



Charles Church

Energy and Sustainability Statement

November 2025

Land off the High Street, Sutton Benger

1 Introduction

This Energy and Sustainability Statement is provided to support the proposed development of 60 dwellings at Land off the High Street, Sutton Benger, Wiltshire.

The report is provided to discharge condition 27 of the Outline Planning Permission ref PL/2023/06204.

Outline Planning Permission (OPP) for up to 60 dwellings was granted on appeal on 27th January 2025, application reference PL/2023/06204. All matters were reserved except for access, which was approved in detail.

The Outline planning conditions are listed on the Appeal Decision Notice, and Condition 27 reads as follows;

Condition 27

No development shall commence on site until a Sustainable Energy Strategy(ies), including details of operational energy, embodied carbon, low carbon, renewable energy technologies, climate change adaptation measures and sustainable transport in accordance with Wiltshire Core Strategy Core Policy 41 has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

This Energy and Sustainability Statement is submitted to discharge condition 27 in full.

Reserved Matters

This application seeks approval for the reserved matters (appearance, landscaping, layout and scale) of the above referenced OPP. The proposed development includes the erection of 60 new dwellings, including 36 open market dwellings and 24 affordable homes. Alongside this, the development also delivers new public open space, ecological enhancements, extensive landscaping and allotments.

The purpose of this Energy and Sustainability Statement is twofold: (i) to demonstrate how sustainability has been considered, addressed and/or how it will be addressed at future design/application stages and (ii) outline how the sustainability measures can be secured in planning.

2 Prioritising Sustainability

Sustainability is one of Charles Church's key business priorities for ensuring the creation of quality homes for customers and providing sustainable and inclusive communities. Charles Church's key business priorities align around three core pillars which provide direction to all areas of the business:

1. Building for tomorrow

Charles Church have a key role to play in minimising their environmental impacts through their operations, their supply chain and in the homes and communities that they build. This includes commitments to the use of renewable energies, such as EV charging infrastructure and Air Source Heat Pumps.

2. Transforming Communities

Charles Church will positively transform communities directly connected to Charles Church's activities, creating great homes and places for customers to live, where people and nature can thrive, and health and well-being is integrated into developments.

3. Safe & Inclusive

Charles Church will create a safe and inclusive culture focused on the wellbeing of customers, communities and workforce. It is a priority that Charles Church's processes meet the stringent standards to deliver quality outputs in all areas, with health and safety a critical deliverable. Charles Church is committed to retaining and recruiting a diverse and talented workforce, where everyone is valued and can be themselves.

Charles Church's key business priorities have been developed in line with both current and emerging policy on sustainability with a drive to meaningfully contribute to both locally and nationally set targets.

New homes delivered by Charles Church are already c.30% more efficient than the existing national housing stock, with an average Standard Assessment Procedure ('SAP') rating of 66 or EPC rating C. The most recent dwellings delivered by Charles Church have an average SAP rating of 87, EPC rating B equivalent.

3 Fabric First

The industry is broadly in agreement that energy efficiency and low carbon technologies have the greatest impact offsetting CO2 emissions. Therefore, it is logical to encourage enhanced mitigation through energy efficiency and low carbon technologies in the first instance, as opposed to applying renewable as the first option at a significantly greater cost.

Charles Church is committed to achieving a high standard of design, utilising construction practices that have due regard to the global issues of climate change. As one of the UK's leading housebuilders, Charles Church recognises its responsibility to build energy efficient homes that promote sustainable living. The company is a leader in promoting Modern Methods of Construction (MCC) and has its own manufacturing business (Space4) which produces timber frames as a 'fabric first' solution to the construction of sustainable new homes.

The new homes on site will be designed and constructed in a sustainable manner using products and processes that reduce environmental impact and better adapt to climate change, with lower running costs and incorporating features that enhance the health and wellbeing of constructors, occupiers and the wider community.

To achieve this goal, properties are designed to include:

- The construction specification of every home will include high levels of insulation in the floor, external walls and roof.
- The detailed house type designs will incorporate the thermal bridging guidance produced by constructive details, thereby reducing a significant source of heat loss.
- Energy efficient lamps will be installed in every light fitting.
- Each property will be naturally ventilated using efficient extract fans to ensure the internal living environment will be healthy and comfortable.
- The dwellings will be of timber frame construction with a low thermal mass driving further efficiencies from heating systems.
- All new homes will have water meters fitted and, where appropriate, incorporate low flow taps and, showers and dual flush toilets.

4 Renewable Technologies

In addition to this fabric first approach, Charles Church is committed to encouraging the use of renewable and low carbon energy in order to reduce the contribution to climate change. Whilst assessing plausible options for the development, the small nature of the site means the installation of combined heat and power distribution network would not be feasible. It has been determined that a suitable renewable energy system is more appropriate given the scale of development.

Air Source Heat Pumps

Every new home within the proposed development will be fitted with an Air Source Heat Pump (ASHP). These work by extracting heat from the air and transferring that heat to the inside of your home. The use of ASHP delivers a number of key benefits;

- Heat pumps can be run from renewable energy and are up to 300% more efficient than a standard gas boiler.
- Heat pumps can last for up to 20 years with proper maintenance, which exceeds to the typical lifespan of traditional boilers
- Heat pump systems can help filter air and reduce allergens, contributing to better indoor air quality
- Compatible with radiator and underfloor heating systems,

EV Charging

In line with Charles Church's commitment to reducing carbon emissions and to encourage the use of renewable energy, electric vehicle (EV) charging infrastructure will be provided to all dwellings. While driving an EV already lowers emissions compared to petrol or diesel cars, the source of the electricity used for charging plays a crucial role in sustainability. Charging at home, particularly with renewable energy sources, helps homeowners minimise their reliance on fossil fuels and contribute to a cleaner environment.

5 Sustainability Strategy

Across the wider site, there are a number of initiatives that contribute to our sustainability strategy. These include;

- All our homes come with an Energy Performance Certificate (EPC) containing information about the property's predicted energy use and typical energy costs.
- Ecological enhancements for species and habitats across site and initiatives to integrate within the local community.
- The proposed development has been designed to incorporate a comprehensive drainage strategy that utilises a mix of Sustainable Urban Drainage System (SuDS) features that will collect surface water runoff and control discharge at greenfield rate.
- The design of the proposed development layout ensures that construction waste is kept to minimum by accommodating house types that can be built with modular brick and block sizes.

Charles Church's wider energy and sustainability strategy incorporates the requirements of national legislation that seek to reduce energy use and carbon emissions from all buildings.

The following design considerations are included;

- Charles Church's 'fabric first' approach ensures new homes will be designed and constructed in a sustainable manner using products and processes that reduce environmental impact and better adapt to climate change.
- The site layout and building orientation is designed to consider overheating conditions. This is delivered through appropriately placed glazing, minimising the number of fixed panes, increasing the number of dual aspect rooms and providing natural solar shading where possible.
- Charles Church include water efficient goods as standard, including low flow taps, showers and dual flush toilets. In addition, Charles Church achieve a water efficiency of less than 110 l/p/d.
- Future occupants will be guided through the correct procedure to make best use of any energy technologies and heating systems. This includes advice to maximise efficiency, encourage responsible occupancy and raise awareness of the impacts from incorrect use.

6 Conclusion

It has been demonstrated that sustainability has been at the heart of the proposed development which is inherently sustainable in both its design and location. The Site provides easy access to a range of facilities and services within Sutton Benger and other nearby towns.

Charles Church is fully committed to responding proactively to addressing the challenges of climate change. Charles Church is fully supportive of the UK Government's targets for reductions in greenhouse gas emissions and have set a number of ambitious sustainability targets as a business which will be adhered to as the proposed development is delivered. The fabric-first approach directly delivers sustainable construction techniques and measures that ensure the new dwellings are energy efficient.

In summary, this Energy and Sustainability Statement has demonstrated how the proposed development has considered, addressed and will secure sustainability.