chain by 2045.

The summary of the roadmap in **Figure 3** aligns the net zero transition with the Government’s net zero trajectory and Future Homes Standard.

4. Sustainability and Energy Strategy

This section summarises the sustainability and energy strategy for the proposed development at Land North of Rectory Lane, Ashington.

This section of the report outlines the sustainability and energy strategy for the proposed development, demonstrating how the development responds to both national and local planning policy, including the NPPF, where appropriate incorporating responses to the Council's HDPF requirements.

In this context the sustainable design commitments are set out under the following headings which reflect the themes of the NPPF.

Building a Strong and Competitive Economy – Demonstrating the development's social and economic benefits.

Promoting Sustainable Transport – Setting out how the development aims to enhance sustainable transport.

Promoting Healthy Communities – Including details of how the development will be designed to deliver high-quality homes that support the health and wellbeing of the local community.

Meeting the Challenge of Climate Change – Demonstrating how the development will deliver low carbon housing which is resilient to the effects of climate change.

Conserving and Enhancing the Natural Environment – Setting out how the development will protect and enhance the natural environment and minimise potential pollution impacts.

Sustainable Resources – Setting out how the development will reduce construction waste and

put in place measures to reuse and recycle waste through construction and operation, helping minimise the use of resources.

4.1 Building a Strong and Competitive Economy

The proposed development will contribute to positive economic growth for the district throughout both construction and occupation of the proposed sustainable new homes, supporting the aims of the NPPF.

A Social-Economic Benefits analysis has been prepared by Turley Economics, to assesses the potential socio-economic value of the proposals during both the construction and operational phases of the development.

According to the analysis, key benefits include:

Construction stage -

- Delivering significant investment in the local construction sector;
- Supporting 65 direct full-time equivalent (FTE) construction sector jobs over 2 years, including 30 new jobs for Horsham residents;
- Creating a further 25 FTE jobs in the supply chain across Horsham, West Sussex and beyond;
- Generating £21 million Gross Value Added (GVA) economic contribution across West Sussex and beyond, including £18 million concentrated in Horsham.

Complete and Occupied stage -

- Accommodating 290 residents in 125 high quality new homes;
- Generating £3.2 million resident expenditure annually on retail and leisure goods and services, with capacity to support 20 jobs in these sectors;

- Providing £330,000 in Council Tax for collection by Horsham District Council, contributing towards funding local public services and infrastructure;
- Enabling healthy lifestyles through design which incorporates green spaces and provides recreational opportunities.

4.2 Promoting Sustainable Transport

A Transport Assessment has been prepared by Charles & Associates to review accessibility and the highway and transport implications of the proposed development.

This section of the report provides a summary of the sustainable access and transport measures available and incorporated into the development, in line with current Local Plan **Policy 40**.

Local Services and Amenities – The majority of Ashington Town Centre is located within a 1km walking distance of the Site, offering a wide variety of local facilities and amenities, including a primary school, pre-schools, retail/convenience stores, a pharmacy and a community centre.

Pedestrian/cycle access - Footways are provided along Rectory Lane. There are also numerous Public Rights of Way (PRoW) surrounding the Site, providing practical and recreational walking opportunities within the area.

Bus Services – The nearest bus stops to the proposed development are the ‘Rectory Lane’ stops located on London Road, approximately 600m to the east of the Site. The stops are served by Route 23, providing regular and frequent routes to popular destinations including Horsham, Crawley and Worthing.

Railway Services – The nearest railway station is Pulborough Station, c.11.6km from the proposed development. The other nearest stations are Worthing (c.16.7km) and Horsham (c.18km), both of which are accessible via bus Route 23. Horsham station provides connections to destinations including London, Peterborough and Bognor Regis, while Worthing station provides connections to

destinations including London, Southampton, Brighton and Portsmouth.

Proposed Sustainable Transport Measures - The Site is in a sustainable location and benefits from good access to a range of existing amenities. Committed improvements associated with neighbouring developments, including upgrades to pedestrian infrastructure, PRoWs and bus stop facilities, will further enhance accessibility for future residents.

As part of the proposed development, two new pedestrian accesses from Rectory Lane will be provided, as well as two active routes to the east and northeast of the Site. The masterplan will also ensure the development is as permeable as possible for pedestrians and cyclists, providing direct and convenient routes, allowing ease of access to local facilities and amenities.

Furthermore, EV charging will be provided for each dwelling in accordance with Building Regulations S and cycle parking will be provided to meet local standards.

Further detailed information on transportation issues and targets is contained within the Transport Assessment which accompanies the planning application.

4.3 Promoting Healthy Communities

Creating a high-quality development that promotes health and wellbeing for residents and visitors is a key aim of the scheme. Key features of the proposals which will support the health and wellbeing of future occupants and surrounding communities include:

- A mix of dwellings in size, types and tenures, including affordable housing, supporting balanced communities as required by the current Local Plan **Policy 16**;
- Homes to be designed to overlook landscape, benefitting from green space on their doorstep where possible;
- Retention and enhancement of green infrastructure where possible, including open space, tree planting, and SuDS;

- Creation of high quality accessible public open space, including children's play and kickabout space;
- Provision of a community orchard to promote healthy life styles;
- A wide range of facilities and services that can be reached from the Site within a short walking and cycling distance; and
- Creation of new walking/cycling paths, connecting to existing PROWs to encourage active travel.

In addition, the detailed design of the homes will consider measures to improve internal living environments including:

- Maximisation of natural daylight in occupied areas such as bedrooms and lounges; and
- Utilisation of materials and services that have low emission rates and pollutants.

More information on how the development will incorporate healthy living opportunities is contained within the DAS which accompanies the planning application.

4.4 Meeting the Challenge of Climate Change

One of the main challenges facing the UK and new development is the need to mitigate and adapt to a changing climate.

Climate change will cause the UK to become warmer, winters will become wetter, and summers

will become drier. Adapting to this changing climate will impact on the design, construction, location, cost and operation of all new buildings in the next few decades. One of the NPPF's core planning principles is for development to consider climate change adaptation and mitigation during the planning process.

The Council's adopted Local Plan **Policies 35, 36 and 37** support these objectives by requiring developments to reduce carbon emissions, incorporate renewable/low carbon energy and integrate climate change adaptation.

In this context, the following sections outline the key climate change mitigation and adaptation measures included at this stage and to be considered as part of future detailed design, demonstrating how the proposed development responds to the relevant Local Plan policy requirements.

4.4.1 Mitigating Climate Change – Embodied Carbon

Progressive reduction of operational carbon within building regulations means that carbon associated with building materials and construction is an increased proportion of a building's total carbon footprint and a greater contribution to climate change.

Figure 4 shows where and how carbon can be emitted over the life cycle of a home or building.

Figure 4: Lifecycle Stages of a Building

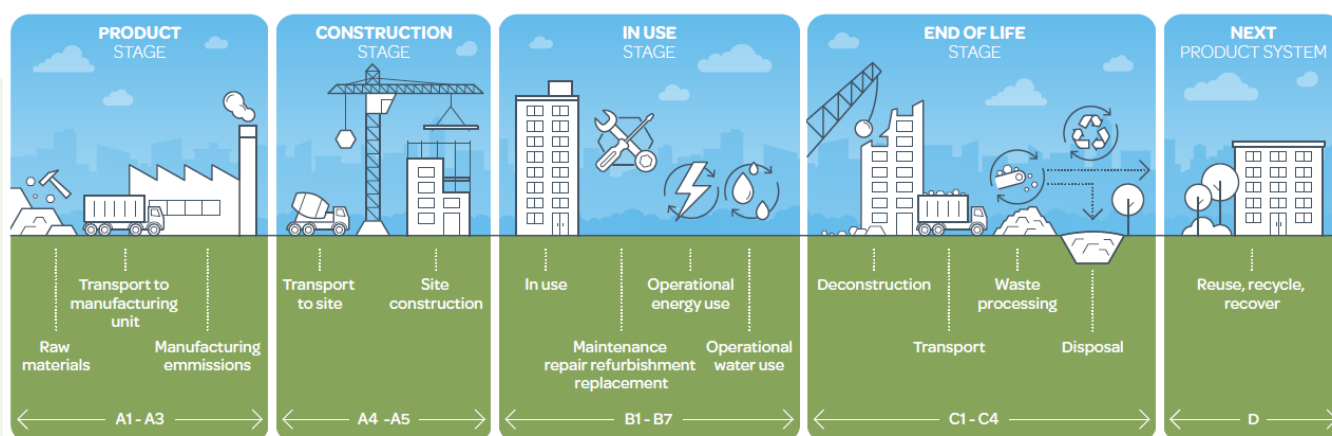


Figure 5: Carbon emissions breakdown (kgCO₂e/m²)
(Source: Future Homes Hub)

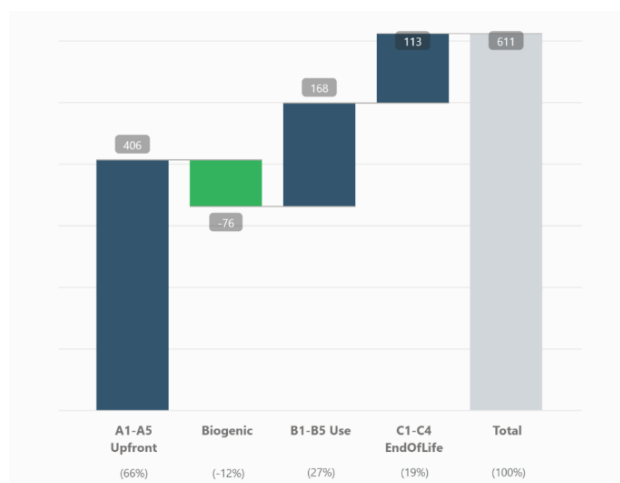


Figure 5 shows the estimated breakdown of carbon emissions for a new home. It shows c.66% of the whole life carbon emissions of residential development can be attributed to the upfront embodied carbon.

Designing development to minimise construction stage emissions and the total embodied carbon can therefore make a substantial contribution to reducing GHG emissions.

The development aims to reduce the embodied carbon of the proposed homes and related infrastructure, targeting an upfront embodied carbon target of <800kgCO₂/m² (A1-A5) and promoting a good practice approach to lean design and sustainable material use.

A range of measures will be considered, including, but not limited to:

- Lean design to minimise materials use, including consideration of infrastructure layout to minimise hardstanding;
- Use of natural materials which sequester carbon such as timber;
- Specification of low carbon materials, for example steel and concrete with recycled materials content;
- The use of Modern Methods of Construction (MMC) including off-site prefabrication of building elements;

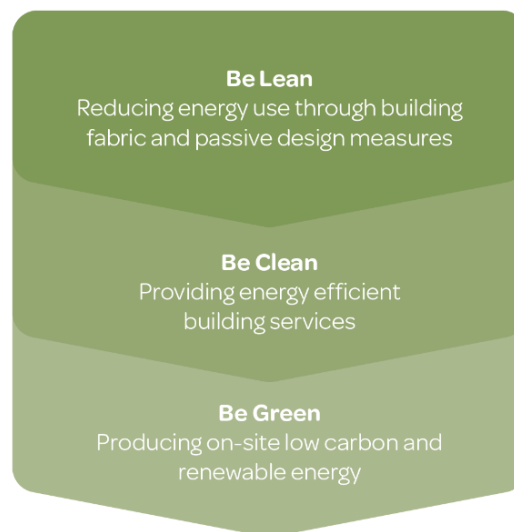
- Use of local supplies and labour where feasible.

4.4.2 Mitigating Climate Change – Operational Carbon

Developing energy efficient, low carbon buildings is a key objective of national policy and the recent updates to the Building Regulations support the reduction of energy demand through efficient building design to reduce carbon emissions. The FHS published in March 2026 requires homes to reduce carbon emissions by 75% beyond Part L 2013. The Government has confirmed that through the FHS no fossil fuels will be used, and new homes will be Zero Carbon Ready.

This section sets out a route to compliance with the FHS in accordance with the energy hierarchy, as shown in **Figure 6**. The 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.

Figure 6: The Energy Hierarchy



Be Lean – Reducing Energy Use

The first “Be Lean” stage of the energy hierarchy seeks to minimise the demand for heat and power from the outset through a highly-insulated building envelope and passive design measures.

This approach has several benefits including carbon savings being ‘locked-in’ for the lifetime of the building (60 years or more) rather than the shorter lifespan of renewable energy technologies. There

are also virtually no maintenance and/or replacement requirements or costs and no reliance on occupant behaviour.

As part of the detailed design of the new homes, a range of passive design measures will be implemented to reduce energy use and carbon emissions, including:

- Design and layout to optimise passive solar gain, natural daylight, sunlight and ventilation;
- Reduced form factor to limit thermal bridges;
- Enhanced fabric specification to include building elements with U-values in line with the FHS requirements;
- Design of building joints to reduce thermal bridging to help reduce air tightness;
- Prioritise passive cooling options such as external shading;
- Material selection which aims to balance the aesthetics, robustness and durability with optimal thermal benefits.

Through these measures it is anticipated the development will significantly reduce energy demand and carbon emissions, in line with the FHS.

The final design and specification of new homes will be determined during the detailed design of the development.

Be Clean – Efficient Energy

The next stage of the Energy Hierarchy is the efficient supply of heat and energy. This typically means connecting into an existing District Heating Network (DHN) where available or providing an on-site communal heat network or individual building systems.

There are no known heat networks in the vicinity of the Site. In addition, traditional gas-fired heat networks no longer offer a carbon benefit as the electricity grid continues to decarbonise; an all-electric heating approach is therefore expected to deliver lower lifetime emissions for the Proposed Development.

The homes will therefore incorporate a low-carbon all-electric approach to space heating and hot water

using air source heat pumps (ASHPs). This type of system is well suited to thermally efficient buildings with strong fabric performance. ASHPs operate using mains electricity but typically deliver around three units of heat for every unit of electricity consumed, making them an efficient and lower carbon alternative to conventional fossil fuel heating systems. They also allow building users to be fully net zero through a renewable energy tariff, or automatically in the future with a fully decarbonised electric grid network. These measures fully support HDC's ambitions to be net zero carbon.

Additional 'active' measures can further enhance the energy efficiency of the homes and reduce carbon emissions. In addition to the all-electric based system for building services, measures will include:

- 100% low energy lighting (e.g. LED); and
- Installation of smart metering systems to enable use of smart appliances and renewable energy.

These energy efficient systems will reduce baseline energy demand and carbon emissions from operation.

Be Green – Low Carbon Renewable Energy

The final stage of the energy hierarchy is the generation of on-site low carbon renewable energy.

Solar Photovoltaics (PV) - Solar photovoltaic (PV) systems generate zero carbon electricity from sunlight and are well suited to dwellings with unobstructed southeast to southwest facing roof space. Excess power is exported to the grid or can be harnessed using battery storage. Maintenance requirements are typically minimal. The FHS requires Solar PVs to be installed over an area equivalent to 40% of the dwelling's ground floor area. Where the site layout allows, opportunities will be explored to orientate homes to provide south-facing roof spaces, helping to maximise the potential for renewable energy generation. This will be considered further during Reserved Matters Stage.

Efficient and Low Carbon Renewable Energy Summary – As part of an all-electric strategy the development will incorporate ASHPs to provide low carbon heating and hot water, and Solar PV to meet a significant portion of energy demand.

Operational Energy and Carbon Summary

In summary, the homes will adopt an all-electric strategy, designed to meet the requirements of the FHS, through a range of fabric and energy efficiency measures, as well as low carbon renewable energy technology. This will be achieved through:

- High performance building fabric u-values and air tightness;
- Use of a range of energy efficiency measures including low energy lighting;
- Use of ASHPs and Solar PVs.

Table 1 shows the estimated operational carbon emissions for the proposed homes. This is based on indicative modelling information for a limited number of the proposed house types, the specification of which will vary at detailed design.

Table 1: Estimated annual operational carbon emissions*

	Carbon emissions
Part L 2021 Baseline Carbon (tonnes CO ₂ /yr)	109
FHS Compliance (tonnes CO ₂ /yr)	40
Carbon reduction (tonnes CO ₂ /yr)	69
% Reduction	63%

**Based on indicative carbon calculations. More detailed energy modelling will be completed at detailed design stage.*

Figure 7 shows a visualisation of a FHS compliant home, highlighting potential measures used to reduce emissions.

The final energy and carbon performance will be subject to the detailed design of the development and individual homes. Details of the energy strategy and carbon performance will be provided as part of future Reserved Matters applications.

Figure 7: Example FHS compliant home



4.4.3 Climate Change Adaptation

To ensure the proposed development is resilient to the effects of climate change it will incorporate a number of key design measures in response to the climate predictions set out in the UKCP18 projections.

The Independent Assessment of UK Climate Risk (June 2021)⁷ identifies key risks associated with the effects of climate change. In relation to the built environment and the proposed development, these include reduced summer water availability, increased winter rainfall, and increased summer temperatures.

This section identifies key measures which will be incorporated into the design of new buildings and

the proposed development to adapt to climate change.

Water Efficiency

Potable water is an increasingly important natural resource. The proposed development at Land North of Rectory Lane, Ashington is served by Southern Water, and is classed as being in serious water stress. Therefore, the homes will aim to reduce water consumption through a range of water efficiency measures such as:

- Reduced flush WCs;
- Low flow fittings such as taps and showers; and
- Where appropriate, water efficient equipment.

⁷ [CCC | Advice to the Government for CCRA3](#)

Through the use of these measures new homes will target a water consumption rate of 100 l/p/d exceeding the adopted Local Plan **Policy 37**.

Flood Risk and Drainage

A Flood Risk Assessment (FRA) and Drainage Strategy has been prepared by Charles & Associates to assess the potential risk of flooding and set out the proposed site drainage strategy for the Site, in line with current Local Plan **Policy 38**.

The Environment Agency (EA) Flood Map identifies that the Site's location is in Flood Zone 1, therefore the risk from fluvial flooding is Low. The Surface Water flood map shows different areas of the Site at Very Low, Low, Medium and High risk of surface water flooding from the ditch corridors along the northern, eastern and western boundary. A sequential approach will be employed to locate areas of built development outside the areas of surface water flood risk.

The drainage strategy includes the use of SuDS features in the form of detention basins, with discharge at existing Qbar greenfield rates to the watercourse/ditch network that currently drains the Site towards the river. This will be designed for events up to and including the 1-in-100-year event, plus a 45% allowance for climate change.

Additional SuDS features will be incorporated at source within the development to help reduce surface water runoff and improve water quality, including permeable paving and rain gardens.

It is considered that with the above measures, any residual flood risk can be effectively mitigated. Further information on flood risk and the proposed surface water management system can be found in the FRA and Drainage Strategy submitted with the application.

Overheating

With increasing summer temperatures there is an increasing risk of overheating in homes which could adversely affect residents. Homes will be designed in accordance with the cooling hierarchy, as shown in **Figure 8**, which aims to reduce any potential overheating in buildings through minimising heat

generation first, followed by the consideration of passive cooling measures, and finally the use of active cooling using the lowest carbon option.

Incorporating the cooling hierarchy into the design process means homes will be better equipped to manage their cooling needs and to adapt to and mitigate climate change, while also minimising the carbon emissions associated with reducing overheating risk.

At detailed design, an assessment of homes will be carried out in line with the requirements of Part O of the Building Regulations, including either a simplified method or dynamic thermal modelling, to consider future climate scenarios.

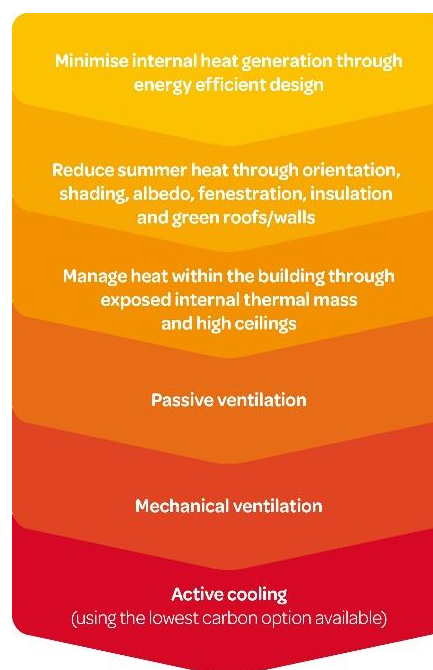


Figure 8: The Cooling Hierarchy

4.5 Conserving and Enhancing the Natural Environment

The proposed development will incorporate measures to support and enhance the environment through consideration of the existing site ecology, including measures to mitigate the impact of the development and enhance site biodiversity, as well as incorporate measures to reduce pollution from the Site.

4.5.1 Ecology

An Ecological Impact Assessment (EcIA) has been prepared by CSA Environmental to establish the ecological status of the Site and the ecological implications of the proposed development.

The Site is currently dominated by arable habitat of limited ecological value, with some hedgerows, tree lines and an adjacent watercourse of local importance. The on-site habitats are considered to have the potential to support species including birds, bats, badgers, dormice, hedgehogs, reptiles, and Great Crested Newts (GCNs).

To protect and improve the Site habitats and species, a range of mitigation and enhancement measures have been recommended as part of the EcIA, including:

Mitigation measures:

- Site layout designed to retain and protect valuable ecological features where possible, such as hedgerows and trees;
- Precautionary measures to avoid impacts on nesting birds during site clearance;
- A sensitive lighting strategy to minimise adverse effects from light spill on nocturnal species.

Enhancement measures:

- Creation of new habitats including grassland, scrub, trees, hedgerows, and wetland associated with SuDS; and
- A wide range of additional enhancement measures including bat and bird boxes, log piles and measures to maintain permeability for hedgehogs.

It is considered that a minimum 10% Biodiversity Net Gain can be achieved with the implementation of the recommended mitigation and enhancement measures, in line with adopted Local Plan **Policies 25 and 31**.

Further information on the landscaping plans, ecology and biodiversity is set out in the DAS and EcIA which accompanies the application.

4.5.2 Pollution

The proposed development will aim to minimise any negative impacts on the natural environment to protect land, air and water, buildings and people from pollution.

Water – Throughout construction, water quality will be maintained by the following measures:

- Reduce erosion and run-off by minimising land disturbance and leaving vegetation cover where possible;
- Cover skips and trucks loaded with construction materials and continually damp down with low levels of water;
- Use non-toxic paints, solvents and other hazardous materials wherever possible; and
- Segregate, tightly cover and monitor toxic substances to prevent spills and possible site contamination.

Air – The proposals include several measures which mitigate, prevent and reduce the risk of air pollution throughout the lifetime of the development, these include:

- An all-electric energy network which will eliminate NOx emissions associated with traditional gas boilers.
- A sustainable movement strategy which will encourage active forms of travel (such as walking and cycling) and minimise congestion and air pollution associated with private car use.
- All homes will be provided with an electric vehicle charging point to promote the uptake of low emission vehicles.

4.6 Sustainable Resources

4.6.1 Materials

A key benefit of using sustainable and natural materials, and incorporating material efficiency into new development, is reducing embodied carbon emissions, as discussed in **Section 4.4.1**.

Where possible, materials will be procured locally, to reduce carbon emissions associated with the transport of materials.

The development specification will also prioritise responsible supply chains such as those who hold FSC and BES6001 certification.

Insulation materials containing substances known to contribute to stratospheric ozone depletion or with the potential to contribute to global warming will not be used. Natural insulation materials such as mineral wool, rock wool or cork board will be considered as they are amongst the lowest Global Warming Potential (GWP) rating.

4.6.2 Waste Management

The proposed development at Land North of Rectory Lane, Ashington will help protect natural resources through the sustainable management of waste through construction and operation in line with current Local Plan **Policy 33**.

Waste will be managed in accordance with waste hierarchy, which prioritises waste prevention, followed by re-use, recycling, then energy recovery and disposal as a last resort (as set out in **Figure 9**).



Figure 9: The Waste Hierarchy

Construction Waste Management -

Prior to the construction phase a Construction Environmental Management Plan (CEMP) will be developed to ensure the use of measures to minimise waste during the construction phases of the development, including the use of a scheme for recycling/disposing of waste arising from construction works.

The reduction, reuse and recycling of construction waste is to be prioritised through measures such as avoidance of over-ordering, supervision of deliveries, use of secure materials storage facilities and reuse of materials onsite where feasible.

In addition, the development will be registered with the Considerate Constructors Scheme and achieve certification against the Code of Considerate Practice.

Operational Waste Management -

The development will make provision for the storage and sorting of recyclable and non-recyclable waste. This will include design of dedicated storage for waste in new homes to encourage residents to recycle waste materials.

Full consideration will be given to the Council's waste management infrastructure and services to ensure that the occupiers have the necessary infrastructure to participate in any kerbside recycling services.

5. Conclusion

This Sustainability Statement has been prepared to demonstrate how the proposed development responds positively to national and local sustainable policy requirements.

The proposed development at Land north of Rectory Lane, Ashington will be designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible. This includes the consideration of measures to mitigate and adapt to the effects of climate change.

The key sustainability measures incorporated at this stage and further measures to be considered during the detailed design of the proposed development have been set out within previous chapters and are summarised below.

Social and Economic Benefits – The development aims to provide a range of social and economic benefits to both new and existing residents, through:

- Creation of direct and indirect jobs during both construction and operational phase;
- Extensive green infrastructure in the form of public open space, tree planting, and SuDS ponds, supporting the delivery of health & wellbeing benefits associated with green space;
- A sustainable location, with provision of new pedestrian/cycle links, providing health &

wellbeing benefits associated with active travel.

Environmental Protection and Enhancement – Through a range of design measures the development aims to protect and enhance the local environment, including:

- Provision of measures to protect and enhance on-site ecology including provision of green infrastructure and SuDS ponds, in line with current Local Plan **Policies 25** and **31**;
- Measures to reduce the risk of pollution throughout construction and operation; and
- Measures to minimise waste, and encourage recycling throughout construction and operation of the Site.

Mitigating and Adapting to Climate Change – In recognition of the climate emergency and local policies relating to climate change the development will incorporate a range of measures to reduce carbon emissions, mitigate the effects of climate change, and to ensure the long-term resilience of the development to the effects of climate change. Measures include:

- Homes designed to meet **FHS** significantly reducing carbon emissions and delivering zero carbon ready homes;
- A fabric-first approach to design to reduce energy demand, followed by low carbon renewable energy technologies such as Solar PV and ASHP, in line with current Local Plan **Policies 35** and **36**;
- Homes will aim to reduce embodied carbon in line with TW's environment strategy through consideration of measures such as lean design, use of low carbon or locally sourced materials, and/or MMC;
- Reduced emissions associated with private car travel though development in a sustainable location and measures to promote sustainable

and active travel, in line with current Local Plan **Policy 40**;

- Specification of water efficient fixtures and fittings to reduce water consumption to achieve 100l/p/d in line with TW's corporate strategy, exceeding the Part G higher water efficiency rate;
- A surface water drainage strategy designed to accommodate all storm events up to the 1 in 100-year event, plus a 45% allowance for climate change, in line with current Local Plan **Policy 38**; and
- Homes designed to take into account increasing annual temperatures and to minimise the risk of overheating.

Taylor Wimpey UK Ltd are committed to the delivery of sustainable homes which include measures which provide economic and social benefits, protect and enhance the environment, as well as mitigating and adapting to the long-term effects of climate change.

Turley Birmingham

9 Colmore Row,
Birmingham
B3 2BJ

T 0121 233 0902

