

**PLANNING, DESIGN AND SUSTAINABILITY STATEMENT
FOR SELF AND CUSTOM BUILD (S&CB) HOUSING**

Chichester District Council (CDC) wish you to create a home that is not only practical for your individual living needs and standards now, but also into the future. Create a home that is individual, of a high standard that will also add visual benefit to the community surrounding you. Create a non-developer house in all senses, something to be proud of, that will form character and distinctiveness in the street scene, which in turn will add intrinsic added value to the home.

Practical Planning**DO**

- build in the colour, vernacular and material palette of the area of your proposed home.
- Use clay roof and hanging tiles and oak or other high grade exterior products where possible
- Consult the adjoining neighbours and those in the same street on your proposals.
- Seek advice from your CDC S&CB officer on any issues.

DON'T

- build too close to your neighbour's boundary and be respectful of your neighbour's privacy
- build higher than 2-2.5 storeys
- use cheap or shoddy exterior materials or poor sub-contractors or builders

Design Standards

CDC are seeking high design material and build standards in excess of those of developer housing standards that follow the ethos of S&CB - a home of which to be proud.

The Council will require:-

- in excess of minimum insulation in the slab foundations, in the external walls and in the roof structure.
- Double glazing to all windows, but ideally triple glazing with frames above the norm in visual and build standards.
- You employ an architect or architectural designer and especially so on all external treatments and house elevations.

- You undertake conscientiously all the reports required of CDC (site ecology, site analysis, arboricultural, flood risk assessment, sustainability and bio-diversity etc.) otherwise your planning application will be rejected even before the application is registered for determination.
- Higher levels of air-tightness and insulation should be designed into larger homes to facilitate 'Lifetime Living' thus giving the home a longer lifespan and more adaptability and therefore more sustainability.
- Smarter use of technology to reduce the need to travel and or reduce the cost of travel. All new homes will be required to install an EV charging point for electric vehicle connectivity; also to install a bike rack.
- Similarly by buying building materials locally will also support fewer miles to be driven; thereby causing less pollution and therefore better well-being for residents.
- More sustainable building materials and adopting the principles of 'Fabric First' construction, thereby minimising the amount of energy a new home requires to economically function.
- Sustainable drainage features, such as SUDS
- You install a ground source or air source heat pump. Also PV/Solar panels, ideally positioned at ground level, if you have a larger rear garden, as they are more efficient and less obtrusive than a roof installation.
- More airtight homes to have a heat recovery ventilation system.

Sustainability

This is a vital tool when building homes for the future.

CDC will require all new S&CB homes to incorporate:-

- high levels of insulation to exterior walls and in the roof spaces. Also to the house slab to meet (yet to be implemented) the new building regulations standards or better.
- double glazing to all windows and if possible triple glazing all within wood, or aluminum frames or in high grade UPVC frames.
- Roof tiles of clay based products
- Driveways and hard standings to be permeable
- High levels of air tightness to match (yet to be implemented) building regulations standards or better.

- All the necessary 'water wise' standards to combat serious water neutrality issues prevalent within the Northern District of CDC in consuming and using less water. Such higher standards are presently being determined by CDC, Natural England and the Environment Agency, so special attention needs to be adhered to, on an on-going basis, in order to conform. The same applies to issues surrounding nutrient neutrality which are prevalent in the Southern area of the District.
- The planting of indigenous trees in the front or rear garden of your home as to support higher levels of sustainability and site bio-diversity.
- No street lighting in any development and the reduction of all exterior lighting and be positioned downwards, as to keep light levels low especially in villages and in rural locations.
- The re-cycling and re-use of existing building materials that may be available on the site, following demolition, for example. Also the re-use of excavated soil from foundation excavation, so this material is retained on site. This will reduce lorry travel costs and the substantial cost of removing off site. At the same time this practice will achieve a lower sustainable form of build.

For construction to be sustainable it must use renewable and re-cyclable materials and minimise energy consumption and waste. DEFRA state that 62% of the UK's total waste comes from the construction industry and is mostly from packaging or demolition (including soil, bricks, concrete, tiles and ceramics). Such waste can be offset by reducing, re-using and re-cycling the potential waste. 13% of construction materials cannot be re-cycled, so the remaining 87% of materials are able to be recycled. The environmental benefits include:-

- The Preservation of natural resources
- Reduction of CO2 emissions
- Less waste goes to landfill
- The risk of pollution incidents will be lower

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