

ENERGY / SUSTAINABILITY STATEMENT

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

Land off The Birches, Cheadle, Staffordshire, ST10 1EJ

1.0 INTRODUCTION

1.1 This statement is submitted to support a planning application for the erection of 38 new dwellings with construction of new road access. An Energy / Sustainability Statement is required as per validation guidance adopted March 2016 that states one is required when:

For residential schemes of [5 or more dwellings].

For non-residential schemes of [500 square metres or more]

Core Strategy Development Plan Document March 2014 Policy Policy SD1 Sustainable Use of Resources, SD2

And the following is required:

A statement in compliance with Core Strategy policies SD1, SD2 and SD3:

1.2 This project comes under the Staffordshire Moorlands District Council planning authority where the low carbon policy objectives are contained within the following policies:

2.0 PLANNING POLICY

Core Strategy Development Plan Document – 26th March 2014

SD1 - Sustainable Use of Resources

The Council will require all development to make sustainable use of resources, and adapt to climate change. This will be achieved by:

1. Giving encouragement to development on previously developed land in sustainable locations in allocating land for development and determining planning applications, except where:

- a previously developed site performs poorly in sustainability terms and could not be made otherwise acceptable;*
- development upon a previously developed site would cause harm to some asset of acknowledged importance or if it would create an unacceptable flood risk.*

Development on non-allocated greenfield land will only be considered acceptable where the proposal:

- *relates to the provision of needed development which cannot be accommodated on a deliverable previously developed site or other allocated site in the locality and is in a sustainable location, or;*
- *relates to the conversion or reuse of a rural building in accordance with policy R2, or;*
- *would secure the future conservation of a heritage asset through appropriate enabling development in accordance with policy DC2, or;*
- *is for a rural exceptions affordable housing scheme in accordance with policy H2.*

2. Supporting or promoting proposals that remediate brownfield sites affected by contamination, where this is consistent with other policies and also ensuring that any legacy from former land uses (such as coalmining) is appropriately addressed so that no future liability for future maintenance or public safety arises.

3. 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.

4. 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.

5. The Council will expect that all developers investigate the potential for re-using 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.

6. 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).

SD2 - Renewable/Low-Carbon Energy

The District will strive to meet part of its future energy demand through renewable or low-carbon energy sources (which could be through a variety of technologies, for example wind power, solar energy, biomass etc), in line with current evidence which identifies the feasibility of these forms of energy across the District. This will be achieved by supporting small- and large- scale stand alone renewable or low-carbon energy schemes, subject to the following considerations:

- *the degree to which the scale and nature of a proposal impacts on the landscape, particularly having regard to the Landscape Character Assessment and impact on the Peak District National Park (taking into account both individual and cumulative effects of similar proposals);*
- *the degree to which the developer has demonstrated any environmental/economic/social benefits of a scheme as well as how any environmental or social impacts have been minimised (e.g. visual, noise or smell);*
- *the impact on designated sites of European, national and local biodiversity and geological importance in accordance with policy NE1;*

- *the impact on the amenity of residents and other interests of acknowledged importance, including the historic environment;*
- *the degree to which individual proposals reflect current local evidence regarding the feasibility of different types of renewable or low-carbon energy at different locations across the District.*

SD3 - Carbon-saving Measures in Development

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:

1. 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.

2. 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. The Council will support measures designed to improve the sustainability of existing buildings (such as improved thermal insulation, water conservation, or the installation of micro-renewables).

3.0 ENERGY EFFICIENCY MEASURES

3.1 This development will benefit from energy efficiency measures to reduce the energy consumption and CO emissions to comply with Building Regulations Part L.

3.2 As part of this development the following will be installed and improved as part of the development:

- Improved roof and cavity wall insulation
- Double glazing
- Energy efficient heating systems
- 100% low energy lighting

The above measures that will be installed as part of the development will significantly improve the energy performance of the building in accordance with the 2014 Building Regulations, where an overall improvement in energy efficiency and heat retention will be achieved.

3.4 All units will have 100% of their water supplied through a water meter, and units will incorporate water saving and efficiency measures and technologies, including the fitting of water efficient toilets, taps, showers, dishwashers and washing machines. This will enable the scheme to comply with part 2.11 of the Sustainable Design and Construction (SPD) and Regulation 36(2)(b) of Part G 2 of the Building Regulations to reduce mains water consumption to meet a target of 105 litres or less per head per day, excluding an allowance of 5 litres per head per day for external water use.

4.0 SUMMARY

4.1 The development will fully comply with current Building Regulations and will incorporate all measures necessary to gain an Energy Performance Certificate. As a consequence of this

development, the energy performance of the building will be improved significantly, thus contributing to an overall reduction in CO2 emissions.