

ENERGY / SUSTAINABILITY STATEMENT

**PROPOSAL : DEMOLITION OF EXISTING DWELLING AND
OUTBUILDINGS AND ERECTION OF 8 DWELLINGS**

**ADDRESS : LILAC GROVE FARM, FOLLY LANE, CHEDDLETON,
STAFFORDSHIRE, ST13 7DA**

APPLICANT : UPPERDALES DEVELOPERS LTD

DATE : OCTOBER 2021 JOB No. : 2021-2632

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INTRODUCTION

This statement is submitted in support of a full planning application which seeks consent for the demolition of the existing dwelling and associated outbuildings and the erection of 8 dwellings at Lilac Grove Farm, Folly Lane, Cheddleton. The application has been submitted by Sammons Architectural Ltd on behalf of Upperdales Developers Ltd and is accompanied by drawing numbers 2021-2632-10, 2021-2632-11A, 2021-2632-12A, 2021-2632-13A, 2021-2632-14A, 2021-2632-15A, 2021-2632-16A, 2021-2632-17A, 2021-2632-18A, 2021-2632-19, 2021-2632-20 and a Preliminary Ecological Appraisal which should be read in conjunction with this statement.

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 land which extends to some 0.367 ha. It lies on the eastern side of Folly Lane, Cheddleton and includes the dwelling known as Lilac Grove Farm, its curtilage and associated domestic outbuildings, farm yard and agricultural buildings.

The site is located in a predominately residential area within the defined settlement boundary of Cheddleton village where there is a general presumption in favour of development. Residential development lies to the north south and west whilst open fields bound the site to the east.

PROPOSAL

This is a full application which seeks consent for the demolition of the existing dwelling and associated outbuildings and its redevelopment to allow the erection of 8 dwellings. The proposed dwellings would comprise of 2 x detached dormer bungalows, a pair of semi detached cottages and four detached bungalows.

The detached dormer bungalows would comprise of an open plan kitchen / living arrangement with entrance hall, utility room, w.c and master bedroom on the ground floor and two further bedrooms and family bathroom above.

The semi detached cottages would provide an open plan kitchen / living arrangement with entrance hall, w.c and store on the ground floor with an en-suite bedroom second bedroom and bathroom above.

The detached bungalows which would provide a kitchen, living room, utility room, store, entrance hall en-suite master bedroom with second bedroom and bathroom all at ground level.

The proposed dwellings would be laid out around a cul de sac type arrangement with the dormer bungalows occupying plots 1-2 on the northern side of this. Plots 1 and 2 would be handed versions of each other with their ridge running in an east to west direction. They would occupy a footprint of 84 sq metres with a floor area of 120 sq metres, an eaves height of 2.4m and an overall ridge height of 6.5m. Off road parking would be provided to each of the units with gardens to both the front and rear.

Plot 3, a detached bungalow would sit to the east of these and at right angles with its ridge running in a north to south direction. This dwelling would have a slightly larger footprint of 93 sq metres, a floor area of 81 sq metres, a eaves height of 2.4m and an overall ridge height of 5.9m. The access drive and parking area would be to the south of the bungalow with private garden space to both sides and the rear.

Plots 4 and 5, which would comprise of a pair of semi-detached cottages would sit centrally within their plots at the head of the cul de sac with parking to the side of each unit and gardens to the front and rear. Each dwelling would have a footprint of 49 sq metres within a floor area of 84 sq metres, a eaves height of 4.95m and an overall ridge height of 8m.

On the southern side of the private road would lie 3 detached bungalows with plots 6 and 8 again being handed versions of each other and plot 7 being situated gable end on in order to give some interest within the street scene. Plots 6 and 8 would occupy a footprint of 89 sq metres with an internal floor area of 77 sq metres, an eaves height of 2.4m and an overall ridge height of 5.3m. Plot 7 would mirror that of plot 3 in terms of size and scale. Again off road parking provision would be provided to the side of each unit with gardens to the front and rear.

At present there are two existing access points into the application site off Folly Lane. The application proposes to close off both in favour of a single access point set centrally within the roadside frontage which would be formed by a traditional 1m high natural random rubble stone wall. A second access point to the south would be retained to serve the surrounding agricultural land a crushed limestone access track provided.

The proposed dwellings would be constructed from local building materials with facing brickwork under a plain clay tile roof and have a traditional appearance in keeping with the local vernacular.

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 provides a framework for delivering development up to 2026. The Local Plan (2020) 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.

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:-

1. Having regard to the BMV agricultural classification of the land, 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
2. Supporting or promoting proposals that remediate brownfield sites affected by contamination.
3. Re-use of sites affected by mining activity will be supported, provided that any mining legacy is appropriately addressed and it can be demonstrated that the site is safe and stable for the development proposed.
4. 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 SD 3.
5. The Council will require applicants for all major-scale planning applications (10 or more residential units or 1,000+ square metres floor area) to demonstrate that they have considered 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.

6. The Council will encourage developers to 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.

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;
- In the case of solar energy proposals that are not affixed to buildings or structures, applicants will be expected to demonstrate that they have examined whether previously developed land is available

before greenfield land. Where agricultural land is proposed, poorer quality land should be utilised before higher quality agricultural land.

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)

In 2021 the National Planning Policy Framework (NPPF) was revised. 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 8 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, minimize 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 strong 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 importance 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 effective 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 L1A 2013 Edition incorporating 2016 Amendments, 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.

ASSESSMENT

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.

Energy Efficient 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 L1A 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.

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.

The development will also support initiatives to reduce waste through recycling and every effort will be made to sustain and if possible contribute to and improve the ecological value of the site through the incorporation of wildlife friendly species within the landscaping scheme.

Design - 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.