# ENERGY AND SUSTAINABILITY STATEMENT

## 1. INTRODUCTION

1.1. This Energy and Sustainability Statement supports an application for outline planning permission for up to 9 dwellings on land adjacent Marsh Villa, Macclesfield Road, Rushton Spencer.

1.2. The purpose of this Statement is to explain how the proposed development conforms with the requirements of Core Strategy Policies SD1, SD2 and SD3.

## 2. STAFFORDSHIRE MOORLANDS CORE STRATEGY (ADOPTED MARCH 2014)

2.1. The Core Strategy sets out the spatial vision for the District and a framework for delivering development up to 2026. The Core Strategy has been prepared in accordance with national planning policy which promotes the principles of sustainable development.

2.2. Section 8.2 of the document contains policies specifically relating to sustainable development and the strategic objective of ensuring that development minimises its impact on the environment and helps to mitigate and adapt to climate change as well as ensuring efficient use of resources.

2.3. Policy SD1 – Sustainable Use of Resources, encourages the use of previously developed land in sustainable locations. It does however state that development on non-allocated sites will be considered where the proposal:

- "*Relates to the provision of needed development which cannot be accommodated on a deliverable previously developed site or other allocated site in the locality and in a sustainable location; or*
- *Relates to the conversion or reuse of a rural building in accordance with policy R2, or;*
- *Would secure the future conservation of a heritage asset through appropriate enabling development in accordance with policy DC2, or;*
- *Is for a rural exceptions affordable housing scheme in accordance with policy H2*."

2.4. Currently Staffordshire Moorlands District Council (SMDC) have a significant shortfall in their 5-year housing land supply. Their Annual Monitoring Report (2018-2019) confirms that they are only able to demonstrate 1.8 years supply. There is clearly a significant housing need across the district which needs to be addressed.

2.5. The emerging Local Plan is currently subject of examination and will replace the Core Strategy. It sets a target for Rushton Parish of a minimum 3-8 dwellings to meet local needs, however the plan does not propose any specific allocation within the village to meet this target. The proposed development on land adjacent Marsh Villa will therefore meet this need in the absence of any allocation, or any available and deliverable brownfield sites in the village. The application proposal is therefore consistent with Policy SD1, and will contribute towards the achievement of sustainable development by providing much needed new homes in a location that will have minimal environmental impacts.

2.6. Policy SD2 – Renewable/Low Carbon Energy, which states that the Council will strive to meet part of its future energy demands through renewable and low carbon sources. The policy offers particular support for

standalone renewable or low carbon schemes, and therefore does not directly apply to proposals for new housing.

2.7. Policy SD3 – Carbon Saving Measures in Development, and confirms that the Council will promote further carbon saving measures for new and existing developments. This will be achieved as follows:

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)."*

2.8. The proposed development is likely to take a fabric first approach to building design. This will involve maximising the thermal efficiency of materials to be used in the construction of the new houses and a method that will improve the energy efficiency of the building and assist with a reduction in carbon emissions. The fabric first approach is widely accepted as being a more sustainable than relying on mechanical alternatives, such as on-site renewable energy or energy saving technology.

2.9. The detailed design stage will also provide an opportunity to ensure that the layout is configured so that dwellings benefit from solar gain and that appropriate natural ventilation can be achieved.

2.10. Furthermore, the governments have published a document titled Future Homes Standards 2025 which sets out reforms to Part L and F of the Building Regulations which will significantly improve energy efficiency requirements for new homes. The proposed development will be constructed in accordance with the relevant regulations.

2.11. Policy SD4 -Pollution and Flood Risk, seeks to ensure that the effects of pollution (air, land, noise, water and light) are avoided or mitigated against. It confirms that schemes that have an unacceptable impact on amenity will be refused. In respect of the proposed development on land adjacent Marsh Villa, it is considered that a small-scale development such as this will not result in activities that would result in unacceptable pollution either for existing neighbours or future occupants of the development. The scheme will therefore not have a detrimental impact on residential amenity.

2.12. Policy SD4 also covers development in areas at risk of flooding. However, the site is not located within a floodplain and residential development can take place without risk from flooding. The proposed development is fully in accordance with Policy SD4.

## 3. CONCLUSION

3.1. The application is made in Outline with all matters reserved. It proposes a small-scale development of up to 9 dwellings. Detailed design issues are therefore matters reserved for a future application and at that stage sustainable building design will be considered in accordance with relevant national and local planning policy.