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ENERGY/ SUSTAINABILITY STATEMENT

PLANNING APPLICATION: SMD/2019/0481

PROPOSAL : Outline planning application for the erection of eight dwellings and construction of access road with details of access and layout (all other matters reserved)

ADDRESS : Land to the rear of 90 Ashbourne Road, Leek

APPLICANT : RD (Leek) Ltd

DATE : August 2019 **JOB No.: 2018-2331**

INTRODUCTION

The Council's Validation Guidance National and Local Lists (Adopted) requires the submission of an Energy/Sustainability Statement to support planning applications involving five or more dwellings. An Energy/Sustainability Statement is "a statement in compliance with Core Strategy Policies SD1, SD2 and SD3.

This statement is submitted in support of an outline planning application for the erection of eight dwellings on land to the rear of 90, Ashbourne Road, Leek. The application is in outline with means of access and layout sought and all other matters reserved for subsequent consideration. The application has been submitted by Sammons Architectural Ltd on behalf of RD (Leek) Ltd.

This statement addresses policies relevant to the developments energy and sustainability strategy as set out in National and Local Planning Policy. It also provides details on the proposed approach to meet specific targets relating to those policies, Building Regulations and energy use on site.

APPLICATION SITE AND ITS SETTING

The application site comprises of an irregular shaped parcel of greenfield land which extends to some 1.4 hectares. The site is located within the settlement boundary of Leek and is close to existing residential development.

Land levels drop from the public highway in a north to south direction and the proposed layout plan shows how the proposed dwellings fit within these contours. The site is in a sustainable location well located to existing local facilities which can be reached by walking. There are regular public transport services which connect the site with Leek town centre, Ashbourne, Buxton and Hanley. Further details of the site's sustainability with regard to proximity to services can be found in the accompanying Planning Statement.

PLANNING POLICY

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

Local Planning Policy

The Staffordshire Moorlands Local Development Framework (LDF) is a District wide development plan which replaces the Staffordshire Moorlands Local Plan to provide a framework for delivering development up to 2026. The Core Strategy (2014) is the key LDF document. It is a strategic District wide plan which influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the Council would like to achieve in each of the main towns and the rural areas outside of the Peak District National Park. The Core Strategy provides the framework for future LDF documents which will then identify specific sites for

development in the District (Site Allocations Development Plan Document) and provides detailed guidance to supplement the policies (Supplementary Planning Guidance). The most relevant policies of the adopted Core Strategy are considered to be:-

Policy SD1 - Sustainable Use of Resources states that the Council will require all development to make sustainable use of resources and adapt to climate change. This will be achieved by:-

- 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.
- Ensuring all major scale planning applications (10 or more residential units or 1,000 + sq. 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.
- 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.
- The Council will promote water conservation standards in approved schemes which exceed those set out in the Building Regulations (for example as expressed in the Code for Sustainable Homes and the BREAM offices scale.

Policy SD2 - Renewable / Low Carbon Energy 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, 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 - 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:

• 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.

• 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)

- 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.

The UK Government Sustainable Development Strategy (March 2005)

Sustainable Development is the overarching principle governing Spatial Planning Policy in the UK. In 2005 the Government published 'Securing the Future: delivering the UK sustainable development strategy' ODPM 2005) which defined sustainable development as "enabling all people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations."

The strategy sets out five guiding principles:

- *Living within environmental limits* - improving the environment and ensuring that natural resources are unimpaired;
- *Ensuring a strong healthy and just society* - meeting the diverse needs of all people, promoting personal wellbeing, social cohesion and inclusions and creating equal opportunity for all;
- *Achieving a sustainable economy* - providing prosperity and opportunities for all, ensuring the polluter pays and efficient resource use is incentivised;
- *Promoting good governance* - promoting effective participation in all levels of society; and
- Securing the Future: delivering the UK sustainable development strategy', ODPM, Page 6 (March 2005)

National Planning Policy Framework (NPPF) (March 2018)

In July 2018 the National Planning Policy Framework (NPPF) was published. The NPPF does not alter the statutory status of the Development Plan and planning law still requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

The overall emphasis of the NPPF is to reiterate the Government's key objectives of facilitating economic growth and securing sustainable development. These overarching policies seek to integrate the needs of

planning and transport whilst focussing development in the most appropriate locations, thereby protecting and enhancing the environment. Paragraph 7 describes the three dimensions to sustainable development (economic, social and environmental) and the role planning has to play in delivering them. It states:

 "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*

 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."*

Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 sets out the presumption in favour of sustainable development and the application of the policy for decision making. For plan making this means that:-

(a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;

(b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses as well as any needs that cannot be met within neighbouring areas unless:-

> (i) the application of policies in this Framework that protect areas or assets of particular importance provides a string reason for restricting the overall scale, type or distribution of development in the plan area: or
>
> (ii) that the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole.

For decision taking this means:-

(c) approving development proposals that accord with an up to date development plan without delay; or

(d) where there are no relevant development plan policies or the policies which are most important for determining the application are out of date, granting permission unless:

(i) the application of policies in this Framework that protect areas or assets of particular important provides a clear reason for refusing the development proposed; or

(ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The NPPF sets out guidance under 13 policy areas. The most relevant to this application are:

- Delivering a sufficient supply of homes
- Promoting healthy and safe communities
- Promoting Sustainable Transport

- Making effecting use of land
- Achieving well designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Facilitating the sustainable use of minerals

Building Regulations - Building Regulation Part L 2013 Edition, Conservation of Fuel and Power, came into force on the 6th April 2014 in England with the next step forward to Zero Carbon in new buildings. New dwellings will need to improve by a further 6% reduction in CO2 emissions over the 2010 Target Emission Rate (TER). In addition, dwellings will have to meet a second mandatory target under Fabric Energy Efficiency Standard (FEES). FEES will give a value in terms of mass of CO2 emitted per square metre of floor area per year. FEES have been included as a mechanism to ensure "fabric first" efficiencies are built into the main envelope of a dwelling.

ENERGY EFFICIENCY MEASURES

Following consideration of the National and Local policies, and the requirements within the latest Building Regulations Part L, that relate to the proposed scheme, the targets for the application site are;

• This development will benefit from energy efficiency measures to reduce the energy consumption and CO emissions to comply with Building Regulations Part L 2013 Edition;

• Reduce energy consumption through layout and orientation, design measures and improving thermal efficiency standards including :-

- 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 buildings in accordance with the 2014 Building Regulations where an overall improvement in energy efficiency and heat retention will be achieved.

• Incorporate renewable energy generation options if required to meet the emissions target for Building Regulations.

• To reduce the amount of water that the development consumes during its operational life all units will have 100% of their water supplied through a water meter and water efficient fittings and equipment shall be incorporated into the development including low-flush WCs, spray taps and low water use showers. dishwashers and washing machines where possible. This will enable the scheme to comply with Part 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.

The detail of how these targets can be achieved can only be confirmed at detailed design stage, however the applicant's approach to sustainability has a number of key strands.

Environmental - The development will seek to support environmental sustainability both in terms of the effect of the activities and resident's lifestyles on the environment and the quality of neighbourhood space and the enhancement of existing local amenity space through the provision of a financial contribution. The development will also support initiatives to reduce waste through recycling and every effort will be made to sustain and if possible contribution to and improve the ecological value of the site through the incorporation of wildlife friendly species within the landscaping scheme.

Design - As the application is in outline the selection of building materials would be a reserved matters consideration. At that point building materials, construction methods and waste management plans would be submitted for approval. The build specification of the new dwellings will take a "fabric first" approach, providing high levels of insulation to create low energy homes. The applicant would also consider the provision of electric vehicle charging points.

CONCLUSION

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