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ENERGY & SUSTAINABILITY STATEMENT

TRAVELLERS REST
CHEADLE ROAD, LEEKBROOK

JANUARY 2019

1. Introduction

1.1 Rob Duncan Planning Consultancy Ltd. has been instructed by Broad Oak Properties Ltd. to prepare an Energy & Sustainability Statement to accompany an application for the demolition of the Travellers Rest Public House, Leek Road, Leekbrook, and the re-development of the site for 9no. dwellings.

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.

2.2 Policy SD2 of the Staffordshire Moorlands Core Strategy states that 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.

2.3 Policy SD3 of the Staffordshire Moorlands Core Strategy states 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:

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. Sustainable Construction / Energy Efficiency

3.1 The proposed development aims to incorporate the following elements 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 meet the latest Building Regulations requirements 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 dwelling in order to maximise natural daylight and thus reduce reliance upon non-renewable resources;
- Space provided within each plot for storage of wheelie bins to help facilitate recycling;

- Provision of dual-flush toilets;
- Dwellings constructed at 300mm above existing ground level to ensure no adverse risks from flooding;