



CG FRY & SON
DEVELOPMENT

LAND AT WHITE STREET WEST LAVINGTON

SUSTAINABILITY STATEMENT

MARCH '26



CG FRY & SON
DEVELOPMENT

Building a better place to live

SUSTAINABILITY STATEMENT

- 1. Introduction
- 2. Reducing Energy Consumption and Operational Carbon Emissions
- 3. Maximising the Use of Sustainable Materials and Cutting Embodied Emissions
- 4. Minimising Waste and Increasing Recycling
- 5. Conserving Water Resources
- 6. Incorporating Green and Blue Infrastructure
- 7. Sustainable Drainage
- 8. Adaptation to Climate Change
- 9. Sustainable Travel





INTRODUCTION



Figure 1: Watercolour (illustrative)

This Sustainability Statement has been prepared in support of a planning application that seeks full permission for the development of 47 new homes (including 14 affordable) with access, highway and public footpath improvements, landscaping, public open space and associated infrastructure on land at White Street, West Lavington.

All our projects undertake a scheme/site specific Aspects and Impacts Register from which an environmental plan is developed. All sites follow our environmental policy and management system.

An external consultant will also inspect our sites on a three weekly basis to audit our environmental practices.

We are currently working with the Supply Chain School (CITB) in creating further awareness and specific training in climate change and sustainability practices amongst our employees.



REDUCING ENERGY CONSUMPTION AND OPERATIONAL CARBON EMISSIONS

HAVE YOU DESIGNED THE FABRIC OF THE DEVELOPMENT TO MAXIMISE ENERGY EFFICIENCY?

All our homes are built to comply with current building regulations and efficiency standards.

FABRIC FOUNDATION APPROACH

Our increasingly energy efficient new homes not only provide comfortable and healthy living for our purchasers but they also help to reduce energy bills. We believe that building a home with a low energy demand is the best long-term way to deal with high CO2 emissions and fuel bills. The efficiency of the “building envelope” is key to this.

Our homes are designed to use energy efficiently and are built with quality and durability in mind from the outset. Good levels of insulation and airtightness ensure that energy use is kept to a minimum, while an efficient ventilation system ensures that our homes provide a healthy living environment with good indoor air quality.

Our new homes are built using a traditional masonry cavity wall construction, which has been future proofed to include the highest levels of insulation. Our early adoption of a fabric first approach has allowed us to develop skills in constructing thermally efficient traditional buildings in this which will assist us to manage the change to this new standard, and which will allow us to continue to use local materials and labour.

WELL INSULATED

Each C G Fry & Son home has 100mm of insulation in the 150mm wide cavity, 200mm insulation in the ground floor and a minimum 400mm of mineral fibre insulation in the loft, which significantly reduces heat loss.



Figure 2: Insulation diagram



THERMAL BRIDGING

High levels of workmanship and attention to detailing ensure that heat loss through the fabric is kept to a minimum - according to the building research establishment (BRE) thermal bridging caused by poor construction detailing can cause up to 30% of heat loss.

To reduce and eliminate thermal bridging C G Fry and Son have developed bespoke construction details which have been thermally modelled and checked by independent SAP assessors.

DOES THE PROPOSAL INCORPORATE LOW CARBON HEATING TECHNOLOGIES?

In addition to a well-constructed and insulated external envelope, other energy saving measures such as efficient heating systems, better heating controls, low energy lighting, low water use and low-e double glazing. Electric car use will be supported through the provision of electric car chargers.

AIR SOURCE HEAT PUMPS

To further cut carbon emissions, heating and hot water will be via an air source heat pump (ASHP) on houses (illustrated below) and and exhaust air heat pumps on flats.



ASHP location

Figure 3: CG Fry & Son illustrative site plan showing ASHP locations

WILL THE ONSITE RENEWABLE ENERGY GENERATION MATCH THE TOTAL ENERGY CONSUMPTION OF THE DEVELOPMENT?

RENEWABLE ENERGY GENERATION

PV panels on the south and south west roof faces are to be incorporated on all houses. Once a manufacturer has been approved the exact number of panels will be confirmed and an estimate of the total kWh/yr of energy generation will be available.



PV panels location

Figure 4: CG Fry & Son site plan showing PV panel locations

HAS THE RISK OF OVERHEATING BEEN CONSIDERED IN THE DESIGN OF THE DEVELOPMENT?

New C G Fry and Son homes achieve an average airtightness of 3.5m3. Good levels of airtightness therefore create a more comfortable living environment and can substantially reduce CO2 emissions and fuel bills for building owners and occupants.

AIRTIGHTNESS

Airtightness also plays a crucial role in improving energy efficiency in buildings - airtightness will be tested during construction to ensure that heat will not be lost through unwanted draughts. According to the Building Research Establishment, reducing air leakage from 10 m³/hour/m² to 5 m³/hour/m² can result in energy savings of up to 40%.

To reduce any risk of overheating it is proposed that natural ventilation via openable windows is the optimal solution which complies with Part O of the Building Regulations. A Part O assessment will be carried out at construction stage and continuously running mechanical ventilation system will be proposed if necessary to ensure the correct level of ventilation for each home, avoiding heat loss through over ventilation, while achieving good indoor air quality.

PASSIVE SOLAR GAIN

Passive solar design principles advocate arranging the orientation and layout of dwellings so that daytime living rooms will benefit from free solar heating. In today's very well insulated and airtight houses, the use of these principles must be carefully balanced with the avoidance overheating. Free solar heating, which was once a bonus for poorly insulated and draughty houses, is rarely desirable in today's houses.

The unpredictable and uncontrollable heat gains have been considered during design to ensure that acceptable internal temperatures can be maintained without the need for mechanical cooling. Overheating calculations will be carried out which assess this risk. Larger glazed areas are provided on some elevations to provide higher levels of daylighting, where our overheating assessment indicates an acceptably low risk of overheating.

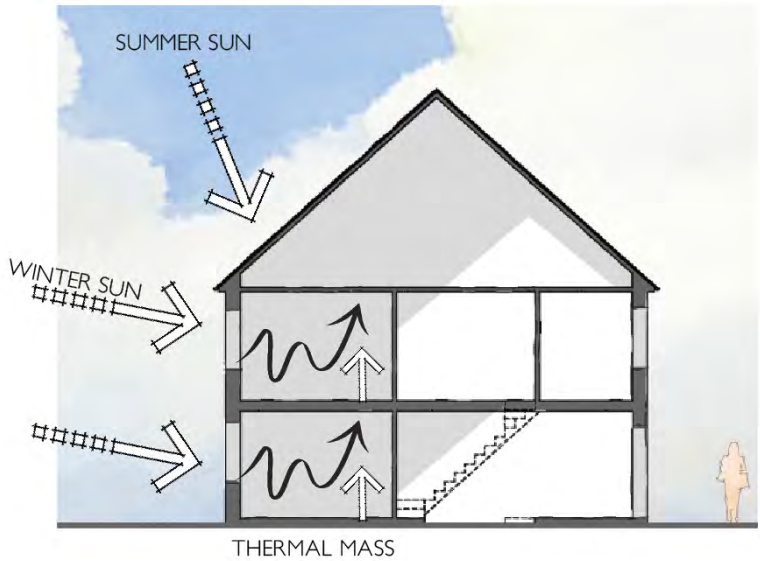


Figure 5: Passive solar gain diagram



MAXIMISING THE USE OF SUSTAINABLE MATERIALS AND CUTTING EMBODIED EMISSIONS

WILL THE DEVELOPMENT USE SUSTAINABLE MATERIALS AND METHODS IN ITS CONSTRUCTION?

MATERIALS

In terms of materials, products will be used which are made from recycled materials or which make the best use of raw materials. For example, an engineered joist system for first floor construction allows the manufacturers to convert much more of each tree log into structural timber than with traditional sawing. All timber is procured from a FSC or PEFC certified timber source and is sourced from certified suppliers and, where possible, local materials are used to reduce transportation.

Reclaimed demolition materials will be used where possible, including crushing existing concrete on site for use as hardcore for paths, roads and sub floor bases. Similarly, engineered prefabricated roof trusses will be used, which are much more efficient in their use of raw materials than conventional cut roofs.

CGFry and Son operate a sustainable procurement policy which considers issues such as efficient use of resources, packaging, waste reduction, product traceability, carbon footprint and environmental impact of products, human rights, ethics, labour issues, use of recycled products and recycled content of products, pollution reduction.

HAVE EMBODIED CARBON EMISSIONS BEEN CONSIDERED?

Within our ISO14001 procedures we request key information and policies from our suppliers and subcontract teams. Our Environmental Technical Co-ordinator collates key data from our supply chain including waste, timber certification documents and environmental policies.



MINIMISING WASTE AND INCREASING RECYCLING

WILL THE CONSTRUCTION COMPANY THAT YOU USE BE REGISTERED WITH THE CONSIDERATE CONSTRUCTION SCHEME?

C G Fry and Son are registered with the Considerate Constructors Scheme and are an accredited contractor, with the Contractors Health and Safety Assessment Scheme (CHAS), actively trying to improve how the company works through raising standards in being more considerate to communities, the environment and their own workforce.

WILL YOU BE PREPARING AND ADHERING TO A SITE WASTE MANAGEMENT PLAN (SWMP) AS A WAY OF REDUCING AND MANAGING CONSTRUCTION WASTE?

A SWMP will be produced at construction stage and will outline the sustainable procurement measures used to minimise the generation of waste during construction. For example, an engineered joist system for first floor construction allows the manufacturers to convert much more of each tree log into structural timber than with traditional sawing. All timber is procured from a FSC or PEFC certified timber source and is sourced from certified suppliers and, where possible, local materials are used to reduce transportation. Similarly, engineered prefabricated roof trusses

will be used, which are much more efficient in their use of raw materials than conventional cut roofs.

C G Fry and Son operate a sustainable procurement policy which considers issues such as efficient use of resources, packaging, waste reduction, product traceability, carbon footprint and environmental impact of products, human rights, ethics, labour issues, use of recycled products and recycled content of products, pollution reduction.

HAVE YOU PROVIDED SUFFICIENT SPACE AND SAFE AND CONVENIENT ACCESS FOR WASTE RECYCLING?

Space has been allocated for the bin storage area. Each property has sufficient space for these containers in their rear gardens. There are also bin storage areas provided in gardens. Garden gates are provided for bins to be easily wheeled next to the highway for refuse truck collection. All storage locations are within the 30 meter distance requirement for householders carrying waste from their property.

REFUSE AND RECYCLING STORAGE

Space has been allocated for bin storage areas as shown below.

Bin storage location



Figure 6: CG Fry & Son illustrative site plan showing bin storage locations





CONSERVING WATER RESOURCES



5.1

CAN YOU DEMONSTRATE THAT WATER CONSUMPTION WILL BE MINIMISED?

The water usage will comply with the current requirements of Part G of the Building Regulations.

The water usage will be calculated at construction stage in accordance with the Water Efficiency Calculator for New Dwellings once specific fittings have been agreed for example energy efficient shower heads, flow regulated taps etc.

5.2

DO YOU INCLUDE MEASURES TO CONSERVE WATER THROUGH RAINWATER HARVESTING AND/OR WATER RECYCLING?

Due to the ongoing maintenance required for rainwater harvesting/recycling this scheme will not include these measures.

