Rob Duncan
Planning
Consultancy

SUSTAINABILITY STATEMENT

LAND ADJACENT TO THREEWAYS, FARLEY ROAD, OAKAMOOR

APRIL 2017

1. Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by ASD Contracts to prepare an Energy & Sustainability Statement to accompany an application prepared by Architecture Design Development Ltd. For the erection of 4no. one bedroom, and 4no. two bedroomed flats and associated parking and landscaping on land adjacent to Threeways, Farley Road, Oakamoor.

2. Planning Policy

2.1 Policy SD1 of the Staffordshire Moorlands Core Strategy states that the Council will require all development to make sustainable use of resources, and adapt to climate change, including ensuring that all major scale planning applications are accompanied by a Sustainability/Energy Statement. This should address the energy efficiency, water conservation, sourcing of construction materials, and site orientation aspects of the scheme, and where possible the feasibility of integrating micro-renewables.

3. Sustainability Construction / Energy Efficiency

3.1 The proposed development aims to incorporate the following components in order to deliver a sustainable form of development:

- Use of locally sourced building materials wherever possible;
- Use of flow restricting /aerating taps throughout;
- Use of high levels of insulation to exceed the minimum 'u' values (W/m^2K) of Part L of the Building Regulations and thereby reducing the energy demands of the building;

- Provision of double glazed units to windows with inert gas filled cavities in the interests of promoting solar gain and reducing heat loss;
- Provision of numerous window openings to each flat in order to maximise natural daylight and thus reduce reliance upon non-renewable resources;
- Provision of dedicated bin storage area to facilitate recycling in accordance with Local Authority's current practices;
- Provision of energy efficient heating appliances, with individual controls, to each flat;
- Provision of dual flush toilets to each flat;