

Sustainability Statement

Dunsbury Park Plot 100



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Sustainability Statement

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Executive summary

Overview

Plot 100 at Dunsbury Park is a warehouse unit that includes office spaces and is suitable for B2 and B8 use classes.

This Sustainability Statement will be provided as evidence to the Havant Borough Council to demonstrate the development's holistic approach to sustainable design and construction. It summarises the contribution that the design will make to create a more sustainable development, drawing on information provided by specialist consultants and design reports, and identifying key features intrinsic to achieving low carbon developments.

Key sustainability features within the development will include:

- The total reduction in carbon emissions resulting from energy efficiency measures and the installation of renewable technology
- A water consumption target of 40% improvement over baseline building water consumption through the implementation of water efficiency measures.
- The inclusion of sustainable transport options such as secure cycle storage;
- A sustainable materials procurement policy and an efficient waste strategy on site;
- The implementation of health and wellbeing measures through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort; and
- Protection of ecology on site during construction and biodiversity enhancement measures

Key Sustainability Measures

In summary, the key measures incorporated to meet planning requirements and to achieve a low carbon development address the following key areas of sustainable design and construction:

- Energy and CO₂
- Adaptation to climate change
- Flood risk mitigation and SuDS
- Waste
- Water efficiency
- Transport and connectivity
- Materials
- Health and wellbeing

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Introduction

Sustainability Introduction

The design team has significant experience in delivering schemes that are considered highly sustainable, either through application of formal green building rating systems, such as BREEAM, as well as applying benchmarks from standards such as Passivhaus Design and adopting precedents from industry exemplary sustainable developments.

The scheme will reflect the holistic nature of sustainable development in the London Borough of City of Havant.

The proposed development will seek to achieve a BREEAM Excellent target.

Description of Development

Dunsbury Park is an approximately 50-acre site adjacent to junction 3 of the A3 at Waterlooville, approximately 8 miles north of Portsmouth, situated in Havant Borough Council's catchment and planning area. The site is a prime industrial and manufacturing business park

The proposed development comprises the continued construction of new industrial B2/B8 units. Plot 100 comprises a modern industrial unit with integrated office space. The site layout includes a dedicated car park, secure cycle shelters, and a clearly defined service yard.

The aspiration for the scheme is to significantly improve the existing site and its immediate environment by providing an efficient and inclusive development, which meets the policy recommendations of the Havant Borough.

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Policy Context

National Context: The 2008 Climate Change Act

The UK Government is committed to reducing the UK's carbon emissions by 100% over 1990 levels through the Climate Change Act 2008. Achieving truly sustainable design and construction and forwarding the green agenda within the construction industry across the UK is inherent to meeting these emission targets. This development aims to do both of these.

To help monitor carbon reductions and to plot progress being made for future plans and investments in the UK's low-carbon economy, intermediary targets have been established to ensure that the UK remains on course for meeting the 100% reduction by 2050.

Concurrent with reducing CO₂ emissions by 100% by 2050 is the European Climate Change Policy targets. It sets the objective of ensuring 20% of energy consumption is generated from renewable sources by 2020 whilst also reducing Europe's carbon footprint by 20%. Ensuring a fabric first approach with consideration to renewable energy production fits both the climate change act and the European Commission's 2020 targets for reducing greenhouse gas (GHG) emissions.

National Context: National Planning Policy Framework 2023

The National Planning Policy Framework (NPPF), updated in 2023, sets out the UK Government's planning policies for England. Planning law requires that applications for planning permission must be determined in accordance with the local development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing local development plans and is a material consideration in planning decisions.

The 2023 update places greater emphasis on promoting sustainable development, addressing climate resilience, enhancing biodiversity, and supporting renewable energy projects. It encourages the reuse of brownfield sites and enforces high-quality, sustainable design through locally developed design codes. Local authorities are expected to ensure that all development plans are up-to-date by 2030, aligning with national priorities. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

Regional Context: Havant Borough Council

Havant Borough Council has demonstrated a strong commitment to environmental sustainability and climate action through its strategic policies and climate frameworks. The Climate Change and Environment Strategy (2021-2026) outlines a borough-wide pathway to net-zero, supported by the more recent Climate Change Action Plan (2024-2030).

Key strategic commitments include:

- Net-zero carbon emissions from council operations by 2035
- 68% reduction in council emissions by 2030, compared to 2018 levels
- Borough-wide net-zero emissions by 2045

The 2024-2030 Action Plan focuses on decarbonising energy use, transport, procurement, and buildings. It promotes the integration of renewable energy technologies, a fabric-first design approach, and nature-based solutions, while also enhancing community resilience and green infrastructure.

Although Havant is not classified as a 'major development area' like London, the borough adopts best practice approaches similar to those found in metropolitan strategies, including:

- Efficient use of natural resources and low-carbon technologies
- Enhancing biodiversity and delivering urban greening
- Supporting sustainable drainage systems (SuDS)
- Promoting walking, cycling, and public transport access
- Encouraging circular economy principles and sustainable construction practices

These regional strategies position Havant as an active contributor to the national net-zero transition and reflect broader goals to improve environmental performance, climate resilience, and the well-being of local communities.

Local Context: Havant Borough Council Local Plan

The planning policy framework for Havant is currently guided by the Havant Borough Local Plan (Core Strategy 2011 and Allocations Plan 2014), which is being replaced by the emerging Havant Local Plan 2043 (Regulation 18 Draft, 2024). Together with Supplementary Planning Documents (SPDs), these documents set out the vision and principles for sustainable development in the borough.

The emerging Local Plan places sustainability and climate resilience at its core, aligning with the Council's net-zero targets and reflecting updated national planning policy priorities. The plan is supported by a comprehensive evidence base, including a Sustainability Appraisal, Strategic Flood Risk Assessment, and Climate Feasibility Studies.

The Plan is structured around five strategic outcomes:

- Net-zero and climate resilience
- High-quality places and placemaking
- Healthy and inclusive communities
- A prosperous and resilient economy
- Enhanced natural environment and green spaces

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Energy and CO₂

Energy Strategy

The proposed development will be designed in accordance with Part L of the Building Regulations (2021) and will follow the principles of the energy hierarchy:

Be Lean – reduce energy demand through passive design and fabric efficiency

Be Clean – explore energy-efficient building services

Be Green – consider low- or zero-carbon technologies

The development will seek to minimise regulated carbon emissions and support Havant Borough Council's goal of achieving net-zero carbon development, in line with the emerging Local Plan 2043 and the Climate Change and Environment Strategy (2021-2026).

Thermal Comfort and Overheating Risk

A dynamic thermal model will be undertaken as part of detailed design to assess the potential risk of overheating under current and future climate scenarios. The modelling will follow industry-standard guidance (e.g., CIBSE TM52 and TM59) and will aim to ensure that internal conditions remain comfortable without over-reliance on mechanical cooling.

Until the thermal model is completed, all relevant assumptions will be reviewed against best practice and aligned with Havant's policies on climate resilience and occupant wellbeing.

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Adaption to Climate Change

Climate Change Mitigation

The proposed development will be designed to support climate change mitigation by reducing greenhouse gas emissions in line with national targets and Havant Borough Council's aim to achieve a net-zero borough by 2045. It will be designed to prioritise a fabric-first approach, incorporate energy-efficient building services, and consider the integration of renewable technologies.

Flood Risk and Sustainable Drainage

A Flood Risk Assessment and a Drainage Strategy (including Surface Water, SuDS, and Foul Sewage Assessment) will be prepared by Perega in accordance with relevant planning requirements and best practice guidance. These reports will support the planning application and demonstrate compliance with both local and national policies on flood risk and sustainable water management.

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Waste

Construction Waste Management

Resource efficiency will be promoted through effective and appropriate management of demolition and construction site waste in line with Havant policies.

In line with the waste hierarchy, during the construction phase, the approach will be the following:

- Use reclaimed materials;
- Use materials with higher levels of recycled content; and,
- Use new materials.

For any demolition, the following approach will be adopted:

- Prioritise the on-site reuse of demolition materials;
- Adopt on site recycling and, where required, use off site recycling; and,
- The least preferred option – disposal to landfill.

A site waste management plan will be developed which adopts best practice benchmarks for resource efficiency, details procedures and commitments to minimise non-hazardous and hazardous waste at the design stage and monitors/measures waste production on site. The plan will apply to the location of the building.

The site waste management plan will also include procedures and commitments to sort and divert waste from landfill through the following:

- Re-use on site;
- Salvage/ reclaim for re-use off-site;
- Return to supplier via a 'take-back' scheme;
- Recovery and recycling using an approved waste management contractor; and
- Compost.

Operational Waste

A dedicated waste storage area will be provided to support the segregation and collection of operational recyclable waste in accordance with BREEAM New Construction requirements. The space will be clearly labelled to facilitate the separation of recyclable waste streams and ensure ease of use. It will be easily accessible to building users and waste management contractors, and its size and configuration will be designed to be appropriate for the building type and operational activities of the warehouse.

Havant Borough Council provides a regular household collection service, including:

- Weekly recycling collection (mixed recyclables),
- Weekly general waste collection, and
- Separate collection of garden waste and food waste, where subscribed.

The Council is committed to reducing the environmental impact of household waste, supporting local and regional targets to improve recycling rates and reduce landfill dependency. Waste collected is processed through Hampshire's integrated waste management infrastructure, with mixed recyclables sent to Materials Recovery Facilities (MRFs) and residual waste managed through Energy Recovery Facilities (ERFs).

In addition, a bulky waste collection service is available upon request and can be booked by residents for a small fee, supporting responsible disposal and re-use of large household items.

This approach aligns with Havant Borough's strategic objective to promote sustainable waste management practices and contributes to the overall environmental performance of the proposed development.

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Construction Management

Construction Environmental Management

Environmental impacts of the construction works will be mitigated as far as possible. This will include the incorporation of the following:

- Contractor following environmental management system processes (under ISO14001), including the development of a construction environmental management plan (CEMP) specific to the sites;
- Training and site induction of all site operatives;
- Monitoring of energy, water and transport to and from site during construction;
- Management of waste on site;
- Following best practice pollution guidance from the Environment Agency;
- Ensuring all site timber is responsibly sourced in line with the UK Government's Timber Procurement Policy;
- Minimising vehicle emissions through the use of catalytic converters and the regular maintenance of vehicle engines;
- Damping down of brick walls etc. during any building demolition;
- Regularly inspecting and wet suppressing materials/soil stockpiles where necessary (including wind shielding or completely enclosing, storing away from site boundaries, and restricted height of stockpiles);
- Appropriate orientating of material stockpiles;
- Providing wheel washing and wet suppressing during the loading of wagons vehicles;
- Covering vehicles carrying dry soil and other wastes;
- Shielding of dust-generating construction activities;
- Providing suitable site hoarding;
- Restricting vehicle speeds on haul roads and other unsurfaced areas of the site; and,
- Inspecting unsurfaced haulage routes, and wet suppressing should this be necessary (in times of prolonged dry periods).

Considerate Constructors

The scheme will adopt the principles of the Considerate Constructors Scheme (CCS). The CCS scheme aims to recognise and encourage construction sites that are managed in an environmentally and socially considerate, responsible and accountable manner.

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Water Efficiency

Water Conservation

The development proposal recognises the need to create a scheme that is efficient and adaptable to future climatic scenarios.

The design team is committed to achieve a significant reduction in internal water use for the development over typical performance, equating to a water consumption target of 40% improvement over baseline building water consumption..

Water consumption will be reduced through the use of water efficient components for all specified domestic water-consuming components (including low-flow showerheads and taps, dual flush toilets and low water consuming washing machines and dishwashers), water meters for each dwelling, water recycling systems where appropriate and flow control devices that regulate the supply of water to each facility according to demand.

A permanent automated water leak detection system that alerts the building occupants to a major water leak on the mains water supply within the building and between the building and the utilities water meter will be installed.

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Transport and Connectivity

A Transport Statement has been produced by Hydrock in January 2022. This is currently revised by Paul Bashman Associates for the scheme as required by the planning authorities.

Public Transport

The nearest bus stop to the site is located at Larkwhistle Walk (Calshot Road), approximately a 6-minute walk from Dunsbury Park. It is served by Stagecoach Route 23, providing regular services to Havant town centre and connecting to wider public transport networks, including Havant railway station.

Cycling and Car Provision

Secure cycle storage will be provided in accordance with Havant Borough Council's parking and design standards, ensuring provision for both residents and visitors and supporting the Council's sustainable transport objectives.

The proposed development will provide 74 standard car parking spaces.

Accessibility and Security

Creating a secure but fully accessible development is a key part of the proposed development. To ensure this is achieved, the design team will adopt, where feasible, the key principles of "Secured by Design" within all elements of the scheme. An Architectural Liaison Officer (ALO) or a Crime Prevention Design Advisor (CPDA) will be consulted at an early stage to provide a set of bespoke security recommendations for the development. The recommendations of the CPDA will be implemented within the development's design and layout.

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Materials

Materials and Waste Introduction

Sustainable material sourcing and waste management will be considered throughout the life of the building to ensure the scheme's environmental footprint is minimised as far as possible. The scheme will also ensure low embodied carbon is employed throughout the procurement, transport and construction of building materials, together with end of life emissions.

Materials Selection and Sourcing

The design team has confirmed that efforts will be made to reuse materials where feasible and that where required, new materials will be responsibly sourced. New construction materials will be selected, where feasible, with a low environmental impact. In addition, the project will aim for new materials to come from a recycled or reused source, including a high-recycled content in steel. Minimum standards apply to new timber, which must be sourced in accordance with the UK Government's Timber Procurement Policy.

In addition, all timber will be FSC/ PEFC certified, all concrete will be BES 6001 certified and any other material will be ISO 14001 certified for both key processes and supply chain/ extraction processes where feasible to do so.

The Green Guide for Specification is a reference tool, providing guidance on the relative environmental impacts for a range of different building elemental specifications, based on Life Cycle Assessment and the Environmental Profile Methodology. The design team will reference the Green Guide to Specification to help specify materials with a low environmental impact, where feasible. The design will incorporate at least 5 build-up elements that will be A-C rated on the Green Guide.

Insulation specifications will eliminate hydrochlorofluorocarbons (HCFCs) and ozone depleting materials, wherever possible. All insulation specified will have a Global Warming Potential (GWP) of less than 5 and be responsibly sourced to have a low embodied impact.

Embodied Carbon Analysis

The development will utilise a number of opportunities to cut embodied carbon, as follows:

- A materials efficiency strategy will be followed throughout the design, procurement and construction stages of the development, to ensure the scheme produces less waste on site. For example, adjustment of some sizes will be made to minimise offcuts of materials, and some bespoke materials will be developed off-site;
- Materials will be procured from the local area where possible, to reduce carbon through transportation;
- Materials and products with a higher recycled content will be preferentially procured where feasible, as these have a low embodied carbon; and,
- Consideration has been made to use timber as a low embodied carbon alternative to steel and concrete where possible.

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Health and Wellbeing

Occupant Wellbeing

The development will be designed to ensure the wellbeing of occupants in terms of levels of fresh air, thermal comfort and reduction of overheating, access to natural light, good lighting levels internally and externally, acoustic performance and access to safe drinking water.

The building services strategy will be carefully considered in order to balance the need for energy-smart, low carbon technologies with the need for adequate and controllable ventilation, heating and cooling.

Internal Air Quality

The design team will specify only low volatile organic compounds (VOC) finishing products, including sealants and paints. All composite wood products will contain no added urea formaldehyde.

External Air Quality

An Air Quality Assessment will be undertaken by Eight Versa to evaluate the potential impact of the proposed development on local air quality and to ensure compliance with relevant national and local air quality standards.

Acoustics

A Noise Impact Assessment will be carried out by Ramboll to assess the potential effects of the development on the surrounding acoustic environment and to inform appropriate mitigation measures, where necessary.

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Land Use and Ecology

Eight Versa has been appointed to carry out the Preliminary Ecological Assessment, the Biodiversity Net Gain (BNG) Assessment, and to prepare the BNG Metric to inform the site's ecological strategy and ensure compliance with biodiversity policy requirements.

These assessments will identify existing ecological conditions on site, evaluate potential impacts from the proposed development, and outline appropriate mitigation and enhancement measures. The BNG Assessment and Metric will demonstrate how the scheme will deliver measurable biodiversity improvements in line with the Environment Act 2021 and emerging local planning policies, ensuring the site contributes positively to local ecological networks and long-term habitat quality.

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Conclusions

Conclusions

This Sustainability Statement has responded to Havant Borough local planning policy requirements.

In summary the scheme will adopt the following sustainable features:

- The reduction in carbon emissions resulting from energy efficiency measures and the installation of renewable
- Reduce energy consumption by targeting improved U-values, airtightness and low energy lighting.
- Implement a site waste management plan and stringent resource efficiency benchmarks.
- Follow best practice policies in terms of air, water and ground pollution and appoint a contractor who will register for the Considerate Constructors Scheme.
- Achieve a water consumption target of 40% improvement over baseline building water consumption through the implementation of low water-consuming fittings
- Utilise sustainable transport, including access to public transport and inclusion of cycle storage facilities.
- Minimise embodied carbon through efficient design, procurement of materials from a local source, or with a high-recycled content.
- Be of high build quality, surpassing the minimum Building Regulations.
- Ensure all materials are responsibly sourced and of low environmental impact where feasible.
- Consider health and wellbeing through design and operational procedures, including daylight, optimum indoor air quality and thermal comfort.
- Protection of ecology on site during construction and biodiversity enhancement measures