

Sustainability Statement 2024-11

WARREN CREEK - 3863

Category	How has this been addressed / incorporated?
Energy and CO2 emissions 1. How has the development been designed to optimise the use of the energy from the sun and limit heat losses? 2. How has the development been designed to optimise natural daylighting, energy efficient lighting, external lighting and natural ventilation? 3. How will the design of the building make efficient use of energy? (e.g. use of thermally massive materials, levels of insulation, energy efficient white goods and use of green/ brown roofs etc.). 4. Has local energy generation from renewables and/or decentralised energy been considered as part of the scheme? 5. How have cycle storage facilities been considered? 6. Does the development meet the requirements of policies H5? Is this clearly illustrated? 7. Is a Section 106 contribution required? If so, what amount?	The proposed development will make good use of glazing to all elevations to help reduce internal lighting loads. Placing the most frequently used rooms, concentrating most of the glazing on the south side of the building to capture natural heat and light and minimise the demand for heating and lighting. With the inclusion of energy efficient measures including low U values, air test figure in addition to an efficient air source heat pump, the proposed development can demonstrate a potential to reduce carbon emissions by far greater than 19% over a Part L Building Regulations 2021 target emissions rate. Smart meters and appliances are proposed with the aim of achieving an EPC A- rating. Energy storage and an electric vehicle charging point is also being considered. Cycles can be stored in the garage. POLICY H5- No S106 is required
Water 8. How will the development incorporate the use of water saving devices to achieve the higher water efficiency standard under Regulation 36(3) of the Building Regulations? 9. How will the development incorporate recycling rainwater and reduce the use of potable water? 10. Has the collection, treatment and re-use of grey water been considered? If so, how will these facilities be incorporated within the development?	The proposed use of low-flow sanitary ware and white goods, dual-flush valves on toilets, installing high efficiency plumbing fixtures will maximise water efficiency to provide for a water use of no more than 110 litres per person per day. Water butts would also be fitted to rain-water pipes to collect water running off the roofs.
Materials 11. How will the selected materials help retain local character, ensure long life and ensure a low environmental impact, including consideration of embodied energy? Where will the materials for the construction of the building be sourced from?	Where possible it is proposed that construction materials will be purchased from sources that minimise carbon emissions and/or come from sustainable sources. The environmental policy and sustainable policy for each manufacturer shall be carefully considered before orders are placed. Where possible timber will be sourced that has Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC).
Surface water run off 12. How has the development considered flooding and pollution? 13. Has the design considered the use of sustainable drainage systems (SuDS) and how will they be incorporated within the development? 14. Does the development meet the requirements of policy EN18?	Please refer to Nimbus Flood Risk Assessment & Suds Report. The drainage system for percolation of surface water is included within this application.

Waste 15. How will the development minimise waste sent to landfill? 16. How will the development make the maximum use of construction and demolition waste? 17. How will the development make maximum use of re-used and recycled materials? 18. How will provision be made for the storage and recycling of waste for all users of the site?	Building materials will be delivered to site, stored securely and sourced locally where possible. All construction packaging and pallets will be separated, stored and recycled. The aim will be to reduce wastage and use construction materials from sustainable sources, with low embodied energy and low carbon inputs, to accord if not exceed current standards. It is anticipated that the waste arising from the development will comprise brick, block and general hardcore, timber, glass, as well as sub-soils. As far as possible, these materials will be sorted and stored on site in separate skips for removal and recycling by a local licensed waste contractor. The appointed contractor will supply skips, collect sorted materials and transport them for recycling and re-use. This will include hardcore and other building demolition waste from the site. Site constraints do not permit the crushing and screening of hardcore on site. The project manager will be responsible for organising, recording and monitoring waste management and minimisation during the construction phases. By adopting the above ethos disposal of waste to landfill will be minimal.
Pollution 19. What measures have been incorporated to ensure that noise and light pollution will be minimised through the development? 20. What measures have been incorporated to reduce nitrogen oxide emissions and reduce the global warming potential of insulants? 21. What measures have been incorporated to reduce the release of pollution into the atmosphere?	The proposal moves the house further away from the river to reduce light pollution. The dwelling includes limiting thermal bridging in accordance with NHBC regulations.
Health and Well-being 22. How has the development been designed to maximise natural lighting, reduce the likelihood of noise complaints, incorporate private outdoor space and ensure the layout of the development can be easily adapted to meet the needs of future occupants?	Please refer to drawings.
Management 23. What measures have been taken to ensure the construction of the site is managed in an environmentally and socially considerate manner, mitigating environmental impacts? 24. How has the development been designed to ensure people feel safe and secure?	A construction management plan will be provided in accordance with CDM New entrance gate, dwelling will have an alarm system
Ecology 25. How have the wildlife habitats and natural features on and adjacent to the site been considered and how will they be retained, protected and enhanced?	There is a biodiversity gain within this application. This dwelling has been designed with due consideration to climate change, it is in flood zone 3. The drainage system for percolation of surface water is included within this application. Retaining existing trees and provision of additional new native hedging.