

ENERGY AND SUSTAINABILITY STATEMENT

LAND AT BRIDGE END, LEEK

The application proposes the erection of twelve bungalows on a parcel of land that has previously benefitted from consent for the erection of eleven dwellings.

Policy SD1 of the Staffordshire Moorlands Local Plan (2020) requires all development to make sustainable use of resources and adapt to climate change. This will be achieved by a number of means, including:

- Having regard to the BMV agricultural classification with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance and to retain ecological connectivity as far as possible
- Supporting or promoting proposals that remediate brownfield sites affected by contamination.
- Supporting development that is located and designed to minimise energy needs and to take advantage of maximised orientation (subject to design and landscape policies) to achieve energy savings in line with Policy SD3.
- Consideration of energy efficiency, water conservation, sourcing of construction materials and site orientation and where possible the feasibility of integrating micro-renewables on major developments.

The land is classified as Poor Quality by the Natural England Agricultural Land Classification map (Grade 4) and consequently has severe limitations which significantly restrict the range of crops or level of yields. The proposal does not involve the use of best and most versatile (BMV) land.

The submitted proposal entails the re-development of a previously developed site, in a sustainable location, and will furthermore ensure that any contamination is remediated.

The dwellings on the site have been orientated so that all units benefit from a broadly southerly aspect, thereby optimising solar gain.

The proposed dwellings are furthermore 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. Each of the proposed dwellings will also include the provision of a log burner, thereby providing a renewable source of heat generation for the property.

The proposal is consequently in accordance with policy SD1 of the Staffordshire Moorlands Local Plan