ENERGY AND SUSTAINABILITY STATEMENT

LAND AT BRIDGE END, LEEK

The application proposes the erection of five bungalows on a parcel of land that benefits from an extant planning consent for the erection of eleven dwellings.

Policy SD1 of the Staffordshire Moorlands Core Strategy requires all development to make sustainable use of resources and adapt to climate change. This will be achieved by a number of means, including:

1. Giving encouragement to development on previously developed land in sustainable locations

2. Supporting or promoting proposals that remediate brownfield sites affected by contamination

3. Requiring that development is located and design to minimise energy needs and take advantage of maximised orientation to achieve energy savings

The submitted proposal entails the re-development of a previously developed site, in a sustainable location, and will furthermore ensure that any contamination is remediated. Each of the proposed dwellings will also benefit from either a southerly or south-westerly aspect in the interests of maximising solar efficiency. The proposal accords with policy SD1 in this respect.

Policy SD2 of the Core Strategy states that the District will strive to meet part of its future energy demand through renewable or low-carbon energy sources, with policy SD3 stating that the Council will support developer who propose exceeding the thermal efficiency standards required by law at the time of the application.

The proposed dwellings are to be constructed to the latest Building Regulation standards and consequently will achieve high levels of energy efficiency. It is also proposed to utilise low-flow taps and water saving toilets throughout. Each of the proposed dwellings will also include the provision of a log burner, thereby providing a renewable source of heat generation for the property. The proposal accords with policies SD2 and SD3 in this respect.