



SUSTAINABILITY STATEMENT for the erection of 2no holiday lets.

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1.0 INTRODUCTION

The proposal is for 4 No new holiday lets and associated works to the south of 63 Street End Lane. This statement sets out how the design and specification of the proposal will meet the requirements of Policy 40 of The Local Plan.

2.0 PROTECTING AND ENHANCING THE BUILT AND NATURAL ENVIRONMENT

2.1 The proposals have been designed to minimise the impact on existing trees and planting. The planting and trees to the street frontage are retained and the holiday lets are well set back from the road. Furthermore, the new buildings are of a high quality design and materials pallet. Viewed from the road the built and natural environment will therefore be unaffected by the proposals. Please also refer to the Planning Design and Access Statement.

3.0 MINIMUM WATER USAGE OF 110 LITRES PER PERSON PER DAY

3.1 Water use will be restricted to 110 litres per person per day by incorporating the following measures:

- Dual flush wcs
- Aerated spray taps to sinks and basins
- Low-flow shower heads
- Water efficient white goods

4.0 BUILDING FOR LIFE 12

4.1 Much of the guidance set out in Building for Life 12 is more relevant to larger scale developments, however, the following is a short summary of the salient points in respect of the proposals at The Haven:

- The existing access will serve the new holiday lets.
- The Bill Way cycle route runs just to the east of the site - this runs from Chichester City Centre to Pagham.
- Bus stops are located 50m to the south with regular buses running to Chichester.
- The proposed lets will be of a high quality design. Boundary landscaping has been carefully considered and existing retained/protected where possible.
- The scheme has carefully considered the context of the area and potential impact on neighbours.
- Parking is in accordance with WSCC standards. 10 No spaces are provided. All parking is visible from the lets.
- Bin/recycling and bike storage is provided within a covered storage area. This will encourage recycling and cycle usage.



5.0 MINIMISATION OF ENERGY CONSUMPTION

- 5.1** The building will be of modern timber framed construction. Where possible building materials with low embodied energy will be prioritised. This will be undertaken using the BRE Green Guide to Specification. All timber will be sourced in accordance with the FSC (Forest Stewardship Council) guidelines.
- 5.2** The energy performance of the home will exceed the 2022 Building Regulations Part L Conservation of Fuel and power standards. The fabric of the building will be specified as follows:
- Timber frame Insulated to Part L 2022 standards
 - The Air tightness of the building will be between 2 and 3 m³/hm²
 - Photovoltaic panels
 - Air Source Heat Pump
- 5.3** Throughout the construction phase, a Construction & Management Plan will be employed. Good planning and management will be used to reduce waste, utilise local labour and materials, and reduce water and energy use.

6.0 SUSTAINABLE ENERGY SOURCES

- 6.1** PV panels will be incorporated into the south facing roofs.
- 6.2** Air Source Heat Pumps (ASHP) will be used to provide heat and hot water to the home.
- 6.3** Heating will be via Under floor heating.
- 6.4** MVHR will be considered.

7.0 ADAPTATION TO CLIMATE CHANGE

- 7.1** Surface water run-off from roofs and driveway will be designed following the principles of sustainable urban drainage systems. The parking/access will have permeable surfacing.
- 7.2** External openings to the proposed buildings are largely traditional in size and together with the increased insulation levels proposed will reduce the potential for overheating. Pergolas will provide shading to the larger glazed areas.

8.0 PROTECTION AND ENHANCEMENT TO THE HISTORIC AND BUILT ENVIRONMENT, OPEN SPACE AND LANDSCAPE CHARACTER

- 8.1** The site is not within a conservation area and there are no listed buildings near-by.

9.0 APPROPRIATE AND SYMPATHETIC DESIGN

- 9.1** Please refer to the Planning Design and Access Statement, which describes the development's scale, height, appearance, form, siting and layout and how it has been sensitively designed to respect the character and identity of the local area.



10.0 REDUCING POLLUTION

- 10.1** The new holiday lets will be provided with an electric car charging point each.
- 10.2** The proposed lets will have secure reliable high-speed internet connections.
- 10.3** External lighting will be kept to a minimum and fittings with low spillage specified to reduce light pollution.