ENERGY/ SUSTAINABILITY STATEMENT

LAND OFF STYCH ROAD, BROWN EDGE



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1. INTRODUCTION

1.1 Outline planning permission is sought for up to 25 dwellings on land off Stych Road, Brown Edge. All matters are reserved at this stage for later approval.

2. PLANNING POLICY

2.1 The National Planning Policy Framework provides guidelines for local planning authorities, for local mitigation and adaptation measures for current and future climate change and to support of the delivery of renewable and low carbon energy and associated infrastructure where viable.

2.2 The Staffordshire Moorlands Core Strategy contains the following policies of relevance:

2.3 **Policy SD1 – Sustainable Use of Resources**: This states the Council will require all development to make sustainable use of resources, and adapt to climate change. This will be achieved by:

Requiring that development is located and designed to minimise energy needs and to take advantage of maximised orientation to achieve energy savings in line with Policy SD3.

Ensuring all major-scale planning applications (10 or more residential units or 1,000+ square metres floor area) 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. The degree of detail expected will depend on the scale/complexity of the proposal.

The Council will expect that all developers investigate the potential for reusing construction or construction waste materials, especially those sourced locally (which

can include those minerals available on site, as appropriate) and integrates where possible on-site waste management facilities.

The Council will promote water conservation standards in approved schemes which exceed those set out in the Buildings Regulations (for example as expressed in the Code for Sustainable Homes and the BREEAM offices scale).

2.4 **Policy SD3 - Carbon-saving Measures in Development**: This policy details that the Council will promote further carbon-saving measures in both new and existing developments (where this is consistent with other Core Strategy Policies), in the following ways:

Supporting developers who propose exceeding the thermal efficiency standards required by law for new buildings or extensions, at the time of the application. In the case of larger developments such as housing estates the Council will support measures such as 'communal' micro-renewables, or District Heating installations.

The Council will support measures by landowners/developers designed to contribute to existing or emerging District Heating networks (for example by connecting 'exporters', with receptors, of heat).

3. OTHER RELEVANT LEGISLATION

3.1 In addition to the above policies, it should be noted that recent change in legislation have resulted in the withdrawal of standards such as the Code for Sustainable Homes and the government has detailed that Local Authorities should no longer require adherence to the code as a planning condition for new approvals. Further, the Deregulation Act 2015 brings in a clause will amend the Planning and Energy Act 2008 which will prevent local authorities from requiring higher levels of energy efficiency than that set out in the Building Regulations. At the same time, it is understood that changes to the Building Regulations are also planned to allow two performance standards for energy performance: a standard performance level and

an enhanced performance level. The policies in the Core Strategy should be viewed in the context of changes to relevant legislation.

4. PROPOSED STRATEGY

4.1 At the outline stage, the details of the dwellings and layout are not known. 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 will be addressed at the reserved matters stage should outline planning permission be granted.

4.2 The reserved matters submission will:

- Be designed to accord with the latest Building Regulations in place at that time;
- Endeavour to reduce energy consumption through layout and orientation, design measures and improving thermal efficiency standards.
- Incorporate a 'fabric first' approach by increased insulation, reducing the effects of thermal bridging, effective air tightness and improved controlled ventilation.
- Assess the feasibility of incorporating renewable energy generation options if required to meet any emissions target for Building Regulations.
- To reduce the amount of water that the development consumes during its operational life, water efficient fittings and equipment shall be incorporated into the development including low-flush WCs, spray taps and low water use showers where possible to comply with the relevant Building Regulation Part L1A requirements.
- Consider options for sustainable urban drainage as part of the drainage design.