

Sustainability and Energy Statement

Carden Gardens, Danesbury Park Road, Welwyn

Residential Park Home Development - Validation Response

Purpose of this statement

This short Sustainability and Energy Statement has been prepared to respond proportionately to the Local Planning Authority validation request for a Sustainability Statement and an Energy Statement. It relates to the proposal for a residential park home development at Carden Gardens, Danesbury Park Road, Welwyn. The statement draws together the relevant sustainability and energy considerations associated with modern residential park homes and is intended to support validation of the planning application.

1. Proposed form of development

The proposal is for the siting of residential static caravans / park homes, intended for permanent residential occupation. The final units would be selected from available manufacturer ranges and may vary in detailed elevational treatment, internal layout and specification over time. However, the units would be required to be suitable for permanent residential use and would be expected to meet the relevant residential park home specification, namely BS 3632:2023 or any equivalent/current successor standard at the time of installation.

BS 3632:2023 is the current British Standard for residential park homes used as a permanent place of residence. It addresses the design and manufacture of residential park homes, including construction, external envelope, services, internal equipment and user information. It is therefore an appropriate benchmark for the type of accommodation proposed and distinguishes the units from seasonal holiday caravans.

2. Energy efficiency approach

The energy strategy for the proposed units would be based on the selection of modern residential park homes built to the relevant BS 3632 residential specification. This standard includes requirements relating to matters such as thermal insulation, ventilation, stability once sited and general residential suitability. The current standard has also continued the move towards improved heat-loss performance, ventilation and condensation control within residential park home construction.

The following measures would be expected to form part of the energy approach for the final units:

- Insulated floors, walls and roof structure in accordance with the applicable residential park home specification;
- Energy-efficient glazing and external doors appropriate for year-round occupation;

- Efficient space heating and hot water systems, supported by suitable controls such as thermostats and/or thermostatic radiator valves where specified by the manufacturer;
- Low-energy internal and external lighting where practicable;
- Ventilation provision designed to support internal air quality while limiting avoidable heat loss;
- A compact single-storey building form, reducing the overall space heating demand compared with larger conventional dwellings.

The precise energy performance of each unit will depend on the final manufacturer and model selected. It is therefore proposed that final manufacturer specification sheets can be secured, if necessary, by planning condition or provided prior to occupation/installation. This would ensure that the Council has clear evidence that the installed units are appropriate for permanent residential occupation and meet the relevant residential specification.

3. Sustainability considerations

The proposal has a number of sustainability characteristics which are relevant to the assessment. Residential park homes are typically smaller and more compact than conventional market housing, reducing the amount of material required per unit and the volume of space to be heated. The units would be manufactured off-site in controlled factory conditions, which can reduce construction waste and limit the duration and intensity of on-site construction activity. The use of modern residential units also allows replacement or upgrading over time as standards and technologies improve.

The wider application material also identifies the following sustainability-related matters:

- The proposed development would make use of a previously disturbed/former quarry site;
- The application is supported by ecological and biodiversity information, with the submitted BNG report identifying that the scheme achieves the statutory biodiversity net gain requirement;
- The development layout includes landscaping and habitat creation/enhancement measures;
- The submitted transport information identifies that the development is expected to generate a modest level of vehicle movements, reflecting the scale and age-restricted nature of the proposal;
- The use of a managed park home site allows waste storage, servicing and site management arrangements to be coordinated across the development.

4. Water, waste and management

Water efficiency would be addressed through the final specification of the park homes, including modern sanitary fittings and appliances where provided by the manufacturer. Waste management would be coordinated at site level, with refuse storage and collection arrangements addressed through the site layout and, where necessary, a separate waste

management note. The managed nature of the site provides a practical mechanism for maintaining communal areas, landscaping, access routes and waste arrangements.

5. Conclusion

The proposed residential park homes would be intended for permanent occupation and would be expected to comply with BS 3632:2023 or any equivalent/current residential park home specification at the point of installation. That standard provides an appropriate framework for the energy and sustainability performance of the units, including thermal insulation, ventilation, external envelope and residential suitability. On this basis, it is considered that a proportionate Sustainability and Energy Statement can be accepted for validation purposes, with final manufacturer specifications to be secured by condition or submitted prior to installation if the Council considers this necessary.

References

1. British Standards Institution / NBS, BS 3632:2023 Residential park homes - Specification, current standard for residential park homes used as a permanent place of residence.
2. BSI Knowledge, BS 3632:2023 Residential park homes - Specification, published 30 September 2023.
3. BSI, Residential park homes specification guidance, explaining minimum specification requirements including ventilation, thermal insulation, stability once sited and room sizes.
4. Omar, BS 3632 Standards guidance, explaining that BS 3632:2023 builds on previous energy efficiency principles, including improvements to heat loss, ventilation and vapour control.
5. Pathfinder Homes, Residential Homes energy efficiency guidance, identifying modern insulation, double glazing and thermostatically controlled heating systems in residential park homes.
6. Planning Statement and supporting application material for Carden Gardens, Danesbury Park Road, Welwyn.