

ENERGY & SUSTAINABILITY STATEMENT

**PROPOSAL : DEMOLITION OF EXISTING DWELLING AND
REDEVELOPMENT OF THE SITE TO PROVIDE 22
DWELLINGS WITH MEANS OF ACCESS AND ASSOCIATED
WORKS**

ADDRESS : THE GRANGE, CLAY LAKE, ENDON, ST9 9DD

APPLICANT : S.A.L

DATE : OCTOBER 2023 JOB No. : 2022-2755

CONTENTS:

- 1.0 INTRODUCTION**
- 2.0 SITE DESCRIPTION**
- 3.0 PROPOSAL**
- 4.0 POLICY**
- 5.0 ASSESSMENT**
- 6.0 CONCLUSION**
- 7.0 DESIGN & ACCESS STATEMENT**
 - **USE**
 - **AMOUNT**
 - **LAYOUT**
 - **SCALE**
 - **LANDSCAPING**
 - **APPEARANCE**
 - **ACCESS**

1.0 INTRODUCTION

1.1 This statement is submitted in support of a full planning application which seeks consent for the demolition of the existing dwelling and redevelopment of the site to provide 22 dwellings with means of access and associated works.

1.2 The application has been submitted by Sammons Architectural Ltd on behalf of S.A.L and is accompanied by the following drawings and technical information, all of which should be read in conjunction with this statement:-

- 2022-2755-03A Existing Conditions Site Plan
- 2022-2755-06E Planning Proposal Site Plan
- 2022-2755-07A Planning Proposal Plots 1 and 2 Floor Plans and Elevations
- 2022-2755-08A Planning Proposal Plots 3 & 4 Floor Plans and Elevations
- 2022-2755-09A Planning Proposal Plot 5 Floor Plans and Elevations
- 2022-2755-10A Planning Proposal Plot 6 Floor Plans and Elevations
- 2022-2755-11A Planning Proposal Plot 7 Floor Plans and Elevations
- 2022-2755-12A Planning Proposal Plot 8 Floor Plans and Elevations
- 2022-2755-13A Planning Proposal Plot 9 Floor Plans and Elevations
- 2022-2755-14A Planning Proposal Plot 10 Floor Plans and Elevations
- 2022-2755-15A Planning Proposal Plots 11 and 12 Floor Plans and Elevations
- 2022-2755-16A Planning Proposal Plot 13 Floor Plans and Elevations
- 2022-2755-17A Planning Proposal Plot 14 Floor Plans and Elevations
- 2022-2755-18A Planning Proposal Plot 15 Floor Plans and Elevations
- 2022-2755-19A Planning Proposal Plot 16 Floor Plans and Elevations
- 2022-2755-20A Planning Proposal Plot 17 Floor Plans and Elevations
- 2022-2755-21A Planning Proposal Plot 18 Floor Plans and Elevations
- 2022-2755-22A Planning Proposal Plots 19 & 20 Floor Plans and Elevations
- 2022-2755-23A Planning Proposal Plots 21 & 22 Floor Plans and Elevations
- 2022-2755-24A Existing Conditions Site Plan
- 2022-2755-25A Planning Proposal Location Plan
- Energy and Sustainability Statement October 2023
- Ecological Surveys undertaken by Apex Ecology October 2023
- Arboricultural Report undertaken by Tree Heritage October 2023
- Flood Risk Assessment undertaken by Keytech Development Design Ltd August 2023

1.3 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.

2.0 SITE DESCRIPTION

2.1 The application site comprises of an irregular shaped parcel of land which extends to some 1.15 ha. It lies on the south western side of Clay Lake, Endon and includes a detached two storey brick and tile dwelling known as The Grange, a number of associated outbuildings, its curtilage and an adjoining paddock. The site is located on ground that slopes in a south-westly direction from the northeast boundary down to a brook that runs along the western and southern site edges. The Grange, is located roughly centrally and is bounded by hard standing, lawn and ornamental planting. An unmanaged paddock of semi-improved grassland is present in the east of the site,

with recently cleared ground between the dwelling house garden and brook. Mature trees are present along the western edge of the site and form part of the adjacent Stonehay Wood with farmland and sporadic dwellings located beyond as well as to the south. The land to the north of the application site on the opposite side of Clay Lake comprises of residential development that is arranged in a linear pattern, albeit with some new dwellings constructed within the large plots which follow the highway whilst contiguous to the eastern boundary of the site is a much denser and deeper form of residential development which extends the full width of this boundary. The boundaries of the site are formed by mature hedgerows interspersed with mature tree planting.

2.2 Much of the adjacent Stonehay Wood is Ancient Semi-Natural Woodland (ASNW) as identified on the Ancient Woodland Inventory. The woodland (including none ASNW areas) is a Habitat of Principle Importance (Priority Habitat) under the NERC Act (Lowland Mixed Deciduous Woodland). Importantly none of the ASNW lies within the application site.

2.3 The site does not contain any listed or non designated heritage buildings nor is it within, or adjacent to a Conservation Area. The entire application site is located within the defined settlement boundary of Endon village where there is a general presumption in favour of development.

3.0 PROPOSAL

3.1 This is a full application which seeks consent for the demolition of the existing dwelling and its redevelopment to allow the erection of 22 dwellings with associated works. The proposed dwellings would comprise of 5 pairs of semi-detached dwellings and 12 detached properties. One pair of semis would be 4 bed roomed units (plots 11 and 12), 2 pairs would be 3 bed roomed 5 person units (plots 1 and 2 and 21 and 22) and the remaining pair would be 2 bed roomed 4 person units (plots 3 and 4). The remaining 12 detached properties would comprise of 11 4 bedroom units (plots 5, 7, 8, 9, 10, 13, 14, 15, 16 17 and 18) with the remaining plot (plot 6) providing a detached 3 bedroom unit.

3.2 Plots 1, 2, 21 and 22 would comprise of an open plan kitchen, lounge and dining room arrangement with enclosed hallway and w.c. at ground floor and three bedrooms, family bathroom and store above. Plots 1 and 21 would have a floor area of 95.1 sq metres whilst plots 2 and 22 would have a slightly larger floor area of 96.3 sq metres.

3.3 Plots 3 and 4 would contain the same ground floor open plan layout as above but would provide two bedrooms, family bathroom and store at first floor level. These units would have a floor area of 79.3 sq metres.

3.4 Plots 5 and 18 would provide 4 bed 6 person units set over 171 sq metres which would have a kitchen with separate lounge, w.c and integral garage at ground floor, three double bedrooms one of which would be an ensuite would be provided on the first floor along with a family bathroom and study with a further ensuite bedroom in the attic space.

3.5 Plot 6 would provide a 3 bed 5 person unit over 171 sq metres which would have a kitchen, family room, w.c and internal garage at ground floor with a lounge, 2 beds and bathroom at first floor and an ensuite double bedroom in the attic space.

3.6 Plot 7 comprises of a split level dwelling which would provide a 4 bed 6 person unit set over 210 sq metres. It would have a lounge and w.c. at the lower ground floor level with a kitchen, snug and integral garage at first floor. Three double bedrooms one of which would be an

ensuite would be provided on the first floor along with a family bathroom and study with a further ensuite bedroom in the attic space.

3.7 Plots 8, 9, 10, 13, 14, 15, 16 and 17 comprise of a split level dwelling which would provide a 4 bed 6 person unit extending to some 200.7 sq metres. It would contain a kitchen / family room with utility and w.c. at lower ground floor level with a lounge, hallway, w.c, study and integral garage at ground floor with 3 double bedrooms, one of which would be ensuite, a single bedroom and family bathroom at first floor.

3.8 Plots 11 and 12 would comprise of a pair of split level detached dwellings which would provide 4 bedroom 6 person units again extending to some 200.7 sq metres which would have the same accommodation laid out in the same manner as those above (plots 8-10 and 13-17).

3.9 Plots 19 and 20 would comprise of a pair of split level semis which would comprise of a garage, kitchen / lounge and w.c. at ground floor with 3 double bedrooms, study and family bathroom at first floor with a double bedroom in the attic space.

3.10 The proposed dwellings would be laid out around a cul de sac type arrangement which would be accessed from the existing access in the eastern corner of the plot which would be improved as required. The main spine road would run broadly in an east to west direction throughout the site with two pairs of semis plots 1 and 2 and 21 and 22 located either side of the entrance. A further pair of semis plots 3 and 4 and a detached dwelling plot 5 would be located on the northern side of the cul de sac with plots 6-10 located around the turning head. A further pair of semis, plots 11 and 12, and two further detached dwellings 13 and 14 would be located on the southern side of the access. To the side of plot 14 a secondary spine road leading south would be provided which would lead to the remaining 6 plots 15-20 as well as a pumping station and treatment tank compound which will be required to serve the site. Off road parking would be provided to each of the units with gardens to the front, side and rear as shown on the submitted site plan.

3.11 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.

4.0 POLICY

4.1 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

4.2 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.

4.3 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.
- 4.4 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.

4.5 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)

4.6 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)

4.7 In 2023 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.

4.8 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.”***

4.9 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.

5.0 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.

5.1 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

5.2 Building Regulations - Building Regulation Part L1A 2021 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

5.3 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.

Energy Efficient Measures

5.4 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 2021 Edition;
- Reduce energy consumption through layout and orientation, design measures and improving thermal efficiency standards including:-
- The layout of the proposed development has been carefully considered so that the maximum number of properties benefit from a broadly southerly aspect, thus optimising the potential for solar gain.
- All properties will benefit from an air source heat pump
- Improved roof and cavity wall insulation
- Double glazing
- Energy efficient heating systems
- 100% low energy lighting

5.5 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.

5.6 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.

5.7 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.

5.8 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

6.0 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.