SUSTAINABILITY STATEMENT

FORMER MAGISTRATES COURT, CAMPS ROAD, HAVERHILL
ON BEHALF OF CHURCHILL RETIREMENT LIVING

1. This Sustainability Statement has been prepared by Planning Issues Limited on behalf of Churchill Retirement Living in relation to a proposal for retirement apartments at the former Magistrates Court, Camps Road, Haverhill.

2. Churchill Retirement Living is fully aware of the importance of including sustainability measures and implements various initiatives within its schemes that address this issue. A sustainability group within the company are constantly reviewing the latest guidance and technologies with a view to reducing the carbon footprint of the retirement housing developments.

3. The proposed scheme is a brownfield site in a highly sustainable location. This allows for sustainable use of a previously developed site reducing the need to build on greenfield land.

4. The site is in close proximity to the town centre. Residents will be able to walk to shops and services, reducing the need for private car use. The site is also in close proximity to public transport and so facilitating its use.

5. Churchill Retirement Living through its managing agents Millstream Management Services will operate the 'Home Shopping' scheme for this development which allows residents to order their food shopping collectively and have it delivered. This feature further reduces the carbon footprint of the residents by combining deliveries and cutting down on individual shopping trips. Small scale local shopping still remains a vital part of everyday life.

6. The refuse and recycling store has been designed with capacity to accommodate a sufficient number of suitable bins to operate a full recycling facility for the development.

7. The proposed scheme will provide high quality landscaping. At present the majority of the site is hardstanding and so the introduction of shrubs and grassed areas will significantly improve the biodiversity value of the site, delivering a biodiversity net gain, as well as helping to dissipate noise and improve air quality.

8. Policy DM7 of the Joint Development Management Policies Document (February 2015) addresses sustainable design and construction. It states:

Policy DM7: Sustainable Design and Construction

All proposals for new development including the re-use or conversion of existing buildings will be expected to adhere to broad principles of sustainable design and construction and optimise energy efficiency through the use of design, layout, orientation, materials, insulation and construction techniques.

In particular, proposals for new residential development will be required to demonstrate that appropriate water efficiency measures will be employed to ensure that either:

- water consumption is no more than 110 litres per person per day (including external water use) as calculated using the government's (September 2009) Water Efficiency Calculator or such standard that replaces it, or
- no water fitting exceeds the values set out in Table 1 (or any other fittings specification that government issues to supersede this).

Water Fitting	National Base Level
WC	6/4 litres dual flush or 4.5 litres single flush
Shower	10 l/min
Bath	185 litres
Basin Taps	6 l/min
Sink Taps	8 l/min
Dishwasher	1.25 l/place setting
Washing Machine	8.17 l/kilogram

Table 1: fittings-based specification from DCLG (2014) Housing Standards Review: Approved Document G: Requirement G2 Water efficiency

All new non-residential developments over 1000 square metres will be required to achieve the BREEAM Excellent standard or equivalent unless it can be demonstrated that one or more of the following conditions apply:

- it is not possible to meet one or more of the mandatory credits for an Excellent rating due to constraints inherent within the site. In this case development will be expected to accrue the equivalent number of credits by targeting other issues while achieving an overall Very Good rating.
- the cost of achieving an Excellent rating can be demonstrated to compromise the viability of the development. In this case applicants will be expected to agree with the Council whether the target should be relaxed, or whether cost savings could be achieved in another aspect of the development.

All new developments will be expected to include details in the Design and Access statement (or separate energy statement) of how it is proposed that the site will meet the energy standards set out within national Building Regulations. In particular, any areas in which the proposed energy strategy might conflict with other requirements set out in this Plan should be identified and proposals for resolving this conflict outlined.

9. The scheme will meet the water consumption requirements, ensuring no more than 110 litres per person per day is used. To achieve this all apartments are fitted with flow restrictors, aerated taps and dual flush low capacity cisterns. All apartments will have shower cubicles rather than baths fitted in their principle bathrooms. No water fittings will exceed the values set out in Table 1 of policy DM7.

10. All the apartments will be insulated to the latest high standards reducing energy consumption and the design of the building reduces the area of external walls making each apartment thermally efficient. The proposed development also seeks to maximise passive solar lighting and natural ventilation.

11. All areas of the building internally and externally will be lit using low energy lighting and where applicable utilise appropriate daylight and movement sensor controls to save energy. Externally, it is proposed to light the communal areas by means of photo-voltaic driven light fittings. These store energy during daylight hours and power the light fittings after dark.

12. The proposal incorporates solar panels on the roof. These will assist in significantly reducing CO_2 emissions, removing the need for gas fired boilers.

13. The materials proposed will be sourced locally where possible; making sure that the products life cycle meets the relevant certified standard along with BES6001

Framework Standard for Responsible Sourcing of Construction Material. The design and layout of the proposal as a single block requires less materials than many separate buildings.

Waste and Recycling During Construction and In Operation

14. During Construction as scheme for recycling/disposing of waste resulting from demolition and construction works will be considered, with priority given to reuse of building materials on site. A Site Waste Management plan will be present onsite to ensure that operatives, contractors and staff are routinely monitored for compliance.