



Land at Bilsham Road,
Yapton

Sustainability Statement

April 2025

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1. Introduction

This energy statement has been submitted in support of a Full Planning Application for the construction of 170 dwellings at Land at Bilsham Road, Yapton. Please refer to the Planning Statement for the full description of Development.

This statement will set out on the sustainable development proposals advanced by Redrow Homes for the development site. Several documents have been used in order to complete this report. These include:

National Planning Policy Framework (NPPF) includes a presumption in favour of sustainable development. The Framework expands upon the guiding principles and objectives of a successful planning system. These include the building of a strong and competitive economy, delivering high quality housing, requiring good design and meeting the challenges of climate change.

Approved Document L – Conservation of Fuel & Power sets fabric efficiency standards and together with SAP, establishes a maximum CO2 emission rate and primary energy rate for new build residential properties. The Approved Document is the Government's sustainable design benchmark in England.

The Future Homes Standard: 2019 – Consultation on changes to Part L and Part F of the Building Regulations for new dwellings. (January 2021) provides a summary of the received responses to the 2019 consultation and the Government's intentions to revise Part L of the Building Regulations in 2022 and introduce a FHS in 2025.

Arun Local Plan 2018 – Policies ECC SP1 & SP2 state that the Council support development which is located and appropriately designed to adapt to impacts of climate change. ECC SP2 requires major developments to produce 10% of the total predicted energy requirements from renewable or low carbon regeneration on site.

Arun Design Guide – The document includes guidance on the following energy efficiency measures:

- Energy & Carbon
- Water & Material Management
- Adapting to Climate Change
- Flood Risk & Drainage
- Quality of the Environment
- Health & Well-being

The Design Guide has been considered in detail as part of these development proposals.

2. Materials Selection

Redrow Homes operate a nationwide timber procurement policy. This ensures that timber products are only sourced from suppliers who can demonstrate that their material is supplied responsibly and procured from a sustainable source. In all instances, suppliers must present Chain of Custody or FSC certificates demonstrating compliance prior to the purchase of materials. Redrow Homes currently source 99.9% of our timber from sustainable sources and were the first UK housebuilder to achieve the WWF's "Three Trees" status in 2015.

Redrow's environmental procurement policy is a commitment to afford advantage to those materials which have a lesser environmental impact and to review alternative materials that have a lower environmental impact when developing material specifications. As part of the procurement policy Redrow reviews the Environment Management Systems of all suppliers and where possible source materials from suppliers who have Environmental Management Systems which confirm to BES of ISO standard.

As part of the review of the proposed Sustainability Strategy the environmental impact of the proposed build specification is assessed against the BRE Green Guide. The guide assesses relative environmental impact of construction materials commonly used in buildings. Materials are given an overall rating of A+ to E, based on Life Cycle Assessments using BRE's Environmental Profiles Methodology.

3. Pollution during Construction

The NPPF requires sustainable development proposals to take measures to protect the natural environment on site and adjacent to it. This section therefore concentrates on those measures to be included in the construction phase to mitigate the negative impacts of construction on the natural environment and public health.

A few of Redrow's suggested measures to control pollution during construction are listed below:

- Fuel and chemical stores will be located on impervious bases within a bund and secured.
- Where dust is generated in small quantities through the normal construction process such as cutting of bricks, and where significant volumes are required, specialist cutting equipment will be used.
- Waste containers and skips will be covered.
- Just in time deliveries will prevent stockpiling of unnecessary materials on site, however if this is unavoidable materials will be secured and covered where necessary to provide pollution.
- Hard surfaced roads will be constructed at the earliest possible opportunity.

4. Waste Management

Redrow are an engaged partner in the 'WRAP' initiative and a member of the HBF Forum Waste Group and therefore we conduct regular reviews of the Group's performance. Redrow is involved in a drive to reduce the volume of waste generated on site and increase the percentage of waste of waste diverted from landfill through reuse and recycling. Current data and previous performance suggest that Redrow is currently achieving a recycling rate of 97%.

The list below briefly outlines Redrow's waste management policies:

- Design to minimise waste during construction.
- Landform design and mass balance exercises are undertaken to retain as much material as possible on site and reduce disposable volumes. There should be a careful sub and topsoil storage and accommodation within the predetermined landform.
- Maximise the value of recycled aggregates through the separation of physical and chemical contaminants and through the careful matching of materials generated with appropriate site use.
- Regular site inductions and toolkit talks to contractors and sub-contractors are a requirement. Careful site management of stockpiling and storage, segregation of waste groups and prevention of cross contamination are implemented as standard.
- Suppliers must reduce the amount of packaging on goods delivered to site.
- Waste contractors are required to segregate demolition waste off site and provide relevant records.
- Landfill is always the last option when no economic solution can be found.

5. Health and Wellbeing

Health and Wellbeing plays a vital contribution to sustainability and Redrow strive to build homes where people want to live, rather than simply occupy. Some key measures which contribute to this are as follows:

- Each property is provided with a large living/dining space of family space.
- All habitable rooms are provided with sufficient glazing to allow natural light to infiltrate the rooms, reducing the need for artificial lighting. This in turn allows for each home to take advantage of solar gain which is considered by the SAP methodology and reduces the forecasted energy consumption of the home.
- Properties are provided with a suitable room that can be operated as a home office.
- All houses benefit from a private garden or private recreational space.
- Each property is to be provided with designated space for waste and recycling.

- Each property will be provided with a garage or bike store.
- The site layout has been designed to encourage sustainable and active modes of transport as discussed within the Transport Assessment & Travel Plan.
- The development includes large, landscaped areas and areas of open space.
- The layout has been designed to ease travel for cyclists and pedestrians.
- The party wall specification will reduce sound transmission between properties.
- The scheme will comply with the current security standards included within the Approved Document Q.

6. Water Efficiency

Part G of the Building Regulations require homes to achieve an internal water consumption rate of no more than 110 litres per person per day. Redrow Homes propose to incorporate low flow sanitary ware and eco-sanitary products into the design of each property to achieve a low water consumption rate. This strategy will permanently reduce water consumption. Further details of this will be provided within the more detailed condition submission.

7. Energy Strategy

In response to Part L of the 2021 Regulations, Redrow will construct every home to an energy efficient fabric and building services specification capable of complying with the Fabric First Efficiency Standard. In addition, the heating designs of every home will include an air source heat pump.

Recent market trends confirm that purchasers are seeking energy efficient homes with low operating costs and technologies. In response Redrow's current construction specification has been tailored to these demands to incorporate many of the lean and clean measures of the energy hierarchy. A few of the key measures which will be incorporated into the site's detailed design are as follows:

- Each home will be constructed with high levels of insulation on the ground floor, external walls and roof spaces. This will lessen heat loss from the buildings envelope and lower the energy requirement of every home.
- The detailed designs for each house type will incorporate intelligent junction design to limit dead loss at non-repeating junctions, thereby reducing a significant source of heat loss.
- The heating designs for the properties include dual zone controls with delayed start thermostats.
- Every home will be fitted with low carbon air source heat pumps as standard. This allows each home to be labelled as "zero carbon ready" from the point of occupation. The heat pumps were considered as feasible within the outline Energy Strategy.
- Energy efficient lights will be included with every light fitting.



- Each property will be naturally ventilated using efficient decentralised extract fans to ensure the internal living environment will be healthy and comfortable. Overheating has been considered and will be reviewed as part of the Building Regulations assessment to confirm that the homes show a low risk of summer overheating.
- The traditional masonry construction will deliver sufficient thermal mass to the structure of each home such that it will retain heat in winter and assist in cooling in the summer.
- The white goods installed in each property or offered to purchasers will be energy efficient (A+/A rating).
- Each property will be provided with an electric vehicle charging point.

8. Evaluation

This statement is submitted in support of the Full Application submission for the residential development of Land at Bilsham Road, Yapton. The key sustainability measures which are proposed on site are as follows:

- Redrow operate a robust Sustainability Procurement Policy which emphasises the legal and sustainable sourcing of building materials.
- The construction specification achieves A+C rating when assessed against the Building Reserved Establishments Green Guide.
- Eco sanitary ware and flow restriction devices will be installed in every property.
- A site waste management plan will operate at the development.
- Waste and recycling facilities will be provided to each home.
- Pollution during the construction phase will be minimised through the adoption of best practice measures with respect to waste, dust and air pollution.
- The design of properties takes advantage of the energy saving potential of solar gain.
- The proposed fabric specification will comply with the Fabric First Energy Efficiency Standard.
- Each home will be provided with an air source heat pump which ensures that the properties will be zero carbon ready from first occupation.