

Sustainability Assessment

in support of

UNDERGROUND PARKING AREA

At

Millicent, Hillgrove Lane, Lurgashall, Petworth, West Sussex, GU28 9EP

1. Sustainability Assessment

- 1.1 The requirement for a Sustainability Assessment to support the application is triggered by virtue of the application building having a floor area of more than 100sqm.
- 1.2 The following Sustainability Assessment has been produced with regard to Policy SD48 - Climate Change and Sustainable Use of Resources of the South Downs National Park Local Plan. Policy SD48 is set out below.

Strategic Policy SD48: Climate Change and Sustainable Use of Resources

1. The Authority will encourage all new development to incorporate sustainable design features, as appropriate to the scale and type of development.
2. All development proposals will be required to achieve the minimum standards as set out below unless it can be demonstrated that doing so is not technically feasible or would make the scheme unviable:

Residential:

- i. Energy efficiency: 19% carbon dioxide reduction improvement against Part L (2013)⁹⁶ through the energy efficiency of the building and;
- ii. Water: Total mains consumption of no more than 110 litres per person per day⁹⁷.

Non-residential and Multi-residential⁹⁷:

- i. Major: Building Research Establishment Environmental Assessment Method (BREEAM) Excellent⁹⁸
3. All development proposals, including retrofitting, will be required to demonstrate, proportionately, how the development addresses climate change mitigation and adaptation through the on-site use of zero and/or low carbon technologies, sustainable design and construction, and low carbon materials.
4. Major development proposals should also include an energy assessment to demonstrate how carbon dioxide emissions are to be minimised on-site.

- 1.3 It is clear on reading Policy SD48 that in respect of residential development the policy is targeting proposals for new dwellings and the extension of primarily living accommodation

within existing dwellings. This is evidenced in the reference to Part L of the Building Regulations (Conservation of Fuel and Power in New Dwellings) at SD48.2.i and mains water consumption of no more than 110litres per person per day at SD48.2.ii.

- 1.4 The development is subterranean and the new works will be used for the parking of domestic vehicles and storage of domestic equipment to maintain the land. Noting this there are limited opportunities in the case of this proposal. However, by being subterranean and more specifically being located under the existing garage and tennis court the proposal will not result in any above ground loss of open undeveloped land that would otherwise occur from above ground development or a basement set below undeveloped land , thus limiting the impact of the proposal on its setting. Further the subterranean nature of the structure will help prevent run-off compared with a garage / storage building above ground.

- 1.6 Overall and given the nature of the proposal limited opportunities are available compared with new build above ground proposals. However, in line with Policy SD48 a proportionate approach will be taken and thus the proposal is considered to accord with its general principles.