

Land South of Green Road, Wivelsfield Green

Sustainability and Energy Statement



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Contents

Executive Summary	1
1 Introduction.....	3
1.1 Overview.....	3
1.2 The Site	3
1.3 The Proposed Development.....	5
1.4 The Applicant.....	6
1.5 Purpose of the Report	9
2 Legislation and Planning Policy Context.....	11
2.1 Introduction.....	11
2.2 National Context.....	11
2.3 Local Context.....	12
3 Sustainability Statement.....	14
3.1 Overview and Methodology	14
3.2 Biodiversity	14
3.3 Water Efficiency.....	14
3.4 Energy Efficiency.....	15
3.5 Sustainable Travel.....	17
3.6 Waste and Materials.....	17
3.7 Climate Resilience.....	19
4 Energy Strategy	24
4.1 Overview.....	24
4.2 Energy Demand Reduction	24
4.3 Renewable Energy and Low Carbon Technology	25
4.4 Summary of Performance.....	27
5 Summary	28

Figures

Figure 1.1 Site Location Plan	4
Figure 1.2 Proposed Development Framework Plan	5
Figure 1.3 Taylor Wimpey Net Zero Transition Plan 2023	6
Figure 1.4 Taylor Wimpey trial specification for the 2025 Future Homes Standard.....	8
Figure 3.1 The Energy Hierarchy	16
Figure 3.2 The Resource Hierarchy	18
Figure A.1: Site Location Plan	xxix
Figure A.2: Proposed Development Framework Plan.....	xxx

Tables

Table 1 Key Sustainability Features.....	1
Table 3.1 Lewes District Council Sustainability Checklist for Major Developments.....	20
Table 4.1 Planning Policy & Legislation Applicable to Energy of the Proposed Development	24



Table 4.2 Feasibility of District Wide Low Carbon and Renewable Technologies 25

Table 4.3 Feasibility of Building Low Carbon and Renewable Technologies 26

Table 5.1 Key Sustainability Features by Aspect..... 28

Appendices

Appendix A Site Location Plan and Proposed Development Framework Plan

Appendix B Policy and Legislative Context



Executive Summary

Stantec UK Limited have been commissioned on behalf of Taylor Wimpey Strategic Land ('the Applicant') to produce a Sustainability and Energy Statement for an outline planning application for a mixed-use residential development.

This Sustainability and Energy Statement (the 'Statement') includes an Energy Strategy chapter. It sets out how the Proposed Development demonstrates sustainability in line with national planning policy guidance, the Lewes District Local Plan and the associated Sustainability in Development Technical Advice Note (TAN).

The Proposed Development will comprise the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road. The Site is located on land south of Green Road, Wivelsfield Green.

The Statement recognises that the Proposed Development will be designed with the following key aspects central to the design of the Proposed Development: energy and carbon reduction, climate change mitigation, adaption and resilience, water efficiency, air and light pollution, biodiversity, sustainable transport and waste management.

Table 1 summarises the key sustainability features incorporated into the Proposed Development, categorised by aspect as outlined in the Lewis District Local Plan.

Table 1 Key Sustainability Features

Biodiversity and Ecology
- Green spaces and landscape features provide amenity space and play, supporting and enabling community cohesion, active lifestyles, inclusivity and wellbeing - Retention and enhancement of habitats for flora and fauna - Incorporation of a community orchard - Provision of a minimum 30m buffer adjacent to West Wood and Purchase Wood - Achievement of a 11.54% biodiversity net gain and management to maintain the biodiversity
Water Efficiency
- Water consumption limited to 110 litres or less per person per day - Specification of low flow fittings - Implement and assess feasibility of water recycling systems such as rainwater harvesting
Energy Efficiency and Carbon Reduction
- Demand for energy reduced through fabric efficiency measures, reducing associated carbon emissions - Energy supply delivered through low and zero carbon technologies, with a heat-pump led strategy - Measures to increase active travel and reduce travel by private car to minimise emissions associated with transport
Design
- All houses fitted with a 7kW electric vehicle charging point - Design of landscape features, travel routes and open space to encourage active and healthy lifestyles - Provision of accessible open space with extensive areas of play space, informal space and amenity areas - Mitigation through design to minimise light pollution - Use of high-quality materials throughout the Proposed Development, with priority given to sourcing materials with low embodied carbon
Climate Change Adaptation and Resilience
Water management features deployed through the Flood Risk and Drainage Strategy to manage increased and varied rainfall



- Green infrastructure with SuDS and landscape features to manage rainfall, runoff, and extreme temperatures



1 Introduction

1.1 Overview

- 1.1.1 This Sustainability Statement and Energy Strategy (the 'Statement') has been prepared for Taylor Wimpey Strategic Land ('the Applicant') in support of outline planning application to Lewes District Council (LDC) for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space and land for education or community use, with access from Green Road and Eastern Road. (hereafter 'Proposed Development') at Land South of Green Road, Wivelsfield Green (hereafter 'the Site').
- 1.1.2 This Statement outlines how the Applicant has designed and will construct the Proposed Development to be sustainable considering economic, social, and environmental aspects.
- 1.1.3 The Sustainability Statement in **Section 3** sets out the design approaches and solutions that are incorporated into the construction and operation phases of the Proposed Development, demonstrating compliance with the LDC Local Plan, in particular the Sustainability in Development TAN and Sustainability Checklist for Major Developments.
- 1.1.4 The Statement includes an Energy Strategy chapter in **Section 4** and outlines the approach to delivering an environmentally responsible, economically viable, and socially accountable development for long-term value for all stakeholders. The Statement sets objectives for the Proposed Development and provides a route map to be followed as the design vision progresses to a planning application and beyond. The Statement takes a holistic view of sustainability and in particular focuses upon biodiversity, water and energy efficiency, design and climate resilience.

1.2 The Site

- 1.2.1 The Site covers approximately 21 hectares (ha). The Site comprises of grassland separated by trees and hedgerows. A bridleway runs from the northern boundary of the Site to the south, intersecting it. There are two unnamed watercourses which run in the centre and near the western boundary of the Site.
- 1.2.2 The Site is directly adjacent to West Wood on the southern boundary. Hundred Acre Lane runs alongside the south east boundary of the Site. The Wivelsfield Primary School is located adjacent to the eastern boundary of the Site, which is bordered by sports pitches. To the north and west of the Site are residential dwellings off Eastern and Green Road, which are associated with Wivelsfield Green.
- 1.2.3 Many services and amenities are accessible within walking and cycling distance. As mentioned, the Wivelsfield Primary School and associated sports pitches border the Site. Amenities within the centre of Wivelsfield Green such as Wivelsfield Post Office, grocery stores and pubs are located approximately 160m east. Additional amenities within Wivelsfield and Burgess Hill, located 1km and 1.5km from the Site respectively.
- 1.2.4 The closest train station to the Site is Wivelsfield, 2.5km west of the Site. This provides services on the Thameslink and Southern rail services, with direct services to Eastbourne, Bedford, Brighton and London Victoria. Burgess Hill station is located 3km south west of the Site and provides direct services on the Thameslink and Southern rail services to Bedford, Cambridge, Brighton and London Victoria. In addition to nearby rail stations, there are multiple bus stops which border the Site, including stops at Village Hall on the western boundary and Primary School on the eastern boundary. These stops are serviced by 167 Village Rider which provides connections to Burgess Hill and Lewes and 168 which provides services to Burgess Hill and Plumpton.



- 1.2.5 The Site is not covered by any statutory ecology, historic or landscape designations. West Wood, which borders the Site, is designated as an Ancient Woodland. The Ditchling Common Site of Special Scientific Interest (SSSI) is located 690m west of the Site.
- 1.2.6 According to the UK Flood Map for Planning¹, the Site is located entirely in Flood Zone 1 and is therefore at low probability of flooding from rivers and the sea.
- 1.2.7 There are no Scheduled Monuments, World Heritage Sites or Registered Parks and Gardens within proximity to the Site, however the following Listed Buildings are nearby:
- Grade II Listed Building 'Jenners', 60m north
 - Grade II Listed Building 'Jack of Clubs Cottage', 140m west
 - Grade II Listed Building 'Botches', 150m north east
 - Grade II Listed Building 'Baldings', 155m north west
- 1.2.8 An extract of the Site Location Plan is shown in **Figure 1.1** with the full version shown in **Figure A.1, Appendix A**.

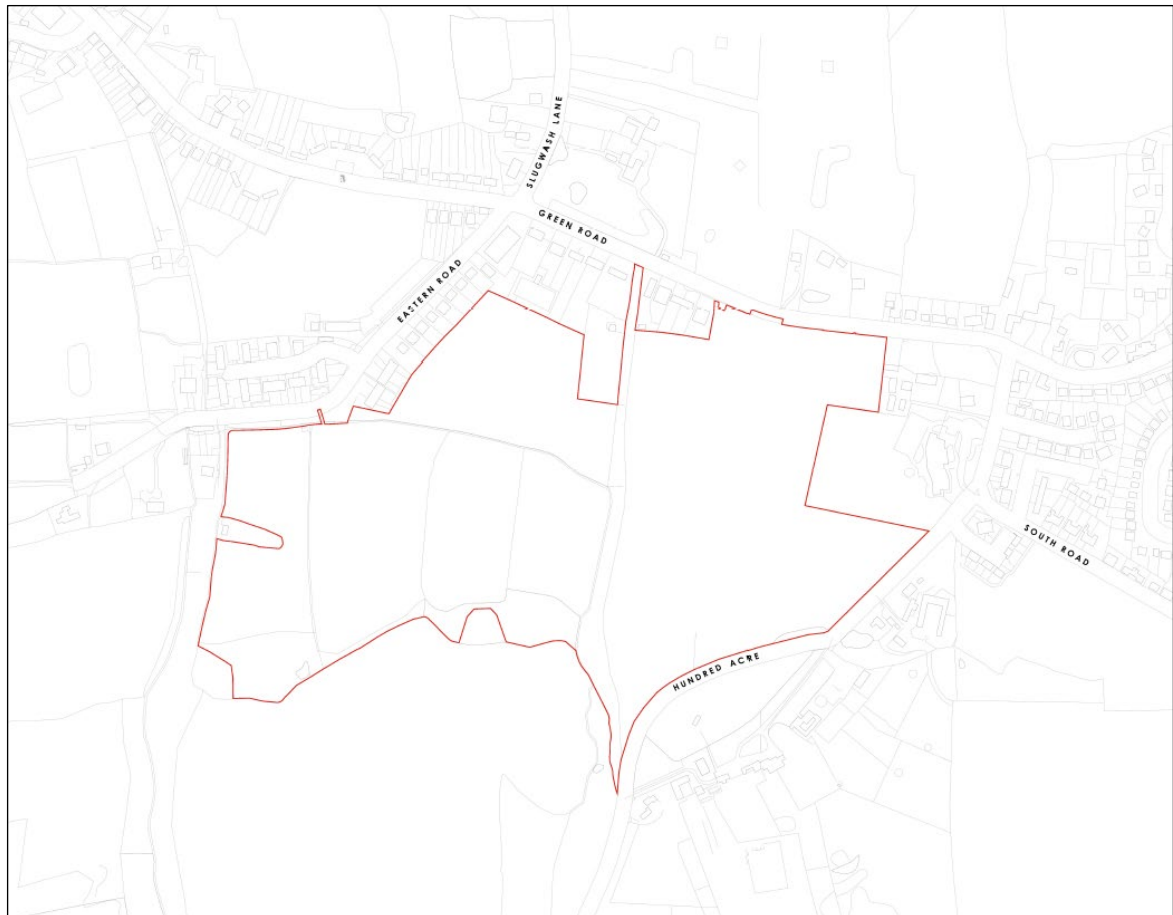


Figure 1.1 Site Location Plan

¹ UK Flood Map for Planning. Available from: <https://flood-map-for-planning.service.gov.uk/>

1.3 The Proposed Development

1.3.1 The Proposed Development description is as follows:

“Outline planning application for the erection of up to 150 dwellings, with associated works, parking, landscaping, publicly accessible open space, land for education or community use, with access from Green Road and Eastern Road”.

1.3.2 The proposed vehicular access point will be created off Green Road to the north, which will then connect to the western portion of the Site. The proposed pedestrian and cycle access points will also be from Green Road, as well as Eastern Road. Pedestrian and cycle access will link to a network which progresses throughout the Site.

1.3.3 The Proposed Development will deliver approximately 4ha of housing development and approximately 16.5ha of dedicated landscape amenity green space, including Sustainable Urban Drainage Systems (SuDS) and 0.5ha land for education or community use. The Proposed landscape amenity green space will comprise a community orchard, green open space, formal and informal recreational areas, amenity spaces and tree planting.

1.3.4 An extract of the Proposed Development Framework Plan is shown in **Figure 1.2** with the full version shown in **Figure A.2, Appendix A**.



Figure 1.2 Proposed Development Framework Plan

1.4 The Applicant

- 1.4.1 Taylor Wimpey is one of the UK's leading national homebuilders operating from 22 regional businesses across the UK. Taylor Wimpey recognise that climate change is one of the biggest challenges of our time and are determined to play their part in tackling it.
- 1.4.2 Taylor Wimpey's purpose is to build great homes and create thriving communities, and a commitment to sustainability is key to this. In early 2023, Taylor Wimpey launched their science-based Net Zero goal and published a detailed transition plan.

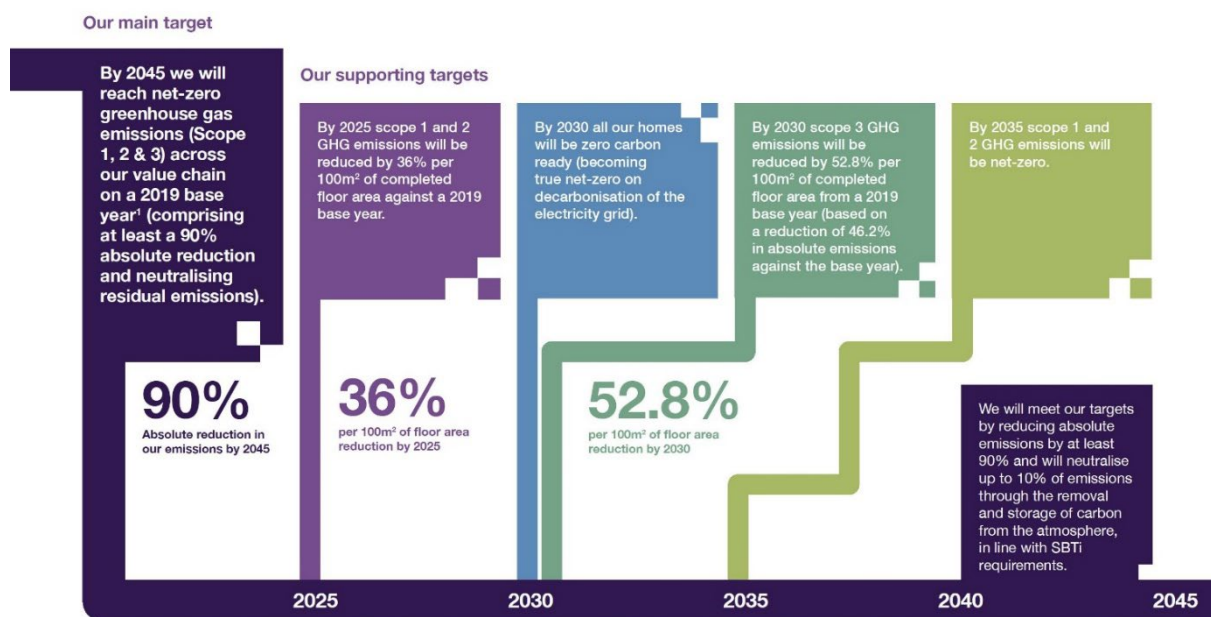


Figure 1.3 Taylor Wimpey Net Zero Transition Plan 2023

1.4.3 The key commitments within the Net Zero Transition Plan² shown in Figure 1.3 are:

- Delivering net zero carbon ready homes by 2025
- Achieving operational net zero carbon by 2035 using carbon offsetting
- Achieving Science Based Targets Initiative (SBTi)³ Net Zero by 2045, including a 90% absolute reduction in scope 1, 2 and 3 emissions⁴
- Commitment to innovative low and zero carbon technology, with a trial underway in real homes on a live site including enhanced fabric specification and roof mounted air source heat pumps
- Increase in timber frame & offsite construction
- Hybrid generators and alternative low carbon fuels used during construction

² Taylor Wimpey Net Zero Transition Plan. Available from: <https://www.taylorwimpey.co.uk/corporate/sustainability/net-zero>

³ Science-based targets provide a clearly defined pathway for companies to reduce greenhouse gas (GHG) emissions, helping prevent the worst impacts of climate change. Targets are considered 'science-based' if they are in line with what the latest climate science deems necessary to meet the goals of the Paris Agreement – limiting global warming to 1.5°C above pre-industrial levels.

⁴ Scope 1 emissions cover direct emissions from owned or controlled sources. Scope 2 covers indirect emissions from the purchase and use of electricity, heating and cooling. By using the energy, an organisation is indirectly responsible for the release of these GHG emissions. Scope 3 includes all other indirect emissions that occur in the upstream and downstream activities of an organisation including purchased goods and services, business travel, waste disposal and employee commuting.



- Wildlife enhancements on all new sites

- 1.4.4 Taylor Wimpey was the first housebuilder to have their science-based Net Zero target approved by the Science-Based Target initiative⁵ (SBTi) in 2023, and they are 'Rated A' by CDP⁶ Climate Change in recognition of their Environmental, Social and Governance (ESG) progress.
- 1.4.5 The innovative net zero carbon trial is underway on a development site in Sudbury and involves the testing of new technologies within five prototype homes. The trial seeks to find possible solutions that the industry might be able to use to meet compliance with the anticipated Future Homes Standard. It aims to explore the use of varying technologies, such as heat pumps, waste water heat recovery, photovoltaic panels with battery storage and infra-red panel heating.
- 1.4.6 Taylor Wimpey is working closely with supply chain partners, engineers and energy experts to use cutting-edge products, such as an industry-first installation of a roof-mounted air source heat pump on one of the homes.
- 1.4.7 The homes have been designed to be sold and lived in so that Taylor Wimpey can collate customer feedback to measure the performance of the new technologies and ensure they are easy and efficient to use in everyday living. The results of the post-occupancy research along with the lessons learnt from the procurement and construction part of the trial will allow performance assessment through the full lifecycle of a development: from concept to customer experience.
- 1.4.8 One possible solution to show compliance with the Future Homes Standard is shown in Figure 1.4. With further technology being tested in the five prototype homes including:
- Exhaust air source heat pump
 - Roof mounted heat pump
 - Heat pump cylinders
 - Smart hot water cylinders
 - Thermal skirting
 - Battery storage
 - Electric panel space heating
 - Infrared heating
 - Timber frame construction with enhanced fabric efficiency walls

⁵ Science Based Targets operate the SBTi, a partnership between CDP, the United Nations Global Compact, World Resources Institute (WRI) and the World Wide Fund for Nature (WWF).

⁶ CDP is a not-for-profit charity that runs a global disclosure system for investors, companies, cities, states and regions to manage their environmental impacts. They score companies and cities based on the strength of their environmental transparency and action.





Figure 1.4 Taylor Wimpey trial specification for the 2025 Future Homes Standard

1.4.9 As well as the technology trial underway at Sudbury, Taylor Wimpey have also partnered with national organisations such as Buglife and Hedgehog Street to develop an approach to encourage customers to adopt nature-friendly gardening practices. This has the potential to significantly expand space for nature on completed developments.

1.4.10 A number of nature enhancements have been incorporated into the five prototype homes including:

- Bee bricks
- Hedgehog highways
- Areas of wildflower
- Bat tiles
- Swift bricks
- Bug hotels

1.4.11 Taylor Wimpey has established a leading approach to sustainability as set out in their Sustainability and ESG Addendum⁷ (2021). The ESG key strategies include:

- Enhanced fabric standards and further energy efficiency measures such as low carbon technology and wastewater heat recovery systems in all homes
- Integrate water, energy and resource efficiency features to help customers live sustainably

⁷ Sustainability and ESG Addendum. Available from <https://www.taylorwimpey.co.uk/corporate/sustainability>



- Investing in walkways and cycle paths, and public and community transport to promote sustainable transport
- Integrating a biodiversity net gain approach with the use of green infrastructure, habitat improvements, wildlife enhancements and wildlife friendly planting

1.4.12 Towards Zero Waste Strategy that covers several wastes such as soils, demolition waste, embodied waste in materials, packaging waste and construction waste.

1.5 Purpose of the Report

1.5.1 This Statement has been created to detail the sustainability aspirations and goals of the Proposed Development.

1.5.2 Sustainable development focuses on enabling a way of life that can be sustained into the future. The Brundtland definition⁸ is the most common:

"Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs."

1.5.3 Sustainable development is a key theme of the National Planning Policy Framework (NPPF) which states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF encourages the transition to a low carbon future within a changing climate and for development to take a 'proactive approach to mitigating and adapting to climate change'. Further details are provided in **Section 2**.

1.5.4 The Sustainability Statement responds to the requirements of the LDC Local Plan and national legislation covering economic, social and environmental aspects of sustainability as well as climate change adaption and mitigation. The Sustainability Statement is grouped into the following topics:

- Biodiversity
- Water Efficiency
- Energy Efficiency
- Design
- Climate Resilience

1.5.5 The Statement is standalone in nature and compliments other technical reports, drawing together policy themes, objectives, and requirements. Requirements are assessed against key national and local policy objectives, whilst recognising the importance of maintaining flexibility given the evolving nature of sustainability and climate change policy.

1.5.6 The Statement also draws upon the following associated technical reports:

- Design and Access Statement
- Flood Risk Assessment and Drainage Strategy
- Transport Assessment
- Travel Plan
- Noise Impact Assessment

⁸ United Nations. 1987. Report of the World Commission on Environment and Development. Our Common Future (Brundtland Report).



- Air Quality Assessment
- Heritage and Archaeological Impact Assessment
- Ecology Surveys
- BNG Report & Metric Calculations
- Biodiversity Checklist
- Health Impact Assessment
- Tree Survey and Arboriculture Impact Assessment



2 Legislation and Planning Policy Context

2.1 Introduction

- 2.1.1 A summary of the key legislation and policies relevant to the Statement are outlined below with a comprehensive summary provided at **Appendix B**. This includes all policies which interface with climate change and health and wellbeing, given their extensive breadth and scope. This policy context includes those at the national level, such as the National Planning Policy Framework (NPPF) and those at the local level including the Lewes District Local Plan Part 1 and 2.
- 2.1.2 The vision and structure of the Lewes District Local Plan and Sustainability in Development Technical Advice Note (TAN) covers the economic, social, and environmental aspects of sustainability that the Proposed Development will need to consider, and by which this Sustainability Statement will be assessed against in **Table 3.1**.

2.2 National Context

- 2.2.1 The UK Government has acknowledged that climate change is a threat to our way of life and the natural world. It has also acknowledged that a "green recovery" from the coronavirus pandemic is an opportunity for the UK to boost economic growth, reduce inequality and improve our environment as well as helping to mitigate the effects of climate change. Quantitative targets have been set for reducing greenhouse gas (GHG) emissions in primary legislation, which is summarised below.

Climate Change Act 2008 and 2019 Amendment (Net Zero)⁹

- 2.2.2 The Climate Change Act (2008) sets a legally binding target for reducing greenhouse gas (GHG) emissions, in particular carbon dioxide (CO₂), by at least 80% (on 1990 levels) by the year 2050 in the UK, and a requirement that domestic emissions are reduced by no less than 3% each year.
- 2.2.3 In setting these targets, the Act established the Committee for Climate Change, which is responsible for setting binding interim targets for the Government over five-year periods. In May 2019, the CCC recommend a new emissions target for the UK: a 100% reduction ('net zero') in greenhouse gases by 2050. This change in legislation mandating a 100% reduction in CO₂ emissions by 2050 was approved by the House of Commons on 24th June 2019 and the House of Lords on 26th June 2019.

National Planning Policy Framework and Planning Practice Guidance¹⁰

- 2.2.4 The National Planning Policy Framework (NPPF) which was revised in December 2024 requires developments to *"take a proactive approach to mitigating and adapting to climate change."* Section 14 of the NPPF 'Meeting the challenge of climate change, flooding and coastal change' emphasises the planning system's pivotal role in sustainable development as written in paragraph 163: *"The need to mitigate and adapt to climate change should also be considered in preparing and assessing planning applications, taking into account the full range of potential climate change impacts."*
- 2.2.5 National Planning Practice Guidance (PPG) was published in June 2014 and recognises that the planning system can *"increase resilience to climate change impact through the location, mix and design of development"*. The guidance advises how to identify suitable mitigation and adaptation measures in the planning process to address the impacts of climate change.
- 2.2.6 Paragraph 005 of the PPG puts forwards recommendations for Local Planning Authorities to consider:
- *"Identifying no or low-cost responses to climate risks that also deliver other benefits, such as green infrastructure that improves adaptation, biodiversity, and amenity;*

⁹ The Climate Change Act 2008 (2050 Target Amendment) Order 2019. Available from <https://www.legislation.gov.uk/ukdsi/2019/9780111187654>

¹⁰ National Planning Policy Framework. Available from <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



- *Building in flexibility to allow future adaptation if it is needed, such as setting back new development from rivers so that it does not make it harder to improve flood defences in the future; and*
- *The potential vulnerability of a development to climate change risk over its whole lifetime.”*

2.3 Local Context

Lewes District Local Plan Part 1: Joint Core Strategy (2010-2030)¹¹

2.3.1 A detailed summary of the relevant LDC Local Plan Part 1 Policies is included in **Appendix B**. The key policies of the Plan are as follows:

- Core Policy 1: Affordable Housing
- Core Policy 2: Housing Type, Mix and Density
- Core Policy 7: Infrastructure
- Core Policy 8: Green Infrastructure
- Core Policy 9: Air Quality
- Core Policy 10: Natural Environment and Landscape
- Core Policy 11: Built and Historic Environment & High Quality Design
- Core Policy 12: Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability
- Core Policy 13: Sustainable Travel
- Core Policy 14: Renewable and Low Carbon Energy

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies (2010-2030)¹²

2.3.2 The key policies of the Plan Part 2 are as follows:

- Policy DM1: Planning Boundary
- Policy DM2: Rural Exception Sites
- Policy DM14: Multi-functional Green Infrastructure
- Policy DM15: Provision for Outdoor Playing Space
- Policy DM16 Children's Play Space in New Housing Development
- Policy DM19: Protection of Agricultural Land
- Policy DM20: Pollution Management
- Policy DM21: Land Contamination

¹¹ Lewes District Local Plan Part 1: Joint Core Strategy. Available from: https://www.lewes-eastbourne.gov.uk/media/1718/Adopted-Joint-Core-Strategy-2016/pdf/Adopted_Joint_Core_Strategy_2016.pdf?m=1682440920647

¹² Lewes District Local Plan Part 2: Site Allocations and Development Management Policies. Available from: https://www.lewes-eastbourne.gov.uk/media/1739/Local-Plan-Part-2-2020/pdf/Local_Plan_Part_2_2020.pdf?m=1682441636643



- Policy DM22: Water Resources and Water Quality
- Policy DM23: Noise
- Policy DM24: Protection of Biodiversity and Geodiversity
- Policy DM25: Design
- Policy DM26: Refuse and Recycling

Sustainability in Development Technical Advice Note¹³

2.3.3 LDC provides a Sustainability in Development TAN which contains a Sustainability Checklist for Major Developments. This checklist considers the biodiversity, water efficiency, energy efficiency, design and climate resilience of developments to ensure they meet sustainability requirements within the LDC Local Plan. This TAN has been used to structure the Sustainability Statement.

Wivelsfield Neighbourhood Plan 2015 – 2030¹⁴

2.3.4 Key policies include:

- Policy 5: Design
- Policy 6: Green Infrastructure and Biodiversity

Ditchling, Streat and Westmeston Neighbourhood Plan 2017-2032¹⁵

2.3.5 Key policies include:

- Policy CONS2: Set standards for design of new development
- CONS9: Protect and enhance habitats and biodiversity
- Policy CONS12: Safeguard and enhance green infrastructure

¹³ Lewes District Council Planning Technical Advice Note: Sustainability in Development. Available from: https://www.lewes-eastbourne.gov.uk/media/2409/Sustainability-in-Development-Technical-Advice-Note/pdf/Sustainability_in_Development_Technical_Advice_Note.pdf?m=1684425008230

¹⁴ Wivelsfield Parish Neighbourhood Plan 2015 – 2030. Available from <https://www.wivelsfield.org.uk/wp-content/uploads/Wivelsfield-NP-Final-Version.pdf>

¹⁵ Ditchling, Streat and Westmeston Neighbourhood. Available from <https://www.lewes-eastbourne.gov.uk/ditchling-streat-westmeston-neighbourhood-plan>



3 Sustainability Statement

3.1 Overview and Methodology

- 3.1.1 This Sustainability Statement outlines how the LDC Local Plan and Sustainability in Development TAN policies will be followed in the Proposed Development, organised by key sustainability aspects. The aspects are organised in accordance with the categorisation set out in the Sustainability Checklist for Major Developments as the basis for Sustainability Statements.
- 3.1.2 This Statement evaluates these key aspects and assesses them against key national and local policy objectives. It is critical that the strategy is kept flexible given the unknowns associated with projecting far ahead into the future.
- 3.1.3 This section sets out the approach taken to each topic of sustainability and how this will be delivered in order to deliver a scheme compliant with national and local Planning Policy. These objectives relate the design and construction of the Proposed Development.

3.2 Biodiversity

- 3.2.1 Consideration of biodiversity and ecology are key factors in environmental protection, enhancement, and restoration. The Proposed Development is taking a landscape-led approach, which will maximise the multi-functional nature of these benefits, including improvements in habitats and species.
- 3.2.2 There are no ecological designations within the Site boundary, however the Site borders the Ancient Woodland 'West Wood'.
- 3.2.3 New and retained trees and hedgerows will provide shading during the summer months, reducing ground surface temperature and heat gain into buildings and decreasing the need for mechanical cooling. Trees throughout the Site will help maintain a comfortable and attractive environment.

Design Commitment

- 3.2.4 The Proposed Development will retain existing trees and hedgerows where possible and incorporate landscape features. In relation to West Wood, new thicket, scrub and trees will be planted alongside the Site's southern boundary to enhance the woodland. In addition, a minimum 30m buffer will be provided to further protect the woodland.
- 3.2.5 Post-development habitats and hedgerows will be created, including planting and SuDS features, planting of a community orchard and areas of grassland (amenity and wildflower). Landscape management will be relaxed to allow for flowering and fruiting, and to enable a diverse structure with opportunities for wildlife.
- 3.2.6 The Proposed Development aims to achieve a Biodiversity Net Gain (BNG) of 11.54%.

3.3 Water Efficiency

- 3.3.1 Managing water is crucial to prevent overextraction and pollution of ground and surface water bodies. Water is a resource that is being, and will continue to be, affected by the changing climate with hotter dryer summers, warmer and wetter winters and an increased frequency of extreme weather events.
- 3.3.2 The Proposed Development will be designed to comply with the requirements set out in the NPPF, including requirements to be adaptable and resilient to climate change impacts over the Proposed Development's lifetime.



- 3.3.3 A Flood Risk Assessment and Drainage Strategy (RPS, October 2024) has been performed by specialist consultants to inform the design development process. The entirety of the Site is within Flood Zone 1 and therefore is at low risk of fluvial flooding.

Design Commitment

- 3.3.4 Risk of surface water flooding from increased runoff generated by the Proposed Development will be managed by a Drainage Strategy where surface water is restricted to greenfield rates.
- 3.3.5 An allowance of 45% has been included in calculations to allow for climate change and ensure surface water at the development is suitably managed.
- 3.3.6 The Flood Risk Assessment and Drainage Strategy should be referred to for full details.

3.4 Energy Efficiency

- 3.4.1 The emission of greenhouse gases is the primary cause of climate change. Most emissions are derived from energy production. Other significant emission sources are industrial processes and agriculture.
- 3.4.2 The volume of greenhouse gas emissions is increasing the global temperature and triggering more extreme weather patterns. The Paris Agreement sets out an international agreement to reduce greenhouse gas emissions to zero by 2050 – a measure that is aimed at limiting global warming to 1.5°C.
- 3.4.3 Through the Climate Change Act 2008, the UK Government has set a target to significantly reduce UK greenhouse gas emissions by 2050 – a reduction of at least 100% of 1990 levels. An interim target has been set for a 78% reduction by 2035.
- 3.4.4 The concept of climate change mitigation is centred around reducing the greenhouse gas emissions attributable to the Proposed Development, both during construction and operation phases. A reduction in emissions supports a pathway to net zero in 2050 as required by UK legislation.
- 3.4.5 A hierarchical approach to energy consumption will be adopted following the principles of the energy hierarchy – see **Figure 3.1**.



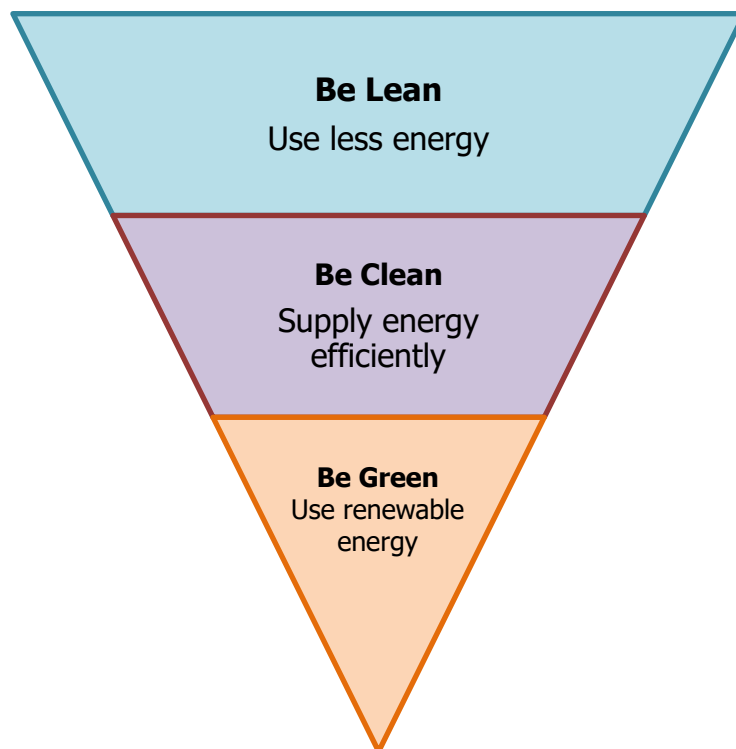


Figure 3.1 The Energy Hierarchy

Design Commitment

3.4.6 In line with the **Be Lean** step, the fabric performance of the building shall equal or better the expected Future Building Standards.

3.4.7 Minimising energy demand is considered throughout the design including:

- Efficiency of the building envelope with enhanced U-values
- Improving air permeability to lessen heating demand in winter months
- Balanced solar control on glazing to make sure there are optimised internal conditions in winter and summer months

3.4.8 In line with the **Be Clean** step, energy will be supplied efficiently through the following measures:

- Low energy lighting features
- Efficient ventilation systems including natural ventilation via openable windows

3.4.9 In line with the **Be Green** step, renewable energy will be provided on Site through the following measures:

- An assessment of the feasibility of renewable technologies has been carried out, and it has been found that both photovoltaic (PV) panels and Air Source Heat Pumps (ASHPs) would be suitable technology
- Following the feasibility assessment, roof mounted PV and ASHP's to provide heating/cooling will be incorporated into the Proposed Development

Further detail on the Energy Strategy for the Proposed Development is available at **Section 4**.



3.5 Sustainable Travel

- 3.5.1 The Site is well-connected in terms of public transport access. The closest train station to the Site is Wivelsfield, 2.5km west of the Site and Burgess Hill station located 3km south west of the Site. These stations provide direct services to London and Brighton. There are also multiple bus stops which border the Site, including stops at Village Hall on the western boundary and Primary School on the eastern boundary. These stops are serviced by 167 Village Rider which provides connections to Burgess Hill and Lewes and 168 which provides services to Burgess Hill and Plumpton.
- 3.5.2 The surrounding area has a well-established network of pedestrian routes connecting to bus stops and local amenities within Wivelsfield Green. The Site can be accessed by existing pedestrian and cycle infrastructure, with existing facilities within the village centre within a circa 2- to 10-minute walk from the Site.

Design Commitment

- 3.5.3 The Proposed Development will incorporate measures to reduce single person car journeys, including through car sharing and provision of public transport information points.
- 3.5.4 On Green Road there will be a proposed access point for cyclists and pedestrians, which will be connected to a wider network within the Proposed Development. There will be an additional access point on Eastern Road which will connect with an existing public footpath and to the wider cycling and walking network created within the Site.
- 3.5.5 A Travel Plan (RPS, November 2024) has been developed which will be delivered through the appointment of a Travel Plan Co-ordinator, prior to first occupation of the Proposed Development.
- 3.5.6 The measures that will be incorporated into the Travel Plan include provision Welcome Packs and Community Noticeboards to provide residents with information on sustainable modes of transport. Secure cycle parking will be provided, and a Bicycle User Group formed to encourage cycling.
- 3.5.7 Additional measures, including provision of additional street lighting and improved pedestrian routes, will be identified as the design develops.

3.6 Waste and Materials

- 3.6.1 Efficient and effective use of materials supports carbon reduction and climate mitigation through reducing the impact of materials, and associated waste.
- 3.6.2 Materials, also known as resources, which are no longer suitable for use, reuse or recycling drop down the Resource Hierarchy¹⁶ and become waste. See **Figure 3.2**. The Proposed Development will seek to incorporate a series of measures to conserve material resources, and to manage waste safely and effectively.
- 3.6.3 The extraction, manufacture, processing, and transportation of raw materials all contribute to the embodied carbon of building materials. Embodied carbon refers to the 'up front' emissions associated with the production and construction stages, and also includes the 'in use' stage and 'end of life' stage. Sourcing of materials is a key consideration in selecting materials efficiently and minimising embodied carbon.

¹⁶ WMCA Circular Economy Routemap. Available from: <https://www.wmca.org.uk/documents/environment-energy/wmca-circular-economy-routemap/>



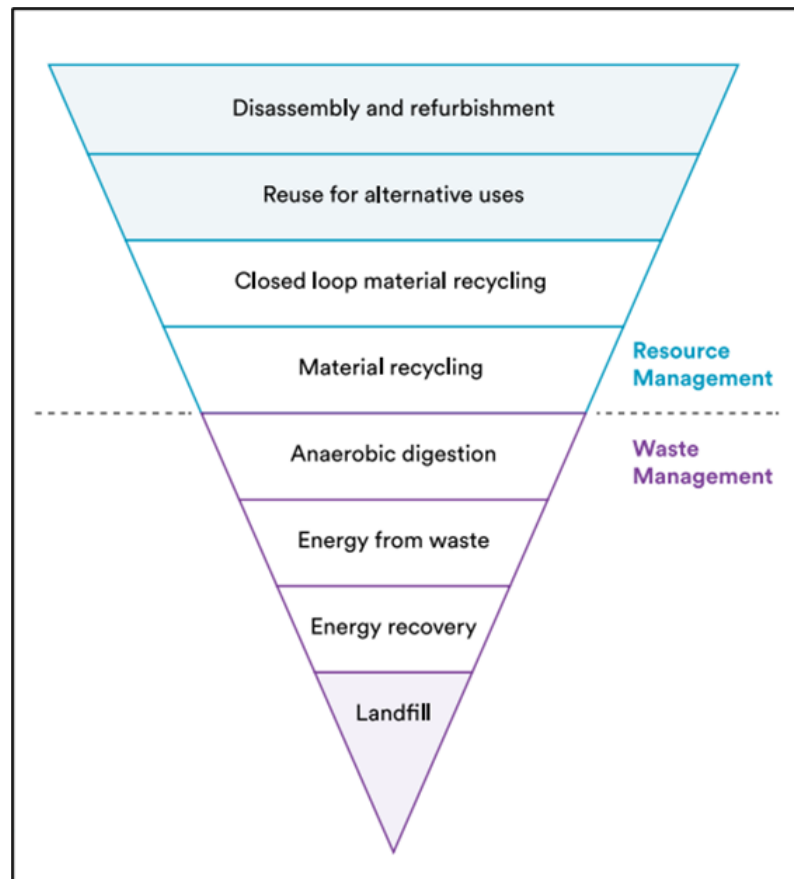


Figure 3.2 The Resource Hierarchy (Source: David Greenfield, 2013)

- 3.6.4 The Waste Regulations¹⁷ set a range of targets designed to achieve a more sustainable approach to waste minimisation and management. A key principle is to reduce the amount of waste created, through waste minimisation practices, before ensuring best practice waste management to collect, process and dispose safely of waste.
- 3.6.5 Waste generation, storage, treatment, and disposal before, during and after demolition, construction and during operation will be managed in accordance with the waste hierarchy and circular economy principles.

Design Commitment

- 3.6.6 Measures that will be taken to ensure a responsible approach to material selection and waste management, approaches include:
- Specification of materials with recycled, reused, or secondary content where possible
 - Low carbon concrete mixes will be specified where feasible and appropriate
 - Materials will be selected from local sources and suppliers where possible, to reduce transportation impacts
 - Materials with flexible/adaptable/replaceable systems will be specified, to enable the replacement of a single component where possible, rather than the entire product
 - Products and components will be mechanically fixed where possible, to enable demounting and reuse or recycling

¹⁷ The Waste (England and Wales) Regulations 2011. Available from: <https://www.legislation.gov.uk/ukxi/2011/988/contents/made>



- Where possible, all timber will be sourced in line with sustainable sourcing certifications such as Forestry Stewardship Council (FSC)
 - Designing for durability and flexibility, e.g., avoiding composite materials which are harder to deconstruct, designing fixings that can be disassembled, and using standard products
 - The Applicant will encourage occupants to manage waste sustainably, with design features that enable waste minimisation.
- 3.6.7 A Framework Construction Management and Logistics Plan (CMLP) will be submitted with the planning application which details a construction process put in place to minimise environmental impacts through waste management. The CMLP commits the development to being in line with the principles of sustainable waste management, as well as the waste hierarchy.

3.7 Climate Resilience

- 3.7.1 Climate change adaptation focusses on ensuring that the Proposed Development is designed and delivered in a way that is future-proofed and adaptable to future climatic predictions. The latest UK Climate Projections (UKCP18¹⁸) predict that it is likely that the Site will experience warmer, wetter, winters, hotter and drier summers, and an increased frequency of extreme weather events (in particular flooding). Therefore, design measures have been proposed that address these issues, taking into consideration:
- Future adaption
 - Maintenance
 - Disruption

Design Commitment

- 3.7.2 The Proposed Development incorporates a range of design measures which enable adaptation to the effects of climate change. These are explored in relevant sections throughout the Statement and include:
- Green infrastructure features
 - Water management features and SuDS
 - Water efficiency measures including rainwater harvesting, low flow taps and showers, dual flush toilets, as well as limiting water consumption to minimum 110 litres per person per day; and
 - Building design features to reduce overheating risk and increase energy efficiency. These include passive design features (for example glazing design, and natural ventilation).

¹⁸ UK Climate Projections (UKCP). Available from: <https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/index>



Table 3.1 Policy Table: Compliance with the Development Plan¹⁹

Topic	Criteria	Details/Evidence	Compliant with National Policy	Compliant with the Development Plan?
Biodiversity	Retention and enhancement of existing trees, hedgerows and habitats and incorporation of landscape planting which prioritises native species Achievement of a 10% biodiversity net gain and management to maintain the biodiversity	The Biodiversity Net Gain Report (Ecology Solutions, November 2024) sets out habitats and species that will be retained and enhanced, along with habitats that will be created. This will be supported by the Landscape Strategy which describes management post-development. A 11.54% Biodiversity Net Gain in habitat units will be delivered on Site.	Yes, compliant with NPPF	Yes, compliant with LDC Local Plan Part 1 Policies CP8 and CP10. Demonstrated compliance with LDC Local Plan Part 2 Policy DM14, DM24, DM25, DM27 and DM34 Measures also comply with the requirements of the Wivelsfield Neighbourhood Plan (WNC) and Ditchling, Streat and Westmeston Neighbourhood Plan (DSWNP)
Water Efficiency	Limit water consumption to 110 litres or less per person per day Consider water efficient appliances Implement and assess feasibility of water recycling systems such as rainwater harvesting	Water consumption will be limited to 110 litres per person per day through the specification of design features included within the Applicant's standard dwelling designs. This includes low flow fittings, and provision of water butts in private gardens for rainwater harvesting.	Yes, compliant with NPPF	Yes, compliant with LDC Local Plan Part 1 Policies CP11, CP12 and CP14, as well as LDC Local Plan Part 2 Policies DM20 and DM22. Measures also comply with the requirements of the WNC and DSWNP.

¹⁹ The Development Plan comprises of the Lewes District Council Local Plan (Part 1 and Part 2), Wivelsfield Neighbourhood Plan and Ditchling, Streat and Westmeston Neighbourhood Plan.



Topic	Criteria	Details/Evidence	Compliant with National Policy	Compliant with the Development Plan?
Energy Efficiency	Seek to limit CO₂ production to the minimum possible, be Carbon Neutral or show a dwelling emission rate of less than 0.00 tonnes CO₂/year if possible Achieve a greater than 20% reduction in the Dwelling Emission Rate against the Target Emission Rate Incorporating energy efficient materials in construction Explore low carbon and energy efficient technologies Minimise energy consumption through landform, layout, building orientation, massing and landscaping	Dwellings will be designed in line with the energy hierarchy, first prioritising fabric efficiency and passive design measures and then the installation of low and zero carbon technologies, such as Solar PV and Air Source Heat Pumps. Heating to dwellings will be all electric, delivering a fossil-fuel free Site Energy modelling will be undertaken at detailed design stage to demonstrate the performance of the dwellings as assessed against Part L (2021) of the Building Regulations.	Yes, compliant with the NPPF	Compliant with Local Plan Part 1 Policy CP14 and Part 2 Policy CC3 Measures also comply with the requirements of the WNC and DSWNP.



Topic	Criteria	Details/Evidence	Compliant with National Policy	Compliant with the Development Plan?
Design	Reduce dependency of future residents on cars Promote sustainable travel modes such as walking, cycling and public transport Provide well designed and easy to use waste and recycling facility Consider electric vehicle charging points Provide adequate parking for cars and cycles Incorporate design measures which take into account the future standard of living and maximise sustainable value Implement the waste hierarchy Consider using recycled and low impact materials, as well as local materials where possible to reduce associated transport impacts	Proposed Development is located within walking and cycling distance of the amenities and services in Wivelsfield. A Travel Plan (RPS, November 2024) has been formulated with the objective of reducing single car journeys. The Measures to achieve this include provision of a Travel Plan Coordinator to gather and disseminate information to residents on active and sustainable travel options, provision of secure cycle storage and a Cycle User Group. A 7kW electric vehicle charging point will be provided to each house. The waste hierarchy will be followed, with options for material reuse and recycling considered at an early stage. In line with the Applicant's strategy for material use, materials such as timber will be sourced responsibly. Materials will be assessed for alternatives with a lower embodied carbon impact. Waste recycling systems will be incorporated to standard house types. Construction phase waste management target to achieve 99% recycling rate.	Yes, compliant with the NPPF	Yes, demonstrated Compliance with Local Plan Part 1 Policies CP11 and CP13 and Part 2 Policies DM25, DM35, CC2, CC4 and H2 Measures also comply with the requirements of the WNC and DSWNP.



Topic	Criteria	Details/Evidence	Compliant with National Policy	Compliant with the Development Plan?
Climate Resilience	SuDS features implemented to reduce risk of surface water flooding from runoff and integrated with landscape and ecology features Assess the risk of overheating and drought and incorporate this into the design of the development	The Flood Risk Assessment and Drainage Strategy (RPS, October 2024) sets out measures for the management of surface water flooding, and integration with ecology features, commonly in the SuDS design. Landscaping will incorporate areas of drought-resistant planting. Overheating for dwellings will be assessed in accordance with Part O of the Buildings Regulations during detailed design.	Yes, compliant with the NPPF	Yes, demonstrated compliance with Local Plan Part 1 policy CP14 and Part 2 policy DM27 Measures also comply with the requirements of the WNC and DSWNP



4 Energy Strategy

4.1 Overview

- 4.1.1 This Energy Strategy has been prepared for submission as part of an outline planning application for the Proposed Development to demonstrate that LDC policies concerning energy efficiency, energy consumption and sustainable design will be complied with. The Building Regulations and planning policies relevant to the Proposed Development and summarised in **Table 4.1**.

Table 4.1 Planning Policy & Legislation Applicable to Energy of the Proposed Development

Planning Policy/Legislation	Requirements/Targets
The Climate Change Act 2008 (2050 Target Amendment) Order 2019	UK targeting to reduce carbon emissions to net zero by 2050.
UK Net Zero Strategy ²⁰	Future Homes Standard ²¹ (FHS), expected in 2025, will require all new homes to be Net Zero Carbon Ready.
Lewes District Local Plan Part 1: Joint Core Strategy Error! Bookmark not defined.	Core Policy 14: Renewable and Low Carbon Energy
Lewes District Local Plan Part 2: Site Allocations and Development Management Policies	Policy DM25: Design
Sustainability Checklist for Major Developments	Key topics on energy efficiency: reduction of carbon emissions, low carbon and renewable technologies and sustainable materials Seek to limit carbon emissions to the minimum possible, be Carbon Neutral or show a dwelling emission rate of less than 0.00 tonnes carbon dioxide / year if possible. Achieve a 20% reduction in Dwelling Emission Rate against the Target Emission Rate

4.2 Energy Demand Reduction

- 4.2.1 Demand reduction is typically more cost-effective for achieving carbon savings than implementing low or zero carbon technologies. This is particularly true of passive measures (the architecture), which are simpler and have greater longevity than active systems (the building services).
- 4.2.2 Prioritising energy demand reduction and taking a fabric first approach is in line with commitments made by Taylor Wimpey in their ESG Addendum which states that Proposed Development should be designed in such a way. This is also in line with Core Policy 14 which ensures the design of the Development incorporates renewable and low carbon technologies and Sustainability Checklist for Major Developments which encourages a fabric first approach.

²⁰ Department for Business, Energy and Industrial Strategy. 2022. Build Back Greener: Net Zero Strategy. Available from <https://www.gov.uk/government/publications/net-zero-strategy>

²¹ Future Homes Standard Consultation. Available from [The Future Homes Standard: 2019 Consultation \(publishing.service.gov.uk\)](https://www.publishing.service.gov.uk)



4.2.3 The following energy efficiency measures will be incorporated in the Proposed Development:

- Passive design measures including optimising orientation, natural ventilation, and solar control
- Lighting demand reduction measures including high efficiency LED lighting
- Energy efficiency technologies such as wastewater heat recovery systems, thermally enhanced lintels, and ventilation control
- Adopt a fabric first approach using high thermal efficiency insulation

4.3 Renewable Energy and Low Carbon Technology

4.3.1 A high-level feasibility study has been carried out to assess potentially viable sources of low carbon technology and renewable energy for the Proposed Development. Viability of both district and individual building solutions have been considered and summaries of the findings are provided below.

Table 4.2 Feasibility of District Wide Low Carbon and Renewable Technologies

Technology	Appropriate	Comments
Connection to offsite district heat network	No	No local heat network in range of Site.
Solar Park (Ground mounted PV)	No	The Site does not provide the potential space for the installation of a large-scale ground mounted PV array. Priority of space has been given to biodiversity and sustainable drainage purposes which provide greater amenity benefits to the future residents.
Battery Storage Network	No	Without the opportunity to generate electricity from a large renewable park the creation of a micro-grid to enable battery storage is not expected to be viable. Large scale battery technology is currently expensive and has not been widely tested, however the potential to incorporate dwelling scale energy storage will be reviewed as the development design progresses.
Creation of onsite district heat network	Potential	There is not expected to be sufficient demand to create an onsite district heat network, however the heating and hot water demand of the apartments may provide an opportunity to create a communal heating network within the building. Further investigation is required to determine if a communal heating approach could be applied to the residential apartment buildings.
Wind Power	No	A large wind turbine development within the Site boundary would potentially cause a significant noise, visual and wind-flicker disturbance, which would be detrimental to the amenity of residents and other Site users.
Hydropower	No	No appropriately sized sources of hydropower located on the Site.



Table 4.3 Feasibility of Building Low Carbon and Renewable Technologies

Technology	Appropriate	Comments
Photovoltaic (PV) panels	Yes	There is expected to be suitable roof space to accommodate PV to buildings with South facing roofs. This can be specified to the dwellings as part of the future Reserved Matters Application.
Heat Recovery	Yes	Heat recovery technology would be appropriate to incorporate into new buildings and can be considered on either the ventilation or wastewater systems. In line with the Taylor Wimpey ESG Addendum the Development will incorporate the use of wastewater heat recovery systems.
Heat Pump	Yes	Heat pumps are a suitable technology to meet the hot water and heating demand of new homes and are an appropriate technology to meet the Future Homes Standard. The provision of ASHP or similar low carbon heating technologies will be explored through a feasibility study.
Battery Storage	Potential	Battery storage at building level could reduce peak electrical demands. Domestic battery storage technology is currently expensive, but this is likely to decrease over the next five to ten years. Further investigation at design stage is required to confirm whether this approach would be appropriate to incorporate into larger dwellings.
Solar Thermal	Potential	There is expected to be roof space available to provide solar thermal technology, however it may be considered more appropriate to provide PV instead of Solar Thermal to meet electricity demand as PV is more beneficial to support both EV charging and any potential heat pumps.
Wind	No	Building-integrated wind turbines and wind turbines sited in urban areas perform poorly due to unfavourable wind microclimate.
Biomass	No	Unlikely to comply with the Future Homes Standard and there may be concerns regarding the delivery of biomass fuel to the residents.

- 4.3.2 The Proposed Development will seek to supply energy efficiently by designing for the use of only electric-based heating and hot water systems meaning that the Proposed Development will be designed to be fossil fuel-free.
- 4.3.3 The proposed heating strategy adopts an electric-led approach. This includes the use of ASHPs in all houses. ASHPs extract heat from the external air and condense this energy to heat a smaller space within a dwelling or non-domestic building. A pump circulates a refrigerant through a coil to absorb energy from the air. This refrigerant is then compressed to raise its temperature which can then be used for space heating and domestic hot water. ASHPs can feed either low-temperature radiators or underfloor heating and often have electric immersion heater back-up for the winter months.
- 4.3.4 The decision to use ASHPs has considered the likely implementation of the Future Homes Standard. The Future Homes Standard anticipates that heat pumps will become a primary heating technology for new homes, providing a route to net zero homes once the electricity grid is decarbonised.
- 4.3.5 As well as specifying ASHP to meet the heating and hot water demand of the houses, mechanical ventilation with heat recovery (MVHR) will also be utilised. This technology



provides fresh filtered air into a building whilst retaining most of the energy that has already been used in heating the building. This is achieved by use of heat exchange between the warm air being extracted and the fresh air being supplied. By recovering the heat that would otherwise be lost to extraction, the total heat demand of the home reduces.

4.3.6 The Proposed Development will incorporate renewable technologies. Solar PV panels will be provided to all suitable south facing roofs for the dwellings

4.3.7 The Proposed Development incorporates low carbon and renewable technology including the following:

- Heat pump-led energy strategy, providing all heating and hot water demand by low carbon technology
- Heat recovery technology to the domestic wastewater and ventilation systems
- Provision of PV panels to residential roof spaces

4.4 Summary of Performance

4.4.1 The Proposed Development incorporates energy consumption reduction measures including the following:

- Highly insulated building fabric with external walls, floors and roofs of low U-Values to reduce heat loss
- Strong continuity of insulation at building junctions to reduce thermal bridging heat loss
- Efficient double-glazed windows
- Use of wastewater and ventilation heat recovery
- Where feasible dwellings have been designed to allow for cross-ventilation to reduce the risk of overheating and help them stay cool in warmer conditions
- Low energy lighting
- Fossil fuel free heating systems using ASHPs
- Renewable generation using PV on all appropriate roof spaces across the dwellings



5 Summary

- 5.1.1 This Sustainability Energy Statement demonstrates the scheme's sustainability credentials and approach. The Proposed Development on land south of Green Road, Wivelsfield Green is policy compliant at the national level through the NPPF and at the local level through the LDC Local Plan Part 1 and 2, Sustainability in Development TAN and Sustainability Checklist for Developers.
- 5.1.2 The Statement demonstrates that the Proposed Development has been designed to be sustainable considering economic, social and environmental aspects which have been categorised into the components summarised in **Table 5.1**.
- 5.1.3 **Section 4** of this Statement comprises the Energy Strategy and confirms the energy efficiency measures that will be incorporated. The Proposed Development has followed the nationally adopted energy hierarchy of reducing energy demands in the first instance, using energy efficiently, and only then, implementing low carbon and renewable sources where appropriate.
- 5.1.4 Several technical reports which have been submitted with the planning application have supported the creation of this Statement and are listed in **Section 1**.

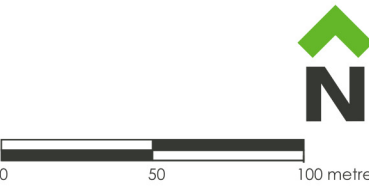
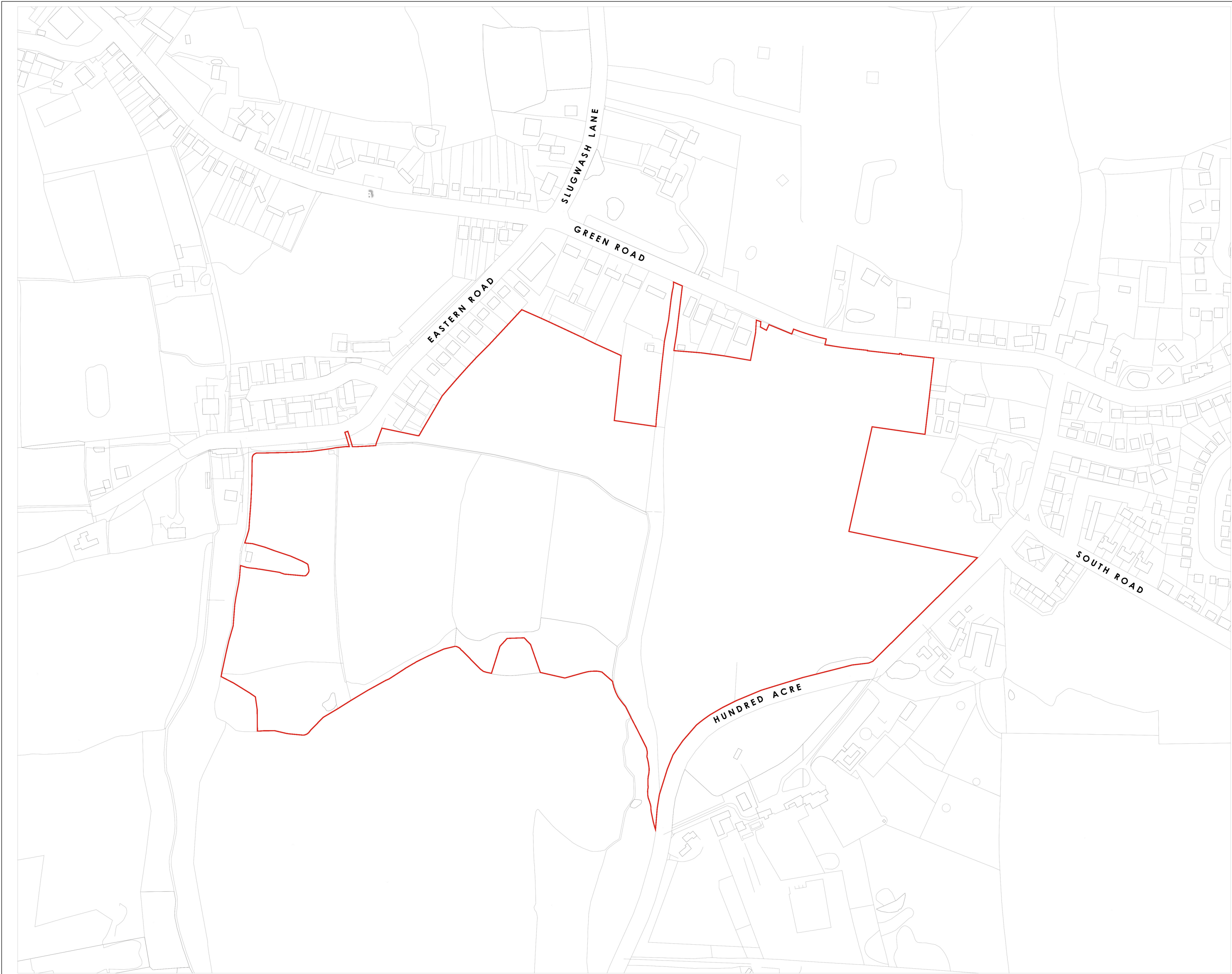
Table 5.1 Key Sustainability Features by Aspect

Biodiversity and Ecology
- Green spaces and landscape features provide amenity space and play, supporting and enabling community cohesion, active lifestyles, inclusivity and wellbeing - Retention and enhancement of habitats for flora and fauna - Incorporation of a community orchard - Provision of a minimum 30m buffer adjacent to West Wood and Purchase Wood - Achievement of a 11.54% biodiversity net gain and management to maintain the biodiversity
Water Efficiency
- Water consumption limited to 110 litres or less per person per day - Specification of low flow fittings - Implement and assess feasibility of water recycling systems such as rainwater harvesting
Energy Efficiency and Carbon Reduction
- Demand for energy reduced through fabric efficiency measures, reducing associated carbon emissions - Energy supply delivered through low and zero carbon technologies, with a heat-pump led strategy - Measures to increase active travel and reduce travel by private car to minimise emissions associated with transport
Design
- All houses fitted with a 7-kW electric vehicle charging point - Design of landscape features, travel routes and open space to encourage active and healthy lifestyles - Provision of accessible open space with extensive areas of play space, informal space and amenity areas - Mitigation through design to minimise light pollution - Use of high-quality materials throughout the development, with priority given to sourcing materials with low embodied carbon
Climate Change Adaptation and Resilience
- Water management features deployed through the Flood Risk and Drainage Strategy to manage increased and varied rainfall - Green infrastructure with SuDS and landscape features to manage rainfall, runoff, and extreme temperatures



Appendix A Site Location Plan and Development Framework Plan

Figure A.1: Site Location Plan



Site Boundary: **20.89ha**

Rev	Date	By	Description
CSA environmental Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT † 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk			
Project	Land south of Green Road, Wivelsfield Green		
Title	Red Line Site Location Plan		
Client	Taylor Wimpey UK Ltd		
Scale	1:2500 @ A2	Drawn	KP
Date	October 2024	Checked	RR
Drawing No.	CSA/6467/107	Rev	-

Figure A.2: Proposed Development Framework Plan




0 50 100 metres

- Site Boundary: **20.89ha**
- Proposed housing area: **4.06ha**
Approx. 150 homes @ 37dph
- Land for potential education or community use **0.5ha**
- Proposed vehicular access point
- Indicative tree-lined primary street alignment
- Indicative secondary streets
- Listed Buildings
- Existing bus route and bus stops
- Existing public footpath
- Existing bridleway
- Existing permissive footpath
- Ancient Woodland
- 30m buffer from Ancient Woodland
- 15m buffer from Ancient Woodland
- Existing vegetation
- Proposed formal and informal recreation areas and amenity spaces (to include new landscaping and tree planting)
- Proposed community orchard
- Potential pedestrian and cycle paths
- Potential pedestrian paths
- Potential mown paths
- Proposed pedestrian/cycle access point
- Proposed pedestrian/cycle link
- Proposed children's play area
- Proposed Sustainable Drainage (SuDS) features
- Proposed ecological ponds
- War memorial (to be excluded from the red line)
- Existing watercourse

F	11.12.24	KP	Updated to reflect the latest Illustrative Landscape Masterplan
E	06.12.24	KP	Updated to reflect Proving Layout and Illustrative Landscape Masterplan
Rev	Date	By	Description


Dixies Barns, High Street,
Ashwell, Hertfordshire SG7 5NT
t 01462 743647
e ashwell@csaenvironmental.co.uk
w csaenvironmental.co.uk

Project	Land south of Green Road, Wivelsfield Green		
Title	Development Framework Plan		
Client	Taylor Wimpey UK Ltd		
Scale	1:2500 @ A2	Drawn	KP
Date	October 2024	Checked	RR
Drawing No.	CSA/6467/104	Rev	F

Appendix B Policy and Legislative Context

Introduction

- B.1.1 This appendix details national policy, regulation, and local planning policies which are relevant to the Proposed Development.

National Policy Context – Climate Change

- B.1.2 Climate change is recognised as one of the most immediate global environmental challenges. In May 2019, the Committee on Climate Change published the Net Zero Report, recommending that the UK Government introduce a target of at least a 100% reduction of greenhouse gas (GHG) emissions by 2050.
- B.1.3 In 2019, the Climate Change Act (2008) was amended to include a revision of the previous aim of an 80% reduction of GHG emissions compared to 1990 levels by 2050. The Act now mandates that *“the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline”*.
- B.1.4 The UK Government's international commitment, transposes into national and local planning policy. The Government has sought to reduce CO₂ emissions associated with new buildings through energy demand reduction and the incorporation of low and zero carbon technologies to deliver electricity and heat.

Net Zero Strategy

- B.1.5 In October 2021, the UK Government published the Net Zero Strategy, bringing forward the government's commitment to a fully decarbonised power system. The following key policy objectives are relevant to energy:

“To take action so that by 2035, all our electricity will come from low carbon sources, subject to security of supply, bringing forward the government's commitment to a fully decarbonised power system by 15 years

. Aiming to phase out the installation of new and replacement natural gas boilers by 2035 in line with the natural replacement cycle, once costs of low carbon alternatives have come down, including any hydrogen-ready boilers in areas not converting to hydrogen, to ensure that all heating systems used in 2050 are compatible with net zero”.

Powering Up Britain

- B.1.6 The UK Government's Policy Paper ‘Powering Up Britain’²², published in March 2023, outlines how the government will deliver net zero commitments, enhance the country's energy security, and seize the economic opportunities of the transition. The document combines the Energy Security Plan and Net Zero Growth Plan detailing how the supply of renewable energy will be increased including information on emerging technologies such as Carbon Capture Utilisation and Storage and hydrogen. The priorities are to domesticate, diversify and decarbonise energy production.

²² Powering Up Britain. Available from:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1147340/powering-up-britain-joint-overview.pdf

National Planning Policy Framework (2024)

B.1.7 The National Planning Policy Framework (NPPF, 2024) sets out the Government's overarching planning policy for England. In order to transpose national legislation into local policy, local planning authorities must take into account the NPPF when developing their planning policies.

B.1.8 The NPPF maintains the "presumption of sustainable development". Paragraph 161 of the NPPF explains that the planning system should help to:

"Shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the reuse of existing resources, including the conversion of existing buildings, and support renewable and low carbon energy and associated infrastructure".

B.1.9 Plans should take a proactive approach to mitigating and adapting to climate change and should be planned for in ways that:

- Avoid increased vulnerability to climate change impacts and incorporate adaptation measures such as green infrastructure and sustainable drainage systems
- Can help to reduce greenhouse gas emissions, such as through its location, orientation, and design
- Provide a positive strategy for renewable and low carbon energy sources, that maximises the potential for sustainable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)
- Consider suitable areas for renewable and low carbon energy sources, and opportunities for development to draw its energy supply from decentralised, renewable, or low carbon energy supply systems

B.1.10 When determining planning applications, local planning authorities should expect new development to comply with any development plan policies on local requirements for decentralised energy supply (unless demonstrated to be unfeasible or unviable). Development should take account of landform, layout, building orientation, massing, and landscaping to minimise energy consumption.

National Building Regulations – Part L (Conservation of Fuel and Power)

B.1.11 The UK's international commitments are transposed into National Building Regulations. The energy efficiency requirements of the Building Regulations are set out in Part L (Conservation of Fuel and Power) which states that new development is encouraged to reduce carbon emissions in accordance with the energy hierarchy of reducing energy demands in the first instance, supplying energy efficiently, and finally the provision of appropriate renewable and low carbon energy technologies.

B.1.12 Changes to the Building Regulations Part L include a significant tightening of standards to better equip buildings for a low and zero carbon future with consideration of thermal comfort in modern buildings. This is seen as a stepping stone to zero carbon and the proposed Future Homes Standard.

Updated – 2021 Edition

B.1.13 Following consultation beginning in October 2019, the new Part L was published on the 15th of December 2021 announcing changes to the Building Regulations which aim to help the UK deliver net zero.

B.1.14 This approved document took effect on 15th June 2022 for use in England. It does not apply to work subject to a building notice, full plans application or initial notice submitted before that date, provided the work for each building is started before 15th June 2023.

B.1.15 Key changes include the requirement for all new buildings to meet a new primary energy target and a carbon emissions rate target.

- B.1.16 The changes to Approved Document L enhance the performance requirements for compliance. For new dwellings, 30% carbon reduction is expected for compliant buildings in contrast with Part L 2013. For new non-domestic buildings, on average, 27% carbon reduction is expected for compliant buildings in contrast with the previous Part L 2013.
- B.1.17 As part of the journey to net zero by 2050, the Government has committed to introducing a Future Homes Standard by 2025. They expect that an average home built to the Standard will have 75-80% less carbon emissions than one built to the Part L 2013 energy efficiency requirements.
- B.1.18 Therefore, the national target for energy at the Proposed Development is the Part L 2021 Building Regulations. This is subject to further amendments in the future.

Regional Policy

East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (2017)²³

- B.1.19 Adopted in February 2017, the Waste and Minerals Local Plan provides planning policies to guide waste management and minerals activities. The Site does not fall within the allocated waste sites as defined by Policy SP1 Waste Site Allocations or within an area of search for waste management development as defined by Policy SP3 Areas of Search. The Site is additionally not within a mineral safeguarded area as indicated in Policy SP8 Mineral Safeguarding Areas.
- B.1.20 The following waste and minerals policies are relevant to the Development for energy and sustainability:

Policy SP7: Waste Consultation Areas

- Applications within 100m of a safeguarded recycling facility, composting facility or waste transfer station will need to assess any affects to such facilities
- Applications within 250m of a safeguarded recovery facility will need to assess any affects to such facilities

Policy SP11: Minerals Consultation Areas

- Non-mineral developments affect existing mineral sites and facilities will require consultation with the minerals planning authority

Local Policy

Lewes District Local Plan Part 1: Joint Core Strategy (2010-2030)²⁴

- B.1.21 The Core Strategy (Part 1 of the Local Plan) was created in partnership with LDC and South Downs National Park Authority and adopted by LDC in May 2016. The Strategy sets out relevant strategies and policies for Development within the district that is outside of the South Downs National Park.
- B.1.22 Relevant policy to energy and sustainability is as follows:

Core Policy 1: Affordable Housing

- 40% affordable housing, including affordable rented and intermediate housing, for developments of 10 or more dwellings

²³ East Sussex, South Downs and Brighton & Hove Waste and Minerals Local Plan. Available from: <https://eastsussex.objective.co.uk/file/4409374>

²⁴ Lewes District Local Plan Part 1: Joint Core Strategy (2010-2030). Available from: https://www.lewes-eastbourne.gov.uk/media/1718/Adopted-Joint-Core-Strategy-2016/pdf/Adopted_Joint_Core_Strategy_2016.pdf?m=1682440920647

- The guideline affordable housing tenure split should be 75% affordable rented and 25% shared ownership
- In exceptional circumstances that 40% target cannot be achieved, it must be proven that the affordable housing cannot be provided on the development site itself

Core Policy 2: Housing Type, Mix and Density

- Providing a range of dwelling types and sizes, such as including 1- and 2-bedroom homes for single person households and those with no dependents
- Ensuring the density of developments for hectares are around 47 to 57 dwellings per hectare and for villages 20 to 30 dwellings per hectare. Altering this density must be justified and character of the surrounding area must be protected
- The mix of housing should be split into the following:
 - 50% 1 bedroom
 - 30% 2 bedroom
 - 15% 3 bedroom
 - 5% 4 or more bedrooms

Core Policy 7: Infrastructure

- Existing community facilities should be protected and enhanced, and new community facilities should be easily accessible
- If a loss of community facilities is proposed, a marketing exercise, alternative facility delivery or significant enhancement elsewhere, such as nature, must be delivered
- Developments are placed where there is sufficient capacity in the existing local infrastructure to meet needs

Core Policy 8: Green Infrastructure

- A connected network of multi-functional green infrastructure should be protected and enhanced
- Developments are required to contribute to the network of green infrastructure
- Increasing walking, cycling and public transport access to the countryside

Core Policy 9: Air Quality

- Air quality should be improved, especially within Air Quality Management Areas (AQMA)
- Mitigation measures should be implemented where traffic or associated aspects of developments should adversely affect an AQMA
- Developments and cumulative developments should not create a negative impact on the natural environment, health and general amenity
- Best practice methods should be implemented to reduce levels of dust and other pollutants during construction and operation of developments

Core Policy 10: Natural Environment and Landscape

- The natural environment and landscape assets should be conserved and enhanced by the following mechanisms:
 - Maintaining and enhancing historic landscape qualities as informed by the East Sussex Landscape Assessment
 - Nature conservation interests should not be harmed
 - Improving wildlife corridors and ecological networks
 - Avoiding habitat fragmentation in rural and urban areas
 - Working with neighbouring authorities for biodiversity improvements
- Residential developments that deliver more than 7 dwellings must do the following:
 - Provide Suitable Alternative Natural Greenspaces at the ratio of 8 hectares per additional 1,000 residents
 - Implement the Ashdown Forest Strategic Access Management and Monitoring Strategy

Core Policy 11: Built and Historic Environment & High Quality Design

- High quality design of developments will be achieved by doing the following:
 - Contribute positively to character of the surrounding built and natural heritage
 - Protecting the setting of the South Downs National Park
 - Reduce resource and energy consumption
 - Integrate into the local context
 - Safe and accessible and is capable of adapting to changing lifestyles and needs
 - Reducing crime and anti-social behaviour
 - Provides daylight, sunlight, privacy, private outdoor space and/or communal amenity areas
 - Minimises flood risk
- Scheduled ancient monuments, listed buildings, registered parks and gardens, the Lewes Battlefield and archaeological remains will be safeguarded by the Council.
- Enhancing the historic environment and Conservation Areas will be supported.

Core Policy 12: Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability

- Sequential and Exception tests will be required if a development is an area of flood risk
- Access to developments must be safe from flooding
- Overall flood risk should be reduced, where possible
- Flood protection, resilience, resistance and mitigation measures appropriate to developments must be implemented
- New developments must implement Sustainable Drainage Systems unless not technically appropriate

- Developments should avoid undeveloped and unsuitable coastline

Core Policy 13: Sustainable Travel

- Developments should encourage travel by walking, cycling and public transport and reduce travel by car by ensuring the following:
 - Locations are sustainable and have good access to local facilities to minimise the need for travel
 - Pedestrians, cyclists and users of public transport are prioritised over motorists
 - New residential developments are designed to achieve speeds of 20 mph or less
 - Appropriate levels of cycle and car parking
- If developments have a significant demand for travel or are likely to have impacts on transport a Transport Assessment and Travel Plan should be submitted.

Core Policy 14: Renewable and Low Carbon Energy

- Developments should incorporate renewable and low carbon energy
- Energy Strategy is required to ensure decentralised and renewable or low carbon technologies are incorporated in developments
- Water consumption for all dwellings is limited to 110 litres per person per day
- All new non-residential developments over 1,000 sqm GIA must achieve BREEAM 'Very Good' standard

Lewes District Local Plan Part 2: Site Allocations and Development Management Policies (2010-2030)²⁵

B.1.23 Part 2 of Local Plan, similarly to Part 1, applies to the area of Lewes District outside the South Downs National Park. Part 2 allocates land for housing and employment, as well as details planning policies to guide development to 2030.

B.1.24 Relevant policy to energy and sustainability is as follows:

Policy DM1: Planning Boundary

- New developments will be permitted outside of planning boundaries on the Policies Map as long as the development is in accordance with policies in the Plan
- The character of the countryside should be protected and developments within the countryside must demonstrate a need for specific location
- Developments that propose dwellings within 7km of Ashdown Forest must comply with Core Policy 10 Natural Environment and Landscape of the Plan Part 1

Policy DM2: Rural Exception Sites

- Developments that deliver affordable housing will be delivered if they meet the following criteria:
 - Provide sizes, types and tenures of dwellings in need by the local area

²⁵ Lewes District Local Plan Part 2: Site Allocations and Development Management Policies (2010-2030). Available from: https://www.lewes-eastbourne.gov.uk/media/1739/Local-Plan-Part-2-2020/pdf/Local_Plan_Part_2_2020.pdf?m=1682441636643

- Appears related to an existing village or settlement
- Appropriate scale and design that matches the local character and setting
- Affordable housing is made available to those with a local connection
- Open market housing should be provided by developments unless this impacts the provision of affordable housing.

Policy DM14: Multi-functional Green Infrastructure

- Developments should provide green infrastructure which supports the character of the area and/or the need for outdoor playing space
- Green infrastructure in developments should provide biodiversity gain and protect and enhance nature conservation value
- Ecological networks should be identified and if possible, form a part of delivered green infrastructure to promote habitat connectivity

Policy DM15: Provision for Outdoor Playing Space

- The following minimum amount of playing space per 1,000 population should be provided:
 - 1.6 ha for outdoor sports
 - 0.25 ha for children's play space
 - 0.3 ha for additional outdoor provision such as a skateboard park
- Where developments will increase the population, such as in residential developments, outdoor playing space and facilities should be enhanced.

Policy DM16: Children's Play Space in New Housing Development

- Residential developments which provide more than 20 dwellings must meet the following criteria for children's play space:
 - Integral to the design and layout of the development
 - Located in safe and welcoming locations
 - Provide seating for adults
 - Additional to any incidental amenity space
 - Adequately drained and landscaped

Policy DM19: Protection of Agricultural Land

- Development sited on Grades 1, 2 and 3a agricultural land (best and most versatile) must identify there are no suitable alternative locations
- Developments on best and most versatile land must demonstrate overriding sustainability benefits which outweigh the loss of best and most versatile land

Policy DM20: Pollution Management

- Developments should not increase soil, air, water, noise or light pollution

- No unacceptable impact on health, the natural environment or general amenity should occur
- The use of other land should not be impacted and the land use on the development should be appropriate to the surrounding area
- Where possible, appropriate after-use of land should be implemented

Policy DM21: Land Contamination

- If developments are on a location which is known to be affected by contamination, it must be proven, following investigation, that there is no unacceptable risk to health or the environment
- If land is contaminated, the information of such contaminants must be shared
- If land is contaminated, developments must ensure mitigation measures are implemented which do the following:
 - Protect future occupiers and users of the development
 - Ensure structural integrity is not compromised
 - Protect nearby watercourses, water bodies, aquifers and surrounding land from contamination
 - Maintain the quality of the natural environment

Policy DM22: Water Resources and Water Quality

- Development must demonstrate that there are no unacceptable risks to the quality and quantity of surface and ground water
- Developments should not have an adverse impact on nearby land, the quality of groundwater and the yield of groundwater resources, river flows or natural habitats
- Work beneath the water should not be permitted

Policy DM23: Noise

- Residents and users of new residential developments should not be exposed to unacceptable levels of noise from existing or future uses
- Developments should consider the following in terms of noise:
 - Location, layout and design
 - Background noise levels
 - Measures to reduce and contain noise
 - Hours of operation and servicing
- A Noise Impact Assessment should be prepared where noise sensitive uses are likely

Policy DM24: Protection of Biodiversity and Geodiversity

- Developments should not cause adverse effects, or mitigate adverse effects, to Ramsar sites, Special Areas of Conservation or Special Protection Areas
- Developments with one or more dwellings within 7km of Ashdown Forest must prove there are no adverse impacts

- Benefits of a development must outweigh adverse impacts to a Site of Special Scientific Interest, National Nature Reserve or a Marine Conservation Zone
- Developments which result in the loss or deterioration of habitats such as ancient woodland or veteran trees will be refused unless exceptional circumstances are proved

Policy DM25: Design

- Developments should meet the following criteria in terms of design:
 - Site, layout, density, orientation and landscaping has a positive relationship with the surrounding character
 - Scale, form, height and massing are proportionate to surrounding existing buildings
 - Incorporates sustainable materials of appearance which matches the character of the area
 - Retaining trees that contribute positively to the area
 - Parking should not dominate the development
 - No unacceptable impact to nearby neighbourhoods in terms of privacy, outlook, daylight, sunlight, noise, odour, light intrusion or activity levels
 - Promote accessibility and understandable places
 - Demonstrate how the 'Building for Life 12' criteria is met for residential developments of 10 or more dwellings

Policy DM26: Refuse and Recycling

- Waste and recycling facilities and new developments should be well-designed and promote accessible use
- Adequate reuse and recycling facilities should be provided and have convenient access for occupiers and collection
- Waste bins and refuse sacks should not detract from residential amenity

Policy DM27: Landscape Design

- High quality landscape design are expected to do the following:
 - Retain and enhance the local landscape character
 - Encourage adaption to climate change
 - Retain and enhance mature trees and hedgerows
 - Land-remodelling should respect the local topographic character
 - Where possible, the site of the development should connect to the local green infrastructure network

Policy DM33: Heritage Assets

- If a development is nearby a heritage asset, it must conserve or enhance the asset's character, appearance and/or setting.

- Developments which impact a heritage asset must support the following in support of the planning application:
 - Assessment of archaeological, architectural and historic significance
 - Assessment of significance of the impact on the asset
 - Statement of justification for the development

Policy DM34: Areas of Established Character

- Development within Areas of Established Character as identified in the Policies Map²⁶ must reflect the existing character of the area in respect to buildings, boundaries, trees, hedges and grass verges.

Policy DM35: Footpath, Cycle and Bridleway Network

- Harmful impacts to a footpath, cycle or bridleway network must be satisfactorily mitigated or provide an alternative equivalent as part of the developments

Policy DM36: Station Parking

- Developments which result in loss of public car parking spaces on sites adjacent to railway stations will not be permitted.

Draft Local Plan Update (Regulation 18) November 2023 Version²⁷

- B.1.25 Lewes District Council is preparing a new Local Plan to provide planning framework from 2024 to 2040. The consultation document, Towards a Local Plan: Spatial Strategy and Policies Directions, outlines the preferred vision for the District and potential locations for new development and growth. Although this plan is not yet adopted it has been considered in this application.
- B.1.26 Key requirements of the draft policies relation to energy and sustainability, as well as applicable to the Development, include the following:

Strategic Policy SDS1: A Spatial Development Strategy Approach

- Sustainable location for developments, such as brownfield land within existing settlements
- Locating homes and jobs within close spatial proximity to reduce climate change impacts
- Increasing the supply of affordable homes
- Maximising the capacity of existing infrastructure and providing opportunities for new infrastructure
- Protecting natural landscapes, heritage and watercourses while simultaneously meeting local and development needs

Strategic Policy SDS2: Settlement Hierarchy

- Developments should build upon the existing settlement pattern of local areas
- Wivelsfield Green is identified as a Service Village

²⁶ Lewes District Policies Map. Available from: https://planningpolicyconsult.lewes-eastbourne.gov.uk/gf2.ti/f/960002/41336517.1/PDF/-/Lewes_District_Overview_v2_copy.pdf

²⁷ Towards a Local Plan: Spatial Strategy and Policies Directions. Available from: <https://planningpolicyconsult.lewes-eastbourne.gov.uk/gf2.ti/-/1568674/189608421.1/PDF/-/Local%20Plan%20Spatial%20Strategy.pdf>

Strategic Policy SDS3: Settlement Boundaries

- Settlement boundaries will be defined to include built-up areas of settlements and planned new developments
- Sufficient capacity must be demonstrated within these boundaries to uphold developments

Policy CC1: Mitigation and Adapting to Climate Change

- Developments should:
 - Be energy efficient and incorporate low carbon technologies
 - Designed to address and mitigate the risks associated with climate change
 - Reduce the reliance on private cars and encourage usage of public transport, walking and cycling
 - Work with the natural environment to reduce risks associated with climate adaptation and improve biodiversity

Policy CC2: A Design Response to a Changing Climate

- Developments should reduce carbon emissions and overall energy consumption by adhering to the following principles:
 - Reducing operational costs
 - Considering future retrofit costs and issues
 - Supporting local grid resilience
 - Building resilience in homes
- Heating in developments will primarily be heat pumps

Policy CC3: Solar PV, Storage and Demand Management

- Residential developments are not required to incorporate solar PV if good fabric and energy specifications, as well as the use of an electric heat pump, is incorporated in dwellings

Policy CC4: Sustainable Construction

- Applying Circular Economy principles to retain as much material as possible during construction
- Reducing the amount of energy required for construction
- Using appropriate building materials and techniques to minimise waste produced
- A Whole Life Carbon Assessment should be considered to be submitted within planning applications for larger developments
- An Energy Statement should be submitted within the planning application

Policy CC5: Renewable Energy Development

- Encourages and supports renewable energy generation in suitable locations minimising impacts to the landscape and visual amenity

Policy NE1: Green and Blue Infrastructure

- Identifies the existing green and blue infrastructure within the District, locating where developments can enhance and restore these areas
- Enhancement of green and blue infrastructure will be encouraged, through mechanisms such as connecting habitats

Policy NE2: Biodiversity

- All developments should protect, conserve and enhance biodiversity
- Developments should achieve a minimum of 10% biodiversity net gain delivered on-site. If unachievable on-site, off-site measures can be decided

Policy NE3: Landscape

- Developments should have regard to the Landscape Character Assessment and the Landscape Sensitivity Study²⁸
- Developments should reflect the local landscape character of the surrounding area and ensure climate adaptation, carbon capture and carbon cooling mechanisms are including in the landscape strategy
- Developments located within a countryside must submit a Landscape Visual Assessment

Policy NE4: Clean and Healthy Environment

- All developments are required to avoid adverse impacts on health and environment quality in respect to air, soil, noise, light and other pollutants

Strategic Policy H1: Meeting Housing Needs

- Housing Developments which deliver more than 100 dwellings must provide at least 5% self-build or custom build plots
- Residential developments must provide 40% affordable housing

Policy H2: Suitable Homes for All

- Housing developments of more than 0.5ha or 10 dwellings must include more two bedroom homes than other size dwellings
- Gross internal floor areas for all new homes are required to exceed or meet nationally described residential space standards
- All new dwellings are required to meet the Building Regulations M4(2) as a minimum

Strategic Policy H3: Affordable Housing

- Residential developments providing 10 – 99 dwellings must contribute a minimum of 25% affordable homes
- Developments providing 100 or more homes are required to contribute a minimum of 30% affordable homes

²⁸ Lewes Landscape Character Assessment (2023). Available from: <https://planningpolicyconsult.lewes-eastbourne.gov.uk/gf2.ti/f/1568674/189418117.1/PDF/-/Lewes%20Landscape%20Sensitivity%20Assessment%202023.pdf>

- A tenure mix of 75% rented and 25% affordable ownership will be required for residential developments
- Major residential developments must provide a minimum discount of 20% on market rents

Policy H4: Specialist Accommodation for Vulnerable People

- Specialist housing will be supported if a need is identified
- All developments for independent, supporting living and care homes should be located within settlement boundaries
- Developments providing accommodation for older people are required to meet M4(2) adaptable standards and a proportion of homes meeting M4(3)a and M4(3)(b) standards
- Wheelchair access will need to be incorporated in accommodates for older people

Policy H5: New Residential Development in the Countryside

- Developments in rural sites well be supported which provide the following:
 - 100% affordable housing
 - First home exception sites where homes are sold at a 50% discount
 - Single plots for self-builders

Strategic Policy IC1: Infrastructure Provision

- Developments must be built where there is existing capacity in local infrastructure. If existing capacity is not identified, developments can provide additional infrastructure, for example community facilities

Policy IC2: Water Supply and Wastewater Management

- Adequate water supply and wastewater treatment facilities for new developments must be demonstrated. If supply and facilities are not adequate, the development must incorporate improvements

Policy IC4: Safeguarding Community Facilities

- Community facilities, including sport and recreational facilities are safeguarded, however if a development proposes to remove one it must be demonstrated that:
 - Existing community use is surplus to requirements
 - A replacement or rep-provision of the facility within improved quality and accessibility is possible
 - The development is providing an overriding public benefit that outweighs the loss of a community facility

Policy IC5: Commercial community uses

- Commercial community uses are safeguarded, including local shops and public houses. If a loss of a commercial community use is proposed by a development, the following must me demonstrated:
 - Opportunities for alternative community use within the premise

- The commercial community use is no longer economically viable
- There is no market interest in the building which holds the commercial community use

Policy IC6: Outdoor Playing Space

- The following standards for outdoor playing space should be met by developments:
 - 0.25 ha of equipped and designated children's play space per 1,000 population
 - 1.6 ha of outdoor space per 1,000 population
- Additional recommended standards include 400m for equipped and designated children's play space and 1,200 m for outdoor space for developments.

Policy IC7: Local Food Infrastructure

- Supports the provision of community food growing spaces, such as orchards. This can include planting productive trees and plants in landscaping schemes
- Developers are encouraged to engage with district and parish councils to identify the need for areas for food growing

Policy IC8: Sustainable Transport and Movement

- Improve accessibility and increase transportation choices through providing easy accessibility to public transport, cycle routes, bridleways and footpaths
- Travel Statements which demonstrate the number of trips generated by a development and mechanisms to maximise sustainable travel will be required for any major developments
- Developments should not have an unacceptable level of impact on the transport network

Policy IC9: Parking Standards (and EVCP)

- Rapid charging for electric vehicles in suitable locations should be provided in a range of developments
- Cycle hire schemes should be sought for incorporation in developments

Policy IC11: Public Rights of Way

- Public rights of way should be protected and enhanced. Enhancements can include widening access into the countryside, rights of way network and/or open space

Strategic Policy D1: Development Principles

- All developments should incorporate the following principles:
 - Respond to the climate emergency
 - Improve connectivity
 - Enhance the character of the district
 - Respond to the district's community

Policy D2: Achieving High-Quality Design in Development

- To achieve high-quality design, developments should do the following:
 - Design with communities in mind
 - Achieve accessible development
 - Respond positively to climate change
 - Enhancing the local character of the district

Policy D3: Landscape Character

- Landscape character should be retained and enhanced
- Cumulative effects of developments should be considered on landscape character areas
- Landscape features such as tress and hedgerows should be retained and enhanced in new developments
- Grene corridors and green and blue infrastructure should be protected and enhanced
- The setting of villages and separation of villages should be maintained

Policy D4: Conservation and Enhancement of Heritage Assets

- Sufficient information regarding a proposals impact on heritage assets must be provided

Policy D5: Public Realm

- The following expectations must be met by proposals:
 - Gateways, focal points and landmarks are used for wayfinding
 - High quality street furniture and infrastructure
 - Greening opportunities such as planting of trees and other soft landscape
 - Informing public realm treatment by heritage values
 - Incorporating local social infrastructure where possible
 - Providing streets which reduce traffic

Strategic Policy W1: Flood Risk and Flood Management

- Flood risk should be reduced with mechanisms such as sustainable drainage systems and natural flood management
- Proposals in areas of high risk of flooding will require a Flood Risk Assessment, sequential test and exception test

Policy W2: Protection of Water Resources and Water Quality

- All developments must demonstrate that waterbodies are protected and enhanced through natural treatment and pollution control of surface water runoff
- If foul and surface water discharges are increased by major developments, adequate capacity must be provided

- Treatment works for managing sewage must be clarified for major developments

Policy W3: Water Efficiency in New Development

- Water consumption is limited to 90 litres per person per day
- All developments are required to be supported by a water calculator
- Gray water harvesting should be incorporated for WC flushing and washing machine connection in major developments
- Rainwater harvesting and surface water harvesting must be incorporated in all developments

Wivelsfield Parish Neighbourhood Plan (2015-2030)²⁹

B.1.27 The Site falls within the catchment for Wivelsfield Parish Neighbourhood Plan adopted in January 2016. The Plan focuses on facilitating developments to ensure the rural environment, villages, communities, as well as housing and facility accessibility are maintained and enhanced. The Plan describes the local community in order to provide an overview of demographics, as well as consultation events taken place to allow the local community to input into the Plan and direction of future developments.

B.1.28 The following policies are relevant to the Development, sustainability and energy:

Policy 1: A Spatial Plan for the Parish

- Housing and additional developments should be built within the boundaries of Wivelsfield Green to enforce sustainable communities by encouraging the re-use of previously development land and land of similar character to the settlements
- Housing developments outside the boundaries of Wivelsfield Green must be consistent with countryside policies

Policy 2: Housing Site Allocations

- The following locations are allocated for housing developments, as shown in the table below:

Site Allocation	Number of Dwellings
Land at Springfield Industrial Site, West of B2112	30 dwellings
The First Site on Land at Hundred Acre Lane	2 dwellings
The Second Site on Land at Hundred Acre Lane	2 dwellings

Policy 3: Education

- The extension of Wivelsfield Primary School will be supported if proposals include the following:
 - Buildings of appropriate scale and location that do not comprise the open character to the west of the School
 - Residential amenity in regard to noise and light pollution is not disturbed

²⁹ Wivelsfield Parish Neighbourhood Plan (2015-2030). Available from: https://www.lewes-eastbourne.gov.uk/media/3274/Wivelsfield-Neighbourhood-Plan-Submission-Plan/pdf/Wivelsfield_Neighbourhood_Plan_Submission_Plan.pdf?m=1690048196187

- Adequate access and car parking is provided

Policy 4: Community Facilities

- Proposals for community facilities or extension of community facilities should not harm the following properties:
 - Wivelsfield Village Hall, off Eastern Road
 - Sports Pavilion, adjacent to the Village Hall Village green, adjacent to the Village Hall
 - All places of worship (St Peter & St John the Baptist, Ote Hall Chapel, Bethel Chapel and the Church of Jesus Christ of the Latter Day Saints)
 - Wivelsfield Church hall, Church Lane
 - Wivelsfield Londis Shop, North Common Road
 - Wivelsfield Post Office, North Common Road
 - The Cock Inn Public House, North Common Road
- Proposals should not cause the loss of existing local employment or business use unless it is demonstrated that the business is no longer viable
- Developments should not have adverse impacts on flood risk, local amenity, traffic, landscape and/or heritage assets

Policy 5: Design

- Proposals must reflect the local character through the scale, density, massing, height, landscaping, layout and materials
- Landscape features should be retained and enhanced
- New developments should integrate with existing public access routes and green spaces
- Developments should not harm the designated Wivelsfield Conservation Area
- An appropriate number of car parking spaces, specifically two off-street parking spaces per dwelling, should be provided in housing developments

Policy 6: Green Infrastructure & Biodiversity

- Developments should enhance the natural environment and protect local assets such as habitats and green spaces
- Ecological networks and habitat links should be enhanced and protected
- Where a protected species may be impacted by a development, the appropriate surveys should be undertaken and submitted with the planning application
- Key features of Parish landscape, specifically farmlands, woodlands, hedges, ponds, wildlife corridors and natural heritage sites, should be protected and enhanced

Policy 7: Local Green Spaces

- The following local green spaces should be protected and development should be avoided within:

- Land to the south of Green Road and west of Wivelsfield Primary School
- Land to the south of South Road
- Land to the east of Eastern Road
- Land to south of Antye House and east of Orchard Close
- Land on north-west boundary of Parish

Policy 8: Allotments

- New allotments must provide evidence they are suitably located to serve the local community and have satisfactory road access and car parking

Renewable Energy and Energy Efficiency: Planning Guide for Householders and Small Businesses (2006)³⁰

- B.1.29 The Renewable Energy and Energy Efficiency Supplementary Planning Guide (SPG) provides guidance on how developers can incorporate small scale renewable energy and energy efficiency. Technologies which can reduce carbon emission associated with energy consumption are recommended, including solar hot water systems, solar PV, biomass, wind power, small scale hydro-electric and combined heat and electric power. The SPG details planning issues associated with each technology that should be considered when including technologies within proposals. Planning issues include impacts on visuals, residential amenity, designated ecology and heritage sites, natural environment and existing infrastructure.

Kerbside Recycling Facilities SPG (2004)³¹

- B.1.30 The Kerbside Recycling SPG outlines how developers of schemes delivering six or more residential dwellings are expected to contribute new equipment, capital to extend the recycling programme and kerbside recycling units. This contribution is only required in areas where kerbside recycling is already present. By ensuring this contribution, the Council can work to meeting national targets in relation to waste reduction.

Affordable Housing SPD (2018)³²

- B.1.31 The Affordable Housing SPD adopted in 2018 addresses how the provision of affordable homes in Lewes District can be improved by addressing key issues. This provides more advice and guidance on Core Policy 1 Affordable Housing and Core Policy 2 Housing Type, Mix and Density which applies to all housing developments of more than 11 dwellings. The SPD recognises that viability of delivering 40% affordable housing could change per each development, therefore the following tiers will be addressed for each housing proposal:
- The Council's onsite preferred mix
 - An onsite alternative mix to be agreed upon by the Council and the relevant developer
 - A level of affordable housing onsite which is less than the specified threshold
 - A commuted sum

³⁰ Renewable Energy and Energy Efficiency: Planning Guide for Householders and Small Businesses. Available from: https://www.lewes-eastbourne.gov.uk/media/2397/Lewes-Renewable-Energy-SPD-2006/pdf/Lewes_Renewable_Energy_SPD_2006.pdf?m=1684424858390

³¹ Kerbside Recycling Facilities Supplementary Planning Guide. Available from: https://www.lewes-eastbourne.gov.uk/media/2395/Lewes-Kerbside-Recycling-SPG-2004/pdf/Lewes_Kerbside_Recycling_SPG_2004.pdf?m=1684424846080

³² Affordable Housing Supplementary Planning Document. Available from: https://www.lewes-eastbourne.gov.uk/media/2406/Lewes-Affordable-Housing-SPD-Adopted-Version-2018/pdf/Lewes_Affordable_Housing_SPD_-_Adopted_Version_2018.pdf?m=1684424802580

- B.1.32 If a Development cannot feasibly deliver 40% affordable homes, a financial contribution (i.e. commuted sum) to offsite affordable housing will be required. Table 2 of the SPD determines the total contribution in high value and low value market areas for studio to 5 bedroom flats, houses and bungalows.
- B.1.33 The SPD further describes the space standards for affordable housing, noting that dwellings should be built to national described space standards. All homes should be built to meet the Building Regulation requirement M4 (2) and additional homes should meet M4 (3).

Biodiversity Net Gain Planning TAN (2021)³³

- B.1.34 The Biodiversity Net Gain (BNG) Technical Advice Note (TAN), adopted prior to BNG becoming mandatory, aims to provide developers with an explanation of BNG delivery in developments. The Council requests proposals to incorporate BNG principles, as well as measure how BNG is being achieved. Major applications, defined as the delivery of 10 or more dwellings, should demonstrate a minimum 10% increase in BNG. Additionally, developments should follow the biodiversity mitigation hierarchy, by avoiding adverse impacts, than mitigating these impacts. If mitigation is not suitable, than unavoidable loss will occur.
- B.1.35 The DEFRA Biodiversity Metric should be used to assign a score to sites in proposals in regard to biodiversity. The Metric takes information from habitat surveys to determine the biodiversity value on Site. For major residential developments, the 'post development' unit score must represent a 10% increase from the 'pre-development' unit score. These calculations should be submitted alongside the planning application for all proposals. In addition, the implementation of a management plan following construction to maintain biodiversity for a minimum 30-year period. Such management plans can be secured via a planning condition.
- B.1.36 If BNG cannot be achieved on Site, applicants must consider compensatory biodiversity units of land off-Site through mechanisms known as biodiversity offsetting.

Circular Economy Planning TAN (2021)³⁴

- B.1.37 The Circular Economy TAN, read in conjunction with the Sustainability in Development Planning TAN, discusses how developments can embody and promote circular economy principles. Developments must adhere to the waste hierarchy, which acts as a guide to waste management to ensure waste is prevented, prepared for re-use, recycled, recovered in other mechanisms before the last option of disposal.
- B.1.38 The TAN outlines the principles of the circular economy for developments, which include the responsible sourcing of materials, designing developments for circularity and managing waste during construction and operation. A circular approach to sourcing materials for developments include using sustainably sourced, low impact and recycled materials. To incorporate circular economy principles in the design of residential developments, dwellings should be designed with extendibility, the potential for entrance level bed space and bathroom and with work from home space.

Sustainability in Development Planning TAN (2021)³⁵

- B.1.39 The Sustainability in Development TAN, read in conjunction with the circular economy TAN, describes how developments can achieve sustainability and low carbon emissions through design and construction. The Council's focus on sustainability is expressed in the Corporate Plan³⁶ which notes the Council's goal in net zero by 2030 and mechanisms they are implementing to achieve this.

³³ Biodiversity Net Gain Planning Technical Advice Note. Available from: https://www.lewes-eastbourne.gov.uk/media/2407/Biodiversity-Net-Gain-Technical-Advice-Note/pdf/Biodiversity_Net_Gain_Technical_Advice_Note.pdf?m=1684424750657

³⁴ Circular Economy Planning Technical Advice Note. Available from: https://www.lewes-eastbourne.gov.uk/media/2408/Circular-Economy-Technical-Advice-Note/pdf/Circular_Economy_Technical_Advice_Note.pdf?m=1684424763397

³⁵ Sustainability in Development Planning Technical Advice Note. Available from: https://www.lewes-eastbourne.gov.uk/media/2409/Sustainability-in-Development-Technical-Advice-Note/pdf/Sustainability_in_Development_Technical_Advice_Note.pdf?m=1684425008230

³⁶ Re-imagining Lewes District; Corporate Plan 2020-2024. Available from: https://www.lewes-eastbourne.gov.uk/media/1087/Lewes-District-Council-Corporate-Plan-2020-2024/pdf/Lewes_District_Council_Corporate_Plan_2020-2024.pdf?m=638119017216230000

B.1.40 The Sustainability in Development TAN includes a Sustainability Checklist³⁷ which includes a comprehensive list of sustainability objectives that is required for all developments to consider in the design process.

B.1.41 New developments are encouraged to consider the following in order to maximise social value:

- Utilizing the local supply chain and local people during the construction and operation to improve the economy and increase local employment
- Promoting active travel to improve mental and physical health
- Create inclusive places
- Incorporate a range of amenity and facilities to create sustainable communities

Electric Vehicle Charging Points TAN (2021)³⁸

B.1.42 The Electric Vehicle Charging Points TAN sets out guidance to retain electric vehicles within developments. In new developments with 11 or more dwelling, fast EV Charging Unit to service parking bays should be established. Houses can also be provided with one standard EV Charging Unit. Minimum requirements for charging include a 16 Amp socket in garages or car parking spaces.

Decarbonising our Housing Stock: Roadmap for 2030 Zero Carbon³⁹

B.1.43 The summary report for LDC and Eastbourne Borough Council details a strategy to achieving net zero housing by 2030. This strategy included addressing the following topics:

- Cost
- Fuel poverty
- Tenant disruption
- Thermal comfort
- Scalable
- Scale of delivery
- High-density housing
- Private Housing Adoption
- UK Manufacturer and Supply Chain
- Climate Resilience
- Whole Life Carbon

³⁷ Sustainability Checklist for Major Developments. Available from: https://www.lewes-eastbourne.gov.uk/media/2411/LDC-Sustainability-in-Development-TAN-Sustainability-Checklist-for-Major-Developments/doc/LDC_Sustainability_in_Development_TAN_-_Sustainability_Checklist_for_Major_Developments.docx?m=1684424778130

³⁸ Electric Vehicle Charging Points Technical Guidance Note. Available from: https://www.lewes-eastbourne.gov.uk/media/2405/Lewes-Electric-Vehicle-Charging-Points-Technical-Guidance/pdf/Lewes_Electric_Vehicle_Charging_Points_Technical_Guidance.pdf?m=1684425088587

³⁹ Decarbonising our Housing Stock: Roadmap for 2030 Zero Carbon. Available from: https://www.lewes-eastbourne.gov.uk/media/2094/Decarbonising-our-housing-stock-Roadmap-for-2030-zero-carbon/pdf/Decarbonising_Our_Housing_Stock_Roadmap__revised_Oct_23.pdf?m=1698082970177

- Natural Resource Depletion

- B.1.44 As a part of these topics, the strategy notes maximising renewables to reduce energy bills, in a way to address fuel poverty. In addition to renewables, technology such as air source heat pumps should be used over gas boilers. Within the topic of high-density housing, expanding internal space can open up options for reducing emissions associated with the housing stock. Investment in social housing in the private housing sector can maximise opportunities to achieve net zero carbon. Additionally, developments should be built to include solutions and materials that can remain resilient in extreme climates. This includes considering overheating, ventilation and building fabric lifestyles.

Biodiversity Strategy (2021-2025)⁴⁰

- B.1.45 The LDC Biodiversity Strategy provides mechanisms for which all developments can maximise the opportunities for well-considered gains in biodiversity, which buildings on the Biodiversity TAN. This includes deploying nature-based solutions and ecosystem service through landscape and soil solutions in developments. Landscape solutions include mechanisms which reduce flood risk, increase soil moisture and reduce droughts and soil erosion. Soil solution include mechanisms that enhance the soil health and soil functions.
- B.1.46 Developments are required to incorporate the BNG principals produced in the Biodiversity TAN as well as informing the council at an early stage in order to accurately inform the design of the proposal. Additionally, developments must assess the type of habitat and corresponding condition on Site. These assessments should inform the mitigation, which should follow a hierarchy of retention and protection of valuable habitats, mitigation and compensation, and then habitat creation, improvement and inclusion of green corridors. If BNG is not possible to deliver on Site, net gain credits will need to be paid by the applicants to fund biodiversity improvements within the District.

⁴⁰ Lewes District Council Biodiversity Strategy 2021-2025. Available from: https://www.lewes-eastbourne.gov.uk/media/2508/LDC-Biodiversity-Strategy-June-2021/pdf/Lewes_District_Biodiversity_Strategy_-_June_2021.pdf?m=1685441161797