

New Single Dwelling on land to the rear of Scarp Close, Ashwell

SUSTAINABILITY AND ENERGY STATEMENT
PLANNING APPLICATION

PREPARED BY
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SUSTAINABILITY AND ENERGY STATEMENT

(Prepared in accordance with Paragraph 1.26 of the Sustainability Supplementary Planning Document, adopted September 2024)

This application for a single dwelling has been prepared with reference to the Council's Sustainability Supplementary Planning Document (SPD), adopted September 2024. In accordance with Paragraph 1.26, the proposal incorporates the following sustainability and energy efficiency measures:

1. ENERGY EFFICIENCY & BUILDING FABRIC

- A *fabric-first* approach will be taken, exceeding minimum Building Regulations Part L standards for thermal performance.
- Walls, floors, and roof will achieve low U-values, with careful detailing to minimise thermal bridging and high airtightness levels to reduce heat loss.
- High-performance double or triple glazing will be installed to optimise energy retention and daylighting.

2. LOW-CARBON HEATING & HOT WATER

- An **air source heat pump** will provide space heating and domestic hot water, reducing operational carbon emissions compared to fossil fuel systems.

3. WATER EFFICIENCY

- All sanitaryware and fittings will be selected to achieve a water consumption rate of no more than 110 litres per person per day in line with Part G of the Building Regulations.

4. SUSTAINABLE MATERIALS

- Materials will be responsibly sourced with preference for products with low embodied carbon and high environmental performance (e.g. FSC-certified timber, A-rated products in the BRE Green Guide).

5. WASTE MINIMISATION & RECYCLING

- A construction waste management plan will ensure waste minimisation and maximum recycling rates.
- Dedicated facilities for household recycling and food waste storage will be provided.

6. BIODIVERSITY & DRAINAGE

- The landscaping scheme will incorporate native and pollinator-friendly planting to enhance biodiversity.

- Permeable surfacing will be used for driveways and paths to support sustainable drainage (SuDS) and reduce surface water runoff.

CONCLUSION

The proposed dwelling has been designed to meet the sustainability objectives set out in the September 2024 SPD, integrating high fabric efficiency, low-carbon heating, renewable energy generation, water conservation, sustainable materials, and biodiversity enhancements. This approach will ensure long-term environmental performance and compliance with local planning policy.