ENERGY AND SUSTAINABILITY STATEMENT

LAND ADJACENT TO RAKEWAY GRANGE, RAKEWAY ROAD, CHEADLE

The application is submitted in outline and proposes the erection of six dwellings on a parcel of land that benefits from an extant outline consent for residential development (SMD/2016/0764).

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 greenfield site, but one which has already been established as appropriate for residential development. The site occupies a sustainable location, and each of the proposed dwellings will benefit from a southerly 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. The proposal accords with policies SD2 and SD3 in this respect.