

Sustainable Construction and Design Statement

Planning application number: 24/00814/FUL

A Sustainable Construction and Design Statement is required for all new residential and commercial development, including replacement dwellings. This Statement demonstrates how sustainable design and construction measures outlined in Policy 40 of the Chichester Local Plan have been considered and incorporated into the proposed development. The proposed development incorporates sustainable design and construction techniques including energy conservation and efficiency, water efficiency, reducing waste, re-using materials and recycling materials to ensure the most efficient use of limited resources.

This Statement's scope is designed to be proportionate to the relatively low scale and impact of the development, which is a replacement of an existing, dilapidated single dwelling house with another single dwelling house of high-quality modern construction. Please also refer to information contained within the Design and Access statement.

- The proposed new house will be on a timber frame, sourced from sustainably managed forestry. The high insulation value compares favourably to masonry construction. Additionally, there is good airtightness from a timber framed construction. Plus, the timber frame is manufactured off site in a factory, which reduces waste and the disturbance to neighbours.
- Timber cladding from sustainably grown and managed local timber is durable and renewable compared with other manmade cladding materials.
- High levels of insulation will be used throughout – as proved by SAP calculations.
- Low energy fittings will be used throughout.
- Water consumption: efficient fittings will be used to keep water consumption to below 110 litres per person per day, in line with the optional requirement of the updated Part G - Excluding an allowance of 5 litres or less per head per day for external water use (as set out in MALP and 'optional' Requirement G2 of Schedule 1 to the Building Regulations 2010).
- The design follows Building for life approaches and guidance (BfL 12 or equivalent) as relevant to a single replacement dwelling.
- The plot itself is located in a residential area with excellent local amenities in Emsworth and good public transport from nearby bus stops and train station to the wider area and across the country.
- The proposals are for a family home set in its own garden space. The property is immediately opposite a nature reserve and a stroll from Chichester Harbour, all of which offer varied walks.
- The internal personnel lift means the building will suit occupiers of all ages and abilities.
- Where possible, timbers from the current building will be re-used as garden compost bins and other garden edgings. Some of the timbers have already been requested by a neighbour to construct a compost bin.
- Renewable energy will be used: solar panels, air source heat pump and MVHR unit are designed to keep energy usage low and efficient. A reduction in CO2 emissions would be expected compared with a gas central heating-based system.
- No gas central heating system will be installed.
- The garden will benefit from additional planting with native species to increase biodiversity.
- Rainwater recycling butts will be used externally which both reduce water use in the garden and also reduce run-off from the site as a whole.

- Bat and a variety of bird boxes (RSPB approved) will be sited around the garden in suitable locations.
- Hedgehog housing will be provided.
- There will be no effect on mature trees or the surrounding garden areas.
- Space will be provided for external storage, car parking and a mixture of bins for general waste, recycling and green waste.
- The proposal is a single dwelling with a double carport. An electric vehicle charging point will be provided there through a new 3 phase supply.
- The proposals will not affect the historic environment. The property is not in an area of listed buildings, nor in a conservation area, nor are there other designated heritage assets in the property's immediate vicinity.
- The new plans are appropriate and sympathetic in terms of scale, height, appearance, form, siting and layout and are sensitively designed to maintain the tranquillity and local character and identity of the area.

In summary, this replacement dwelling will provide a massive improvement on the dilapidated unsightly dwelling with a modern, high-quality home.