Energy/Sustainability Statement

Planning application for 17 log cabins – Coppice Lane, Hollington, Staffordshire, ST10 1RQ

for Quarry Walk Park Ltd

Emery Planning project number: 6100

LPA ref: SMD/2017/0391

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Project	: 6100
Site address	: Coppice Lane, Hollington, Staffordshire, ST10 1RQ
Client	: Quarry Walk Park Ltd
Date	: 14 August 2018
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1. Introduction

1.1 This Sustainability/Energy Statement has been prepared by Emery Planning for Quarry Walk Park Ltd to support a planning application for 17 Log Cabins at Quarry Walk Park, Coppice Lane, Hollington, Staffordshire Moorlands. For full details of the planning application this statement should be read alongside the Planning Statement by Emery Planning which accompanied the application's submission.

1.2 The statement has been requested as the Council considers that the application comprises a 'major application' as there are more than 10 residential units (17 new log cabins) and as such it falls within this threshold of the definition.

1.3 The Sustainability/Energy Statement provides details of the elements of the scheme that address the sustainable development issues in accordance with the Staffordshire Moorlands Core Strategy, in particular, sustainable development policies SD1, SD2 and SD3.

2. The application and background

2.1 The planning application for 17 log cabins at Quarry Walk Park was submitted to the Council in June 2017 and given the reference SMD/2017/0391. The application was received on 7 June 2017.

2.2 The site currently comprises 32 no. log cabins. The proposed cabins will be of a similar design and appearance to the existing log cabins. The existing cabins are single storey structures which are built from natural and sustainable resources.

3. Context

Site location and description

3.1 The application site is located 4km to the east of Cheadle, with Upper Tean 2kn to the west and Alton which is 2.5km to the north east. Hollington is 1km to the south of the site.

3.2 The holiday park is heavily vegetated and views into the site are minimal.

Relevant planning history

3.3 The planning history of the site is given in paragraphs 3.8 to 3.16 of the Planning Statement.

4. Policy context

National planning policy and guidance

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the relevant development plan unless material considerations indicate otherwise.

4.2 For the purposes of the proposed development, the relevant development plan comprises the Staffordshire Moorlands LDF – Core Strategy Development Plan Document adopted version 26 March 2014.

4.3 Consideration should also be given to the policies in the National Planning Policy Framework (the "Framework").

National Planning Policy Framework

4.4 The National Planning Policy Framework (the "Framework") sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the Framework is a presumption in favour of sustainable development. The policies in paragraphs 18 to 219 of the Framework, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

4.5 There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- an economic role - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- a social role - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

- an environmental role - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Core planning principles (paragraph 17)

4.6 Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are set out in bulleted format and include that planning should: (6th bullet point).

- support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

Meeting the challenge of climate change, flooding and coastal change

(paragraph 93)

4.7 Planning plays a key role in helping shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure. This is central to the economic, social and environmental dimensions of sustainable development.

4.8 In determining planning applications, local planning authorities should expect new development to:

- comply with adopted Local Plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and
- take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.

(paragraph 96)

Development plan context

4.9 The development plan comprises the Staffordshire Moorlands LDF – Core Strategy Development Plan Document adopted version 26 March 2014. The development plan policies which address energy and sustainability are below:

Core Strategy Development Plan Document 2014.

4.10 **Policy SS1 – Development Principles** states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering in partnership with other agencies and services. These include:

- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- a healthy, safe, attractive and well-maintained environment;
- development which maintains the distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas both now and for future generations.
- development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

Policy SD1 – Sustainable Use of Resources

4.11 The policy states that the Council will require all development to make sustainable use of resources, and adapt to climate change. The criterion most relevant to this application is:

> 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.

Policy SD2 – Renewable/Low Carbon Energy

4.12 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.

Policy SD3 – Carbon-saving Measures in Development

4.13 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).

5. Energy/Sustainability considerations

5.1 The proposed development is to provide 17 new log cabins on an existing holiday park which would replace the existing touring pitches at the park. The site currently accommodates 32 cabins with consent for 8 yet to be built.

5.2 The requirement for an Energy/Sustainability Statement is based upon the application being a major-scale planning application (10 or more residential units or 1,000 + square metres floor area) as defined by point 4 of Policy SD1 – Sustainable Use of Resources.

5.3 There are already a number of measures in place which aim to address the sustainability of the site. These are set out below. However, some of the desired measures as set out in policies SD1, SD2 and SD3, addressing energy efficiency and sustainability are not considered to be feasible for the proposal or applicable to the current operation of the site or for the proposed development as it should be emphasised that whilst the proposal is considered to be a major application, the log cabins are to be constructed for holiday use and are not permanent dwellings.

5.4 This is in accordance with the guidance in Core Strategy **Policy SD1 – Sustainable Use of Resources** which states that the degree of detail expected in a Sustainability/Energy Statement will depend on the scale/complexity of the proposal. However, the current and proposed measures set out below accord with Policies SD1 as above, SD2 (renewable/low-carbon energy) and Policy SD3 (Carbon-saving Measures in Development), where applicable.

Water conservation

5.5 There is currently no water management facility on site for grey water recycling or rain water. However, the owners of the park are exploring the feasibility and practicalities of providing this. The site does benefit from its own sewage treatment plant.

Materials

5.6 The materials used in the construction of the log cabins are mostly sourced from local suppliers. The cabins are either constructed from solid logs or are log-clad in preference to the use of man-made materials.

Energy

5.7 The site's operators have previously explored the possibility of using solar panels but have been advised that these would not work efficiently due to the substantial tree cover which screens the site.

5.8 Of the 32 existing cabins, 4 currently use ground source heat pumps, 11 use air source heat pumps and 10 use oil-fired combi boilers and 7 of the cabins use gas-fired combi boilers. The site's operators are currently exploring the feasibility of using a biomass heating unit for future cabins. The heat pumps have been proved to work efficiently for the underfloor heating of the cabins.

Waste Management

5.9 All waste is sorted into recyclable and non-recyclables on site and is collected by Peak Waste Recycling. Glass is collected separately.

6. Summary

6.1 The energy/sustainability measures set out in this statement are appropriate for the type of development proposed. This accords with the guidance as set out in the Framework (paragraph 93) and Policy SD1 of the Core Strategy as the degree and detail of measures to be undertaken are in line with the proposal for 17 new log cabins. The measures as outlined in section 5 are already being undertaken on site and will continue with the addition of the additional cabins.

6.2 The proposal accords with Core Strategy Policy SS1 as it maintains the distinctive character of the Staffordshire Moorlands and protects and enhances the natural environment whilst contributing to tackling climate change.

6.3 In accordance with Policy SD2, with regard to environmental and social impacts (e.g. noise) a noise assessment has been commissioned by the applicant. It is not anticipated that there will be any noticeable changes in noise generated by the proposal. Each proposed cabin would be to replace an existing touring caravan space therefore the number of vehicle movements to and from the site would be similar to the existing situation.

6.4 The applicant is currently exploring the feasibility of using a biomass heating unit. In line with Policy S3 such a measure is appropriate for the type of development proposed. As previously stated the applicant is consistently exploring methods to improve the sustainability of the site.