



BUNDLE 3: Sustainability (15/07/25)

1. Sustainable design is no longer optional — it is a necessity in meeting environmental challenges and creating resilient communities. A sustainably designed home minimises environmental impact, promotes energy efficiency, and enhances the well-being of its occupants.
2. The applicants are keen to secure planning permission and then Building Regulation approval to create their 'forever sustainable-home' in Coombe Bissett, where they have friends, and family would visit, as they approach their retirement.
3. If they can demolish and replace the Old Vicarage (see supporting evidence at Bundles 5 and 6 about the condition and historic value of the existing building), the Family want to build a fabulous and beautiful house with landscaped gardens focused on:
 - Energy efficiency (insulation, orientation, passive solar gain)
 - Low-carbon materials and construction methods
 - Biodiversity and environmental protection
 - Water efficiency and waste reduction
 - Long-term durability and adaptability, as their mobility changes, in later years

4. The applicants have a keen interest in promoting a scheme that complies with or at least closely accords with relevant frameworks and standards – trail-blazed by PASSIVHAUS.
5. Simply, PASSIVHAUS, is a rigorous, voluntary standard for energy-efficient building design that significantly reduces energy consumption for heating and cooling. It emphasizes high levels of insulation, airtight construction, high-performance windows and doors, and a specialised ventilation system to maintain comfortable indoor temperatures with minimal energy input.
6. Fiona and David are keen to take these principles and try to implement them into their new home and have taken – and will take further expert advice regarding – the pre-commencement details regarding:
 - Site-specific design: orientation, topography, natural light
 - Use of materials: locally sourced, low embodied carbon, recycled
 - Energy: renewable technologies like solar panels, heat pumps
 - Landscape and ecology: protecting existing habitats, planting native species
 - Water: rainwater harvesting, SUDS, greywater systems
 - Design for life: lifetime homes, flexible layout, futureproofing
 - Minimising waste during construction (offsite methods, modular, MMC)
7. At this key early stage- all about whether the Old Vicarage should be retained or demolished - it is too early to provide those detailed reports. But the applicants recognise that sustainability is essential, and not an add-on.
8. For that reason, Fiona and David are already talking to professionals about how to embed sustainable thinking into the next stages of the design to build an efficient, responsible and resilient family home, to serve themselves, fit in with the village and also serve as a good example of sustainable home building in the UK.