

Sustainability Statement

in support of a planning application for

Proposed erection of 24 new houses with associated parking and creation of new vehicular access on land between Pine Cottages and Streamside at Harpers Road Ash GU12 6DB – Full Application

Prepared by



October 2023

Introduction

This is an outline application for 24 new (23 net additional) dwellings.

The sustainability statement will address (where possible) the 3 key considerations to demonstrate the proposal complies with the Local Plan Policy, and references the Supplementary Planning Document, September 2020 Climate Change, Sustainable Design, Construction and Energy.

The 3 considerations:

1. Natural Resources
2. Sustainable Design
3. Climate Change Adaptation

1. Natural Resources

The buildings to be demolished will have internal materials 'dry stripped', separated for salvage, re-use or be recycled where possible.

Masonry and concrete elements will be crushed to 6F2 and Type 1 on site. All crushed materials will be used in sub-bases on site.

Where trees and bushes are to be removed these will be chipped on site (up to 200mmø) and mixed with salvaged topsoil, composted down and re-used across the site.

All houses will be constructed to brick/block module sizes to avoid cutting and waste.

Procurement is always efficient and surplus materials are re-used either on this site or others.

Any waste removal from site in skips is sorted off site to ensure 95%+ is recycled.

2. Sustainable Design

The layout provides for standard 2-storey housing laid out between landscaped areas.

A solution of solar panels and air source heat pumps will be used to exceed 20% carbon reduction in line with Part L of the 2021 building regulations. Refer to Energy Statement by Energycount.

The building fabric's will be designed to the latest building regulations.

Water use will be a maximum of 110 litres per occupant per day, as Policy D2.

It is anticipated floor joists, including decking, roofs and spandrel panels will be made off site.

Properties will be designed to suit brick/block modular sizes to prevent cutting and waste.

Storey heights will be designed to suit standard block modules to reduce cutting.

Materials will be stored carefully and limited to the work areas to prevent damage.

3. Climate Change Adaptation

The buildings have not been designed. The buildings will be designed to 2021 Part L and general building regulations.

All surface water dispersed off on site via SUD's. Refer to Flood Risk Assessment and Drainage Strategy by PJA.

Sustainable Transport

EV charging will be provided in line with the latest Building Regulations and Surrey County Council Vehicular, Electric and Cycle Parking Guidance, 1 per house or flat.

Cycle Park will be provided in accordance with planning policy – Refer to Transport Statement.

Recycling Storage

Refer to Refuse and Recycling Collection Statement.

Conclusion

The application has reviewed the 3 considerations and incorporated in the SPD and conforms with the local plan. Detailed design will build on these principals to conform to the Local Plan and SPD.