

sustainability and energy statement

Greenbanks, London Road, St Ippolyts, Hitchin, Hertfordshire, SG4 7NJ

The demolition of an existing dwelling and other buildings, the construction of four dwellings and associated infrastructure, and changes to access.

Background

1. By way of an email dated 14th October 2026, North Herts Council (the Council) explained:

"It is a validation requirement that an energy statement is submitted to support your application. Please add this to the planning portal application."

2. Whilst a Sustainability and Energy Statement was included within the Design & Access Statement, this separate document has been produced in response to the Council's request.

Local Requirements

3. At Paragraph 1.28, the Council's Sustainability SDP, January 2024, explains that:

"... whilst some of the sustainability principles contained in this SPD can be applied to all new developments regardless of size, some are only applicable to larger developments".

4. For a minor scheme of 9 dwellings or fewer, applicants are required to submit a Sustainability and Energy Statement [SPD, 1.26]. This following is considered proportionate for a scheme delivering 4 new (net 3) dwellings.

Energy Statement

5. The houses will all be highly energy efficient, eco-friendly traditionally built homes with 150mm insulation cavities to minimise heat loss and reduce space heating costs. It is proposed to reduce the use of concrete, minimise the disturbance of ground conditions, and use timber materials to reduce industrial emissions and offer the biggest opportunity for long-term carbon storage. The intention, therefore, is to design the houses with a focus upon thermally efficient, fabric-first construction, and adopt close-to-Passivhaus principals to include additional insulation, triple or high performing glazing with insulated frames, and excellent air tightness levels.
6. The orientation and pitch of the main roofs will allow for photovoltaic panels, whilst the orientation and design of the houses enable passive heating in winter while controlling over-heating in summer. Air

source heat pumps are proposed in discreet locations and near plant rooms where possible, and electric car charging points are provided to each house.

7. It is currently assumed that the construction will be timber framed, offering an efficient method to minimise the impact on the environment, consolidate carbon, expedite erection me, and minimise disturbance using pre-fabrication. Floor build-ups allow for mechanical ventilation with heat recovery (MVHR). A natural, durable and sustainable palette of materials would be developed and incorporated.

8. In summary:

- Natural Cross Ventilation - Openable windows and skylights to both sides of the house to ensure airflow.
- Solar Gains - Passive heating in winter and overheating in summer to the south facing facades will be considered.
- Insulation / Fabric - The buildings will be timber framed, highly insulated and at least double glazed to passive standards.
- Solar Panels – Will be considered.
- Heat Recovery MVHR - will retain and re-use the buildings space heating with ventilation for comfortable living spaces. Excellent air tightness, achieved during the construction phase will contribute to low energy loss.
- Heat Pumps - All houses will have low-noise air source heat pumps as shown on the drawings.

Materials and Waste Statement

9. Where compatible with the approved design and economic viability, building materials will have a low environmental impact as identified by the BRE's Green Guide to Specification. The following principles will be followed:

- at least 50% of the timber used will come from a sustainable source as defined by the Forest Stewardship Council (FSC);
- local materials (within 35 miles) will be chosen in preference to equivalent materials sourced from further afield insulation will have a zero-ozone depletion rating;
- wherever possible aggregates used will be waste or recycled products;
- a waste management plan will prevent excessive materials being ordered and delivered to site and materials delivered to site will be used efficiently;
- materials which are redundant will be recycled wherever possible; and

- for when the houses are occupied, storage for domestic recycling bins is shown on the Proposed Site Plan Proposed.

Water Sensitive Design Statement

10. Water use will be managed and minimised in the family home to achieve an estimated water consumption of no more than 110 litres per person per day, by incorporating the following features:
 - thermostatic shower mixers will be fitted with flow restrictors to ensure the maximum water usage at the shower head does not exceed requirements;
 - toilet cisterns shall be low volume and dual flush; and
 - basin taps shall be monobloc spray head type

Conclusion

11. The above information is considered proportionate and sufficient to satisfy the requirements of Validation for a minor scheme of four (net three) new dwellings.

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