Hewitt&CarrServices

Energy & Sustainability Statement

Erection of Five Dwellings
Land north of Arons Head, Uttoxeter Road, Alton
For Mr. G. Challinor

Document Reference: 19/040 – ES1
Date: February 2020

1.0 ENERGY & SUSTAINABILITY

1.1. Hewitt & Carr Services has been instructed by Mr. G. Challinor to prepare an Energy & Sustainability Statement to support an application prepared by Hewitt & Carr Architects for the erection of five dwellings on a parcel of land to the north of Arons Head, Uttoxeter Road, Alton. The application is submitted in outline, with the illustrative site layout plan shows the erection of five detached dwellings, arranged in a broadly linear fashion east / west across the site, with each dwelling set within a large plot.

1.2. 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

1.3. The submitted proposal proposes the erection of residential development on a greenfield site, but this is considered to be justified in planning terms having regard to the Local Authority's chronic shortfall in housing land supply, as discussed within the accompanying Planning Statement. The site nevertheless occupies a sustainable location, with local services and facilities easily accessible on foot or by bicycle. The indicative plan accompanying the application furthermore shows that four of the five dwellings will benefit from a southerly aspect in the interests of maximising solar efficiency, and accordingly with the objectives of the Design Guide SPD. The proposal accords with policy SD1 in this respect.

1.4. 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 developers who propose exceeding the thermal efficiency standards required by law at the time of the application.

1.5. 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 policy SD2 in this respect. The proposal does not propose to exceed the thermal efficiency standards required by law, but that in itself is not a justification for resisting the proposal.